



Chester County Law Reporter

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Application of Transamerica Life

Transfer of Structured Settlement

1. The Structured Settlement Protection Act vests jurisdiction over a petition for transfer of structured settlement payment rights in the court of common pleas of the judicial district in which the payee is domiciled.
2. When the court with jurisdiction is not the court that approved the structured settlement, the petitioner must show the court with jurisdiction that the court that approved the structured settlement has also approved the proposed transfer of structured settlement payment rights when the proposed transfer would contravene the terms of the structured settlement.
3. Courts must presume that the legislature did not intend any statutory language to exist as mere surplusage; consequently, courts must construe a statute so as to give effect to every word.
4. The underlying release expressly prohibits sale, transfer, etc. of the payments. Further, the release attached to the Application is redacted so the terms and conditions are hidden from the court. The Application did not attach the petition intended to be filed in the county where the recipient of the payments currently resides. The Court *Held* it could not approve the transfer without an understanding of the transfer and what is at stake as doing so would strip all meaning to the word “approve”. Accordingly, upon consideration of the Uncontested Application for Underlying Approval of Transfer of Structured Settlement Payment Rights, the Court Held the Application was dismissed without prejudice.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. 2022-01885-PS; In the Matter of the Application of: Transamerica Life Insurance Company for Underlying Approval Regarding the Transfer of Structured Settlement Payment Rights

Sandra K. Jones for Transamerica Life
Binder, J., March 31, 2022:-

In the Matter of the Application of: Transamerica Life Insurance Company for Underlying Approval Regarding the Transfer of Structured Settlement Payment Rights	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA NO. 2022-01885-PS
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ORDER and MEMORANDUM

AND NOW, this 31st day of March, 2022, upon consideration of the Un-contested Application for Underlying Approval of Transfer of Structured Settlement Payment Rights filed March 15, 2022, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Application is **DISMISSED** without prejudice.

BY THE COURT:

/s/ BRET M. BINDER, J.

MEMORANDUM

Before this court is the Uncontested Application for Underlying Approval of Transfer of Structured Settlement Payment Rights that was filed by Transamerica Life Insurance Company (Transamerica) on March 15, 2022. Transamerica's Application is controlled by the Structured Settlement Protection Act, 40 P.S. § 4001, *et seq.* which vests jurisdiction over a petition for transfer of structured settlement payment rights in "[t]he court of common pleas of the judicial district in which the payee is domiciled." 40 P.S. § 4004.¹ When the court with jurisdiction is not the court that approved the structured settlement, the petitioner must show the court with jurisdiction that the court that approved the structured settlement has also approved the proposed transfer of structured settlement payment rights when the proposed transfer would contravene the terms of the structured settlement. 40 P.S. § 4003(a)(5)(i)(B).

Here, Transamerica has alleged that W.M. resides in Lackawanna County and owns structured settlement payment rights pursuant to a 1995 order of this court that W.M. wishes to sell and Transamerica wishes to purchase. Application, 3/15/2022, ¶¶ 1-2, 5. The underlying Settlement Agreement and Release at issue states expressly that "[t]he periodic payments to be received by Plaintiff pursuant to this Settlement Agreement are not subject in any manner to anticipation, alienation, sale, transfer, assignment, pledge[,] or encumbrance by Plaintiff." Application, 3/15/2022 (Exhibit "A," p. 5, ¶ VI (Nonassignment by Plaintiff)). Because of this, Transamerica has asked this court to approve the proposed transfer of structured settlement payment rights under 40 P.S. § 4003(a)(5)(i)(B).²

This court cannot approve the proposed transfer of structured settlement payment rights under 40 P.S. § 4003(a)(5)(i)(B) on the record as it exists at present. While Transamerica attached the underlying Settlement Agreement and Release as well as the underlying Petition for Leave to Compromise Minor's Settlement, both are redacted and the terms and conditions of W.M.s structured settlement payment rights are hidden from this court. Moreover, Transamerica

¹ Payee is defined as "[a] person domiciled in this Commonwealth who is receiving tax-free payments under a structured settlement and proposes to make a transfer of payment rights thereunder." 40 P.S. § 4002.

² This is not true strictly speaking. To be more precise, Transamerica asked this court to authorize Lackawanna County to reach the merits of the petition Transamerica plans to file in Lackawanna County. See Application, 3/15/2022, ¶ 9 (asking this court to "permi[t] the Court of Common Pleas in Lackawanna County, Pennsylvania, to consider Payee's request."). See also Application, 3/15/2022, p. 1 (introductory paragraph) (Transamerica describing itself as "seeking permission for Transamerica to proceed with a transfer of structured settlement payment rights from W.M. ("Payee"), and Transamerica, in Lackawanna County, Pennsylvania, where Payee currently resides."); Application, 3/15/2022, ¶ 10 (wherefore clause) (asking this court to approve the instant Application and thereby "permi[t] the application for the transfer of structured settlement payment rights to proceed in the Court of Common Pleas of Lackawanna County").

did not supply this court with a copy of the 1995 order.³ Finally, Transamerica did not attach a copy of the petition it plans to file in Lackawanna County. This court cannot approve the proposed transfer of structured settlement payment rights under 40 P.S. § 4003(a)(5)(i)(B) without some understanding of the transfer and what is at stake, even though it would be Lackawanna County that ultimately decides whether to grant or deny Transamerica's petition. For this court to rule otherwise would be to grant Transamerica's Application simply because it was filed to this court upon Transamerica's representation that it is uncontested. Doing so would strip all substantial meaning from the word "approv[e]" as used in 40 P.S. § 4003(a)(5)(i)(B) and doing so would run contrary to the well-established rule by which "courts must presume that the legislature did not intend any statutory language to exist as mere surplusage; consequently, courts must construe a statute so as to give effect to every word." Commonwealth by Shapiro v. Golden Gate National Senior Care LLC, 194 A.3d 1010 (Pa. 2018) (citing Reginelli v. Boggs, 181 A.3d 293, 305 (Pa. 2018); Commonwealth v. Ostrosky, 909 A.2d 1224, 1232 (Pa. 2006); 1 Pa.C.S. § 1921(a)). While Lackawanna County's inquiry must be more searching, necessarily, it does not follow that the statute authorizes this court to approve an unknown proposed transfer of structured settlement payment rights on a record that supplies this court with little more than the claim that Transamerica's Application is uncontested.

Accordingly, for the reasons set forth above, this court will enter an order dismissing Transamerica's Uncontested Application for Underlying Approval of Transfer of Structured Settlement Payment Rights filed March 15, 2022 without prejudice.⁴

³ Transamerica attached to its Application a proposed order drafted as part of the underlying Petition for Leave to Compromise Minor's Action which bears two (2) docket numbers. Regarding 1995-02163-CA, the docket reflects that a Petition for Leave to Compromise Minor's Action was filed on October 26, 1995 and that the Honorable Thomas G. Gavin entered an order that same date. The docket also reflects that case 1995-02163-CA was destroyed on July 29, 2002 per archival rules. Regarding 1995-02165-CA, the docket reflects that Judge Gavin approved a settlement by order dated March 6, 1996 and filed March 15, 1996. The docket reflects that case 1995-02165-CA was destroyed per archival rules on July 29, 2002.

⁴ It should be noted that this court's dismissal of Transamerica's Application is based solely on the inadequacy of the record presented. This court has not reached the issue whether the Settlement Agreement and Release's categorical prohibition against "anticipation, alienation, sale, transfer, assignment, pledge[,] or encumbrance" of the periodic payments is a bar to this court's approval under 40 P.S. § 4003(a)(5)(i)(B). It may be that Transamerica must prove to this court facts upon which this court is authorized to lift the categorical bar at issue.

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NOTICES

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CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2022-02994-NC**

NOTICE IS HEREBY GIVEN that on 5/17/2022, the Petition of HARRY WHITNEY TINDALE and LORI ANN TINDALE, Petitioners, on behalf of their minor son HARRY GRADY TINDALE, was filed in the above-named Court, praying for a Decree to change his name to GRADY HARRY TINDALE. The Court has fixed 8/22/22, at 2:00 P.M. in Courtroom 5, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. MARITA M. HUTCHINSON, Atty. for Petitioners, 1250 Fieldstone Dr., West Chester, PA 19382, 610.399.9171

CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2022-03011-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Michael James Blair was filed in the above-named court and will be heard on Monday, August 15, 2022 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, April 29, 2022

Name to be changed from: Michael James Blair to: Michael James Blain
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

DISSOLUTION NOTICE

NOTICE is hereby given that the shareholders and directors of APPLEBROOK ASSOCIATES, INC., a PA business corp., registered to do business in PA, with an address at 100 Line Rd., Malvern, PA 19355, have approved a proposal that the corp. voluntarily dissolve, and that the corp. is winding up its affairs under the provisions of the PA Business Corp. Law of 1988, as amended. MacELREE HARVEY, LTD., Solicitors, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of West Chester Anesthesia Associates, P.C., a Pennsylvania corporation, with an address at 701 East Marshall Street, West Chester, PA 19380, 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. Sansweet, Dearden and Burke, Ltd. Solicitors

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

ALLEN, Margaret P., late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BODNAR, Michael K., late of East Pikeland Township. Brittany Bodnar, 8 Scenic Road, Hagsman, NY 12086, Administratrix. SCOTT LEVEN-

STEN, Esquire, Levensten Law Firm, 2200 Renaissance Blvd, Suite 320, King of Prussia, PA 19406, atty.

BURNS, Patricia Ann, late of East Goshen Township. Regina Hecrer, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BURNS, Stuart McAllister, a/k/a Stuart M. Burns, late of Westtown Township. Jennifer L. Galilea and Stuart M. Burns, Jr., care of TARA M. WALSH, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executors. TARA M. WALSH, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

CAMERON, Clyde L., late of Oxford Borough. Kenneth C. Cameron, care of JEFFREY R. ABBOTT, Esquire, 103 Chesley Dr., Ste. 103, Media, PA 19063, Executor. JEFFREY R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Ste. 103, Media, PA 19063, atty.

COLDIRON, Robert E., late of New London Township. Mary Ann Coldiron, 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.

COWPERTHWAIT, Judith E., late of Parkesburg. Lynn Cowperthwaite, care of KATELYN M. HALDEMAN, Esquire, 147 W. Airport Road, Lititz, PA 17543, Executor. KATELYN M. HALDEMAN, Esquire, Legacy Law, PLLC, 147 W. Airport Road, Lititz, PA 17543, atty.

DAVAR, Ashok, a/k/a Art Davar, late of Chester County. Vijay Davar, care of LISA BARTON, Esquire, One South Broad Street, Suite 1500, Philadelphia, PA 19107, Executor. LISA BARTON, Esquire, Bazelon Less & Feldman, One South Broad Street, Suite 1500, Philadelphia, PA 19107, atty.

DAYTON, Charles Bruce, a/k/a C. Bruce Dayton, late of Goshen Township. Susan E. Goelz, 362 W Boulder Dr., Chalfont, PA 18914-1306, Executrix. JEFFREY K. LANDIS, Esquire, Landis Hunsberger Gingrich & Weik, 114 E Broad St., Souderton, PA 18964-1209, atty.

DUNCAN, Henry J., a/k/a Henry John Duncan, late of East Whiteland Township. Lynn Marie Duncan-Cone, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree

Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

FACCIOLLI, Carol D., late of Parkesburg Borough. Kristine Neuhauser, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FAY, Kenneth A., late of West Chester. Geoffrey Fay, 951 Cornwallis Drive, West Chester, PA 19380, Administrator.

FODOR, Melissa S., late of East Bradford Township. Whitney Smith, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

GILBERT, Elizabeth Ann, late of Caln Township. Donna L. Donovan, 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.

GILLESPIE, James Phillip, late of West Chester. Michael P. Rowan, 101 East Gay Street, Unit 3073, West Chester, PA 19380, Administrator. WILLIAM MALONE, Esquire, c/o Michael P. Rowan, Esq., 101 East Gay Street, Unit 3073, West Chester, PA 19380, atty.

GOLDMAN, Patricia A., late of Downingtown. Joel R. Goldman, 300 Caitlin Ct., Honey Brook, PA 19344, Executor.

IRWIN, Janis Marguerite, a/k/a Janis M. Irwin, Janis Irwin, late of East Bradford Township. James E. Yadaiva, Jr., 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., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KLINOVSKI, SR., Richard Stanley, late of West Caln Township. Richard Stanley Klinovski, 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.

KRESACH, Freda M., late of Downingtown. Courtnie L. Norman, care of JAMES J. LOLL, Esquire, 1122 Third Street, Beaver, PA 15009, Admin-

istrator. JAMES J. LOLL, Esquire, 1122 Third Street, Beaver, PA 15009, atty.

LYNCH, Susan Patricia, a/k/a Susan P. Lynch, late of Caln Township. Jennifer Phelps, care of JACQUELINE MOTYL, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. JACQUELINE MOTYL, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MAJARIAN, Barbara, late of West Chester Borough. William Marjarian, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MCDONALD, Loretta Rose, late of West Chester Borough. David J. McDonald, III, care of JOHN T. DOOLEY, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. JOHN T. DOOLEY, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

MEZGER, Katherine, late of Willistown Township. Kurt J. Mezger and Roland Karl Friedrich Mezger, care of JOSEPH R. EMBERY, IV, Esquire, 300 Welsh Rd., Ste. 1, Bldg. 100, Horsham, PA 19044, Executors. JOSEPH R. EMBERY, IV, Esquire, 300 Welsh Rd., Ste. 1, Bldg. 100, Horsham, PA 19044, atty.

MILES, Tamara Crolley, late of Brunswick County, North Carolina. Daniel S. Miles, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Administrator. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

MITCHELL, John Francis, a/k/a John Francis Mitchell, Jr., late of West Goshen Township. Patricia A. Mitchell, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

NEVE, Anthony C., late of North Coventry Township. Kimberly Andrien, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PARSONS, Cheryl A., late of London Grove Township. Penelope H. Parsons, 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.

PIETRINFERNI, Silvio D., late of Uwchlan Township. Dante M. Pietrinforni, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

PRINCE, Joseph John, late of Kennett Square. Constance H. Hickman, 304 Hessian Drive, Kennett Square, PA 19348 & Michael Happersett, 1559 Park Lane Road, Swarthmore, PA 19081, Administrators. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

REED, Sandra A., late of City of Coatesville. Wendy S. Thompson, 145 Marquis Dr., Coatesville, PA 19320 & Greta L.H. Roming, 9262 Wedgewood Dr., Plum, PA 15239, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ROSATO, Frederick F., late of Downingtown. Maria A. Downs Rosato, 1025 Appleville Road, West Chester, PA 19380, Executrix. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

SNYDER, Leonard Neal, a/k/a Leonard N. Snyder, late of Valley Township. Kimberly D. Snyder-Petroni, care of THOMAS J. PROFY, IV, Esquire, 680 Middletown Boulevard, Langhorne, PA 19047, Executrix. THOMAS J. PROFY, IV, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047, atty.

THOMPSON, Howard C., late of Avondale Borough. Carol Elise Sampson, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator C.T.A. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WEAVER, Thelma L., late of Highland Township. Charlotte L. Leonard, 34 E. Highland Rd., Parkesburg, PA 19365, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WELSH JR., Richard F., late of Downingtown. Michael P. Rowan, 101 East Gay Street Unit 3073, West Chester, PA 19380, Executor. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

2nd Publication

AMES, JR., Joseph A., late of Willistown Township. Joanne Ames, 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.

BAKER, Harold M., a/k/a Harold Merle Baker, late of East Caln. Kathy J Keeley, 31 Woodlawn Road, Lehighton, PA 18235, Executrix. WILLIAM J. LUTTRELL, III, Esquire, 11 S Olive St, Fl. 2, Media, PA 19063, atty.

BERDA, Michael P., late of East Pikeland Township. Andrew H Dohan, Esq. & Julia Corelli, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

CAMPENNI, Robert, late of West Bradford Township. Jessica Chappell, 303 Rockland Avenue, West Chester, PA 19382, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FINN, John Joseph, late of East Whiteland Township. Maureen F. Austin & Joan M. Hohwald, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FOCHT, Colleen M., late of East Goshen Township. Daniel B. Focht, 273 East Baumstown Road, Birdsboro, PA 19508, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

FULLEM, JR., Joseph W., late of Tredyffrin Township. Peter Daniel Fullem, 1317 Pine Road, Bryn Mawr, PA 19010, Executor. Job T. Stepanski, Esquire, 183 Market Street, Suite 200, Kingston, PA 18704, atty.

GREER, James W., a/k/a James Worth Greer, late of New Garden Township. Janet Barker, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

HART, William Howard, late of Pennsbury Township. Mary Pringle Symonds, 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.

LOCKINGTON, Olive J., late of East Goshen Township. Lorna L. Kauffman, 756 Inverness Drive, West Chester, PA 19380, Executor. EDWARD J. SCHWABENLAND, Esquire, Law Office of Edward J. Schwabenland, PC, 366 N. Buck Road, Downingtown, PA 19335, atty.

MILLER, Katheryn B., late of East Bradford Township. Joseph Miller, 841 Frank Road, West Chester, PA 19380, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

MORRIS, James E., late of West Whiteland Township. David J. Morris, 872 Durant Court, West Chester, PA 19380, Executor. DANA M. BRESLIN, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

MURRAY, Clella B., late of Penn Township. Annette Orella & Ada Koch, care of P. KRISTEN BENNETT, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PENNINGTON, Elva Jane, late of Exton. Nancy Coles, 105 Pine Lane, Yardley, PA 19067, Executor. TORA WEISS, Esquire, 648 2nd Street Pike, Southampton, PA 18966, atty.

van RAVENSWAAY, Julia L., late of Kennett Township. Leonard Paul Lindenmaier, 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.

SNOW, JR., James Byron, late of Penn Township. James Byron Snow, III, 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.

STEVENS, Mason John, a/k/a M. John Stevens, John Stevens, late of Exton. Keith Stevens, 201 Morris Rd., Exton, PA 19341, Executor.

TRACY, Laura B., late of Pennsbury Township. William Bothfeld Tracy, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

ASH JR., Eugene A., late of Oxford. Cassandra Mahoney, 706 Hampton Green Way, Lincoln University, PA 19352, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

BERESFORD, Betty, late of Malvern. Janet Sharer, care of WILLIAM J. THOMAS, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, Executrix. WILLIAM J. THOMAS, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

BRIGHTBILL, Mary E., late of Downingtown. Frederick M. Strupp, II, 25 Dianna Drive, Annville, PA 17003, Executor. KEVIN M. RICHARDS, Esquire, Henry & Beaver LLP, 937 Willow Street, Lebanon, PA 17046, atty.

BRISTOL, Robert C., late of Westtown Township. Emily Anne Bristol, care of WILLIAM A. PIETRANGELO, Esquire, 36 East Second Street, P.O. Box 1048, Media, PA 19036-0848, Executor. WILLIAM A. PIETRANGELO, Esquire, 36 East Second Street, P.O. Box 1048, Media, PA 19036-0848, atty.

CROTHERS, JR., Granville Paul, a/k/a G. Paul Crothers, Jr., late of Londonderry Township. Judy Ann Crothers, 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.

CULVER, Carol A., late of Malvern. Edward Stein, 218 N. 20th Street, Pottsville, PA 17901, Executor.

DANIELS, Patricia Ketels, late of East Brandywine Township. Dorcas D. Anderson, 910 Creek Road, Downingtown, PA 19335, Executor. GERALD K. McOSCAR, Esquire, 1070 Copeland School Road, West Chester, PA 19380, atty.

DeSANCTIS, Lucy Lena, late of Caln Township. Jean M. Lewis, care of DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Executor. DOLORES M. TROIANI, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

ECKERT, Tyler Michael, late of Downingtown. Victoria Eckert, care of MaryEllen Healy, 500 N Whitford Rd, Exton, PA 19341, Executor.

ERMOLD, June H., late of West Whiteland Township. Michael C. Ermold, care of ANTHONY R. DISTASIO, Esquire, 8500 Allentown Pike, Suite 3, Blandon, PA 19510, Executor. ANTHONY R. DISTASIO, Esquire, Cornerstone Law Firm, LLC,

8500 Allentown Pike, Suite 3, Blandon, PA 19510, atty.

FABIAN-SANCHEZ, Salvador, late of Modena Borough. Frederick M. Nice, 2755 Century Blvd., Wyomissing, PA 19610, Administrator Pendente Lite. LATISHA BERNARD SCHUENEMANN, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

FARRELLY, Richard J., late of Sadsbury Township. Judith Farrelly, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

HOLLIFIELD, Lynne, a/k/a Lynne H. Thom, Karen Lynne Hollifield and Lynne H. Weiner, late of East Goshen Township. Isaac Weiner, c/o JAY M. LEVIN, Esq., 300 W. State St., Ste. 300, Media, PA 19063 and Patricia E. Coates, c/o ROBERT A. BURKE, Esq., 17 W. Miner St., West Chester, PA 19382, Administrators DBN. JAY M. LEVIN, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063 & ROBERT A. BURKE, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

JONES, Robert Charles, a/k/a Robert C. Jones, late of East Goshen Township. Elizabeth Zwaan Milne, P.O. Box 161, Berwyn, PA 19312, Executrix. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

KAPLAN, Stuart L., late of Avondale Borough. Joan Busner Kaplan, care of JENNA R. MILLMAN, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executrix. JENNA R. MILLMAN, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

KENNEDY, Leone, late of Willistown Township. William G. Kennedy, care of ANDREW H. DOHAN, Esquire, 160 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 160 E. King Road, Malvern, PA 19355-3049, atty.

KLOTZBACH, Tammy L., a/k/a Tammy Lynn Klotzbach, late of Phoenixville Borough. James B. Griffin, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

KONDAS, Marianne F., late of Phoenixville Bor-

ough. Peter C. Kondas, 10213 Stone School Rd., Prospect, KY 40059, Executor. JANICE E FALINI, Esquire, Falini Law Office LLC, 109 E Evans Street, Suite A, West Chester, PA 19380, atty.

McFEE, Daniel M., late of East Whiteland Township. Ellena Nb Luong, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

NICKER, Kenneth C., late of West Brandywine Township. Mary Jo Nicker, 632 E. Reeceville Rd., Coatesville, PA 19320, Administrator.

REICHERTER, Michael Franklin, late of Tredyffrin Township. Francis Reicherter, care of VINCENT CAROSELLA, JR., Esquire, 882 Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

SHELTON, Zellen A., late of East Caln Township. Priscilla A. Shelton, care of Priscilla A. Shelton, Esquire, 105 S. Hoover Ave., New Holland, PA 17557, Executrix. NEVIN D. BEILER, Esquire, Beiler Legal Services PC, 105 S. Hoover Ave., New Holland, PA 17557, atty.

SMITH, Matthew Ryan, a/k/a Matthew R. Smith, late of Upper Uwchlan Township. Margaret Smith, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Administratrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

TERANTO, Margaret Anne, a/k/a Margaret A. Teranto, late of Downingtown. Jennifer A. McTheny, 6907 Victoria Drive, Unit L, Alexandria, VA 22310, Executrix. WILLIAM J. THOMAS, Esquire, Lamb McErlane, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

WEALER, Miriam E., late of West Brandywine Township. Candace G. McCoy, 160 Cedar Knoll Road, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

WHITEMAN, Betty Jane, a/k/a Betty J. Whiteman, late of Caln Township. Linda L. Clay, 152 Loomis Avenue, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, 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

Explore More Child Care, with its principal place of business at 24 Kristin Circle, Downingtown, PA 19335. The application has been (or will be) filed on: Sunday, July 10, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Julie Collins Quinnette.

Milla49, with its principal place of business at 421 Moores Dr., Atglen, PA 19310. The application has been (or will be) filed on: DATE. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Daniel Antonio Rivas.

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 John E. du Pont Foundation.

Articles of Incorporation were filed on Friday, November 2, 2012

The purpose or purposes for which it was organized are: To act exclusively for charitable, educational, religious or scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

Holly R. Maino, Solicitor

Quest for the Best

295 E Swedesford Road Suite 252

Wayne, PA 19087

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 APEX CHARITIES, INC.

Articles of Incorporation were filed on Tuesday, July 12, 2022

The purpose or purposes for which it was organized are: Supporting other charitable organizations through auto and Motorsport events.

Donald B. Lynn, Jr., Solicitor
Larmore Scarlett, LLP
123 E. Linden Street
Kennett Square, PA 19348

2nd Publication of 3**TRUST NOTICE**

Trust Estate of ALURA B. TRACY, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of LAURA B. TRACY are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

William Bothfeld Tracy, Gilbert M. Roddy, Jr. and Thomas R. Appleton, Trustees
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348
L. Peter Temple, Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

2nd Publication of 3**NOTICE**

NOTICE IS HEREBY GIVEN that a Complaint to Quiet Title (Docket No. 2022-04166-RC was filed on June 14, 2022 against Annie Arnot Dickey Miller, William D. Miller, Robert A. Dickey, and John M. Dickey pursuant to Pa.R.C.P. 1061 through 1067, seeking a determination of Paul A. Johnson's right, title, and interest in a strip of land located between Valley Avenue and real property with an address of 202 Valley Avenue, Oxford, Pennsylvania 19363 described more fully as the former bed of the Peach

Bottom Railroad the area between the centerline of said railroad bed and the South right of way line of Valley Avenue, Oxford Borough, Chester County ("the Property").

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of this Notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

1st Publication of 3**TRUST NOTICE**

Trust Estate of Jo Ann Wishniowski, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims against the Trust Estate of Jo Ann Wishniowski are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Eve LynAnn Janos, Trustee,
c/o Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382-4505

1st Publication of 3**NOTICE**

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

IN RE: B.G.H., a/k/a Z.H.

Case Number: AD-22-0023

TO: William Reiland

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 Suzanne M. Hadik have to a female minor child, B.G.H., a/k/a Z.H. (d.o.b. 8/21/20), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, September 6, 2022, at 9:30 o'clock A.M., Honorable Anthony Verwey in Court Room No. 19, 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

NOTICE

In Re: Serenity Rose Morales, a Minor Female and
Issac Jacob Morales, a Minor Male

In the Court of Common Pleas, Lebanon County,
Pennsylvania

Orphan's Court Division - No. 522 YEAR 2022
NOTICE

TO: Melissa Anne Morales
208 W. Chestnut Street
Coatesville, PA 19320

A Petition has been filed asking the Court to put an end to all rights you have to your children, Serenity Rose Morales and Issac Jacob Morales. The Court has set a hearing to consider ending your rights to your children. That hearing will be held before The Honorable Bradford H. Charles, in Courtroom No. 3, Lebanon County Courthouse, 400 South Eighth Street, Lebanon, PA 17042, on Thursday, July 28, 2022 at 8:30 o'clock A.M. Your presence is required at the hearing. 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 office set forth below to find out where you can get legal help.

Mid-Penn Legal Services
513 Chestnut Street
Lebanon, PA 17042
Telephone: (717) 274-2834

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, August 18th, 2022 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, September 19th, 2022.** 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 of 3

SALE NO. 22-8-236

Writ of Execution No. 2017-08799

DEBT \$1,955.57

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 55-5-29.12

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Kathleen M. Carbonetti & Stephen Somers**

SALE ADDRESS: 1025 Waltham Road, Easttown Township, PA 19312

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-8-237

Writ of Execution No. 2020-05296

DEBT \$2,635.65

ALL THAT CERTAIN tract of land situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 9-10-93

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Janet S. Bailey**

SALE ADDRESS: 37 Wood Street, South Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-8-238

Writ of Execution No. 2019-10840

DEBT \$381,357.30

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

TAX PARCEL # 6003 01480200

SOLD AS THE PROPERTY OF: CHICHEE MAE DILLOW AKA CHICHEE DILLOW IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **Chichee Mae Dillow aka**

Chickee Dillow

SALE ADDRESS: 405 Bucktoe Road,
Avondale, PA 19311

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

SALE NO. 22-8-239

**Writ of Execution No. 2017-11110
DEBT \$838,570.72**

PROPERTY SITUATE IN TOWNSHIP OF
WEST PIKELAND TAX PARCEL NO. 34-
05-0012.050

SOLD AS THE PROPERTY OF: CHRIS-
TINE MCCLOSKEY and TIMOTHY J.
MCCLOSKEY A/K/A TIMOTHY MC-
CLOSKEY

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: HMC ASSETS, LLC SOLE-
LY IN ITS CAPACITY AS SEPARATE
TRUSTEE OF CAM XI TRUST

VS

DEFENDANT: **Christine McCloskey &
Timothy J. McCloskey a/k/a Timothy
McCloskey**

SALE ADDRESS: 1253 Street Road, Ches-
ter Springs, PA 19425

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

SALE NO. 22-8-240

**Writ of Execution No. 2019-01236
DEBT \$339,420.93**

ALL THAT CERTAIN LOTS OR PIECES
OF GROUND SITUATE IN THE TOWN-
SHIP OF UWCHLAN, CHESTER COUN-
TY, PENNSYLVANIA:

Parcel Number: 33-05J-0324

PLAINTIFF: NEWREZ LLC, F/K/A NEW
PENN FINANCIAL, LLC, D/B/A SHELL-
POINT MORTGAGE SERVICING

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Ex-
ton, PA 19341

PLAINTIFF ATTORNEY: **ROBERTSON,
ANSCHUTZ, SCHNEID, CRANE &
PARTNERS, PLLC 855-225-6906**

SALE NO. 22-8-241

**Writ of Execution No. 2006-01473
DEBT \$26,511.06**

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, Situate in the Town-
ship of Schuylkill, County of Chester and
Commonwealth of PA, bounded and de-
scribed according to subdivision plan for
Loretta Stine, made by Earl R. Ewing, Inc.,
Phoenixville, PA, 8/28/1975 as follows, to
wit:

BEGINNING at a point in the bed of Penn-
sylvania State Highway Route No. 23, a
corner of land of Anthony Buono, said point
being 483.4 feet measured Southeastwardly
along the bed of Pennsylvania State High-
way Route No. 23 from a point in the cen-
ter line of Pawling Road; thence extending
from said point of beginning along land of
Anthony Buono North 65 degrees 11 min-
utes 35 seconds East 279.50 feet to a point
a corner of land of William R. Weightman;
thence extending South 64 degrees 48 min-
utes 24 seconds East 130.50 feet to a point;
thence still along land of Rev. Hamilton G.
Reeve, South 34 degrees 18 minutes 25 sec-
onds East 50 feet to a point; thence extend-
ing along Lot No. 2 South 65 degrees 11
minutes 35 seconds West 350 feet to a point
in the bed of Pennsylvania State Highway
Route No. 23; thence extending along the
same North 34 degrees 18 minutes 25 sec-
onds West 150.90 feet to the first mentioned
point and place of beginning.

BEING the same premises which James C.
McCloskey and Elizabeth L. McCloskey,
husband and wife by Deed dated February

25, 2000 and recorded March 10, 2000 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4724 page 294, granted and conveyed unto Theodore Nemceff, in fee.

BEING Chester County UPI # 27-6-101

PLAINTIFF: Valley Forge Sewer Authority
VS

DEFENDANT: **Theodore Nemceff**

SALE ADDRESS: 1257 Valley Forge Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McER-LANE PC 610-430-8000**

SALE NO. 22-8-242

Writ of Execution No. 2018-03467

DEBT \$160,744.12

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SADBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

Parcel Number: 37-4-63

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2

VS

DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; KEITH WALKER A/K/A KEITH A. WALKER A/K/A KEITH WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road a/k/a 48 Stone Pipe Hill Road, Coatesville (Sadsbury Township), PA 19320

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 22-8-244

Writ of Execution No. 2019-03185

DEBT \$1,422.30

ALL THAT CERTAIN lot or piece of ground situate in the Township on West Brandywine, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 29-7-171

PLAINTIFF: West Brandywine Township
VS

DEFENDANT: **Jay C. Hayes, Jr. & Dawn Hayes**

SALE ADDRESS: 301 Reeceville Road, West Brandywine, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-8-246

Writ of Execution No. 2018-06275

DEBT \$2,490.246

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances, Situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 1-5-70

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **Timothy N. Bossert & Jennifer M. Bossert**

SALE ADDRESS: 303 E. Marshall Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-8-247**Writ of Execution No. 2020-01455****DEBT \$125,762.247**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan known as Brookmead Farm made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated 4/30/1959 and last revised 6/4/1959 as follows, to wit:

BEGINNING at a point of reverse curve in the Southwesterly side of a cul-de-sac, said cul-de-sac being at the Northwesterly side of Woodford Drive (50 feet wide), said point being measured by the 4 following courses and distances from a point of reverse curve on the Northeasterly side of Brookmead Road (50 feet wide): (1) leaving Brookmead Road on the arc of a circle curving to the left, having a radius of 23.51 feet, the arc distance of 35.43 feet to a point of compound curve on the Northwesterly side of Woodford Drive; (2) Northeastwardly and Northwestwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of Woodford Drive on the arc of a circle curving to the left, having a radius of 348.13 feet, the arc distance of 260.58 feet to a point of tangent on the Southwesterly side of Woodford Drive; (3) North 22 degrees 20 minutes West, along the Southwesterly side of Woodford Drive, 156.66 feet to a point of curve on the Southwesterly side of the cul-de-sac; and (4) Northwestwardly along the said side of cul-de-sac on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 41.26 feet to a point of beginning; thence extending from said point of beginning, South 76 degrees 20 minutes West, 289.54 feet to a point; thence extending North 22 degrees 10 minutes West, 234.74 feet to a point; thence extending South 75 degrees 4 minutes East, on a radial line,

357.48 feet to a point in the Northwesterly side of the cul-de-sac; thence extending Southwestwardly and Southeastwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of the cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 66.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 102 on said plan.

BEING THE SAME PREMISES which Audrey W. Sanderson, by Deed dated 9/7/2004 and recorded in the Office of the Recorder of Deeds of Chester County on 9/20/2004 in Deed Book Volume 6285, Page 171, Instrument No. 10461071 granted and conveyed unto Che Chang Liu and I-Fua Kathy Yang.

PARCEL # 43-05H-0128

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CitiBank, N.A. as s/b/m to Citibank, FSB

VS

DEFENDANT: **Che Chang Liu a/k/a Che-Chang Liu a/k/a Cheechang Liu & I-Fua Kathy Young a/k/a Ifua K. Yang**

SALE ADDRESS: 1448 Woodford Drive, Wayne, PA 19087

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 22-8-248**Writ of Execution No. 2019-06947****DEBT \$1,480,222.35**

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

All that Certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances,

Situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Made By Howard W. Doran, Inc., Registered Surveyors, Newtown Square, PA Dated 4/18/1968 and Last Revised 12/07/1969, as follow, to wit:

Beginning at a point in the title Line in the bed of South Leopard Road or Devon Road, which Point is measured by the two (2) following courses and distances from a point marking the intersection of the title line in bed of South Leopard Road or Devon Road with the title Line in the Bed of South Leopard Road or Darby Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said plan: (1) extending from said point of intersection along the title Line in the bed of South Leopard Road or Devon Road, North 41 degrees 05 minutes East, 284.8 feet to a Point; and (2) North 44 degrees 38 minutes east, 375.25 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) North 44 Degrees 38 Minutes East, 110.30 feet to a point; and (2) North 52 Degrees 44 Minutes East, 141.11 feet to a point; thence extending South 45 degrees 22 minutes East, 800.95 feet to a point on the Northwesterly side of a 50 feet wide right-of-way as shown on said Plan; thence extending along the Same the two (2) following courses and distances: (1) South 33 degrees 45 minutes west, 217.46 feet to a point of curve; and (2) on a line curving to the right, having a radius of 150 feet, the arc distance of 98.61 feet to a point; thence extending North 47 degrees West, 251.49 feet to a point; thence extending North 39 degrees West, 600.82 feet to the first mentioned point and place of beginning.

Containing 5.5050 acres of land, more or less.

BEING THE SAME PROPERTY CONVEYED TO GARY BOLIS, JR. AND NA-

TASHA BOLIS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD B. KENT AND EDITH M. KENT, NO MARITAL STATUS SHOWN, DATED AUGUST 2, 2002 RECORDED AUGUST 12, 2002, AT DOCUMENT ID 10115471, AND RECORDED IN BOOK 5355, PAGE 608, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 5504-01180500

PLAINTIFF: Deutsche Bank National Trust Compay, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5

VS

DEFENDANT: **Natasha Bolis, AKA Natasha Anna Bolis & Gary Bolis, AKA Gary Bolis, Jr.**

SALE ADDRESS: 1330 South Leopard Road, Eastttown Township, AKA Berwyn, PA 19312

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

SALE NO. 22-8-249
Writ of Execution No. 2019-10032
DEBT \$1,715.58

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania.

TAX PARCEL NO. 39-2-151

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 2205 Potters Mill Circle, Caln Township, PA 19335

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-8-250**Writ of Execution No. 2019-06082****DEBT \$1,707.65**

All that certain lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 50-4-17.2A

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Brian Kilgarif**

SALE ADDRESS: 1575 Poorhouse Road,
West Bradford, PA 19335

PLAINTIFF ATTORNEY: **PORTNOFF
LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-8-255**Writ of Execution No. 2021-08477****DEBT \$507,096.10**

The land referred to herein below is situated in the County of CHESTER, State of Pennsylvania, and described as follows:

ALL THAT CERTAIN tract or piece of land Situate on the South side of State Route 100, known as the Pottstown Pike (40 feet wide) and being Lot No. 1 on the James E. Twaddell Minor Subdivision in the Township of East Nantmeal, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, designated 210-003-03, as follows, to wit:

BEGINNING at a point in Route 100, a corner of Lot No. 2; thence along State Road 100 the two following courses and distances: (1) North 73 degrees 26 minutes 15 seconds East a distance of 204.93 feet to a point; (2) North 78 degrees 17 minutes 15 seconds East a distance of 252.99 feet to a point in line of lands of Raymond P. Grazel and Constance E. Grazel; thence leaving said road and along lands of the same South 27 degrees 44 minutes 04 seconds

East, passing through a concrete monument on line 47.39 feet distance, a total distance of 465.93 feet to an iron pin in a stonewall, the common boundary line of West Vincent Township and East Nantmeal Township, and a corner of lands of Stephen J. Theis and Essie Theis, and a corner of lands of Walter Leroy Latshaw, Jr. and Marie Knauer Latshaw Watson; thence along lands of Walther Leroy Latshaw, Jr., et al, and along the East Nantmeal Township and West Vincent Township boundary line, South 47 degrees 57 minutes 06 seconds West, a distance of 379.38 feet to an iron pin, a corner of Lot No. 2, thence along Lot No. 2, North 34 degrees 15 minutes 46 seconds West, passing through a concrete monument on a line 41.91 feet from the net described corner, a total distance of 673.63 feet to a point, the place of BEGINNING.

BEING Lot No. 1 on said Plan.

BEING the same premises which James E. Twaddell, by Deed dated 12/18/2020 and recorded 12/23/2020 on the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10387, Page 1682, granted and conveyed unto Contractors M D, Inc.

UPI NO. 24-6-31

PLAINTIFF: Crowdcopia, LLC

VS

DEFENDANT: **Contractors M D Inc.**

SALE ADDRESS: 1870 Pottstown Pike,
Glenmoore, PA 19343

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

SALE NO. 22-8-257**Writ of Execution No. 2021-07909****DEBT \$227,748.20**

Owner(s) of the property situate in the Township of East Fallowfield, CHESTER County, Pennsylvania

Tax Parcel No: 4705 00220700

PLAINTIFF: Nationstar Mortgage LLC
d/b/a Champion Mortgage Company

VS

DEFENDANT: Cynthia Noonkester-Reichert Known Heir of Ida D. Noonkester, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title and Interest From or Under Ida. D. Noonkester, Deceased

SALE ADDRESS: 2 Whitetail Way,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: PINCUS LAW
GROUP, PLLC 484-575-2201

SALE NO. 22-8-258

Writ of Execution No. 2011-02593

DEBT \$71,420.89

Tract 1:

ALL THAT CERTAIN lot of land, Situate on the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the north line of Olive Street intersects the west curb line of Columbia (now South 8th) Avenue; thence measuring along the west curb line of Columbia (now South 8th) Avenue, Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to said Columbia (now South 8th) Avenue, a distance of 160 feet to the east line of Stone alley.

BOUNDED on the north by land of John Liggett; on the east by the west curb line of Columbia (now South 8th) Avenue; on the south by Olive Street and on the west by the east line of Stone Alley.

CONTAINING 8,888.00 square feet of land, be the same more or less.

Tract 2:

ALL THAT CERTAIN LOT of land together with the frame dwelling house erected

thereon, Situate in the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of South 8th Avenue, a corner of other land of the First Church of the Nazarene of Coatesville, PA, and distant 50 feet Northwardly from the point where the north line of Olive Street intersects the said west curb line of South 8th Avenue, measuring along the said west curb line on South 8th Avenue, thence from said point of beginning measuring along the said west curb line of South 8th Avenue Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to the said west curb line of South 8th Avenue, a distance of 160 feet to the east line of Stone Alley.

BOUNDED on the north by other lands of the said Paul B. Liggett; on the east by the west curb line of the said South 8th Avenue, formerly Columbia Avenue; on the south by other land of the said First Church of the Nazarene of Coatesville, and on the west by the east line of Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

Tract 3:

ALL THAT CERTAIN lot of land, Situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western curb line of South 8th Avenue a distance 100 feet North on the north line of Olive Street; thence measuring Northwardly along said curb line 50 feet and extending back Westwardly between parallel lines of that width at right angles to said South 8th Avenue a distance of 160 feet.

BOUNDED on the north by land now or late of William K. Matthewson; on the east by the west curb line of South 8th Avenue; on the south by land now or late of John Liggett and on the east by the east line of

Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

LESS AND EXCEPT THAT portion of the above described property which the Trinity United Bible Church, by Deed dated 12/30/1998 and recorded 01/07/1999 in Chester County at Record Book 4486 Page 2210, granted and conveyed unto Francis Green and Carmen Green, husband and wife, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Coatesville, County of Chester and State of Pennsylvania and being described from a Plan of Property for Trinity United Bible Church, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, dated 03/13/1998, last revised 08/04/1998 and recorded 08/27/1998 in Chester County as Plan No. 14562 and being more fully described as follows, to wit:

BEGINNING at a point on the West side of 8th Avenue said point also being the Southeast corner of lands now or formerly of Oscar L. Moore, as shown on said Plan; thence extending from said point and place of beginning and extending along 8th Avenue South 17 degrees 00 minutes 00 seconds East 76.00 feet to a point; thence extending South 73 degrees 00 minutes 00 seconds West 160.00 feet to a point along Palmer Avenue; thence extending along Palmer Avenue North 17 degrees 00 minutes 00 seconds West 76.00 feet to a point; thence extending North 73 degrees 00 minutes 00 seconds East 160.00 feet to the first mentioned point and place of BEGINNING. Being Lot No. 2 as shown on said Plan. Containing 12,160 square feet of land, more or less.

BEING PART OF the same premises which First Church of the Nazarene of Coatesville, Pennsylvania, a Pennsylvania corporation n/k/a Philadelphia District Advisory Board, Church of the Nazarene, by Deed dated 08/16/1994 and recorded 09/02/1994

in Chester County at Record Book 3804 Page 736, granted and conveyed unto The Trinity United Bible Church, a Pennsylvania non-profit corporation, in fee.

BEING UPI No. 16-6-602-E

PLAINTIFF: LSC 164A. LLC, as successor in interest to Branck Banking and Trust Company, successor by merger to Elverson National Bank, a division of National Penn Bank

VS

DEFENDANT: **Trinity United Bible Church**

SALE ADDRESS: 50 S. 8th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BEN-ESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

SALE NO. 22-8-259

Writ of Execution No. 2019-12847

DEBT \$267,139.38

PROPERTY SITUATE IN TOWNSHIP OF NORTH COVENTRY

SOLD AS THE PROPERTY OF: SALVATORE A. NUCIFORA A/K/A SALVATORE A. NUCIFORA JR A/K/A SALVATORE NUCIFORA and MARIA L. NUCIFORA

TAX ID/UPI PARCEL NO 17-030-0151/17-30-151

IMPROVEMENTS: a residential property

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Salvatore A. Nucifora a/k/a Salvatore A. Nucifora Jr a/k/a Salvatore Nucifora & Maria L. Nucifora**

SALE ADDRESS: 1102 Coventry Pointe Lane, Pottstown, PA 19465

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

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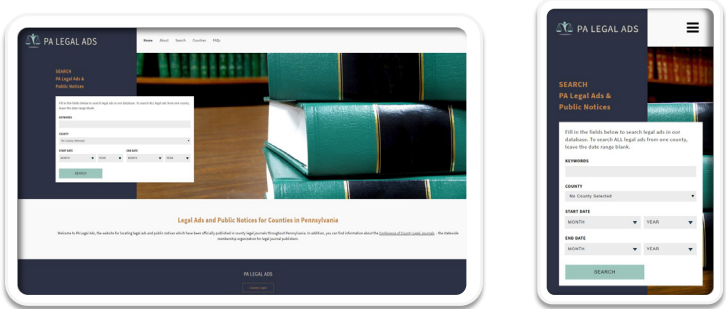
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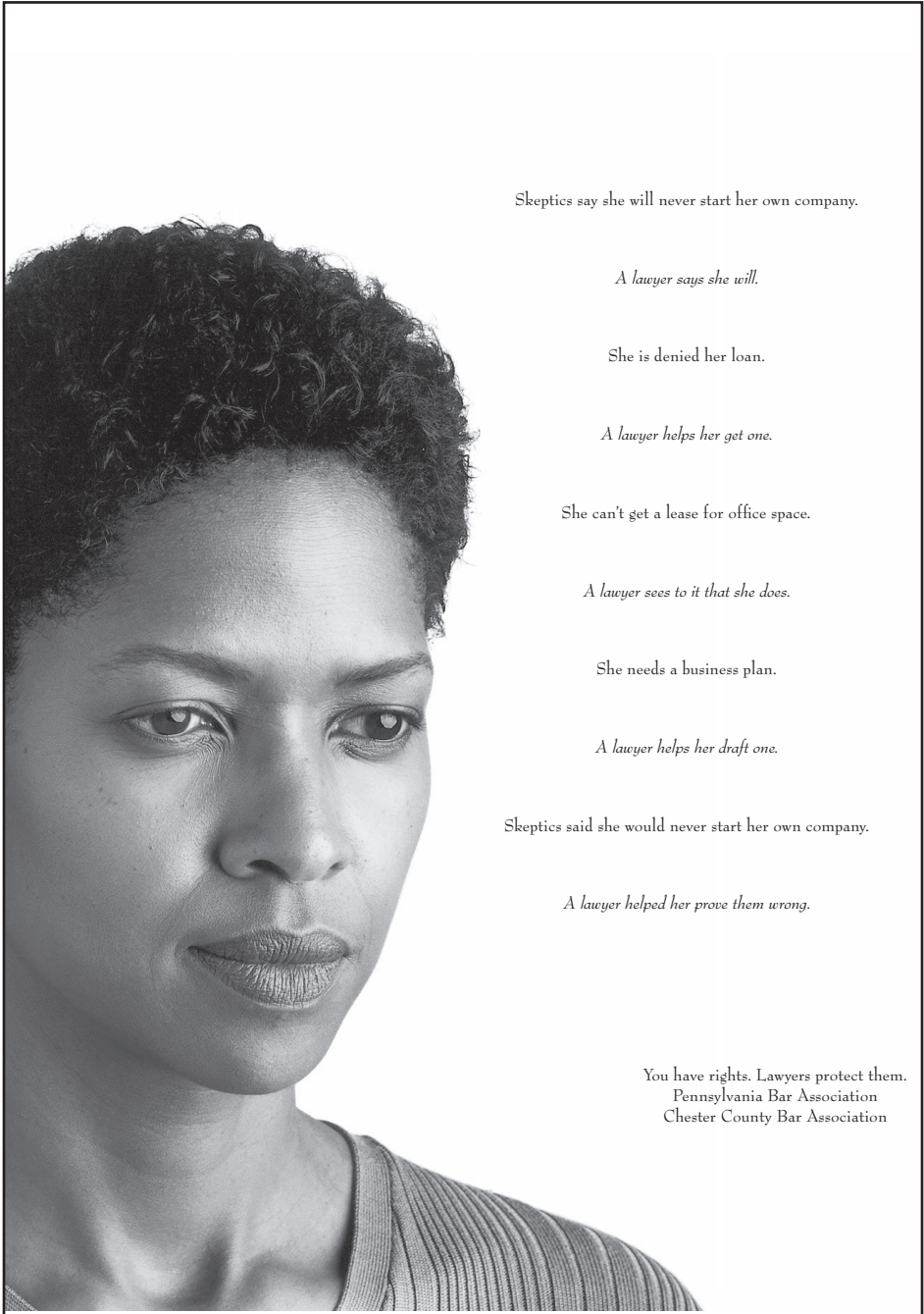
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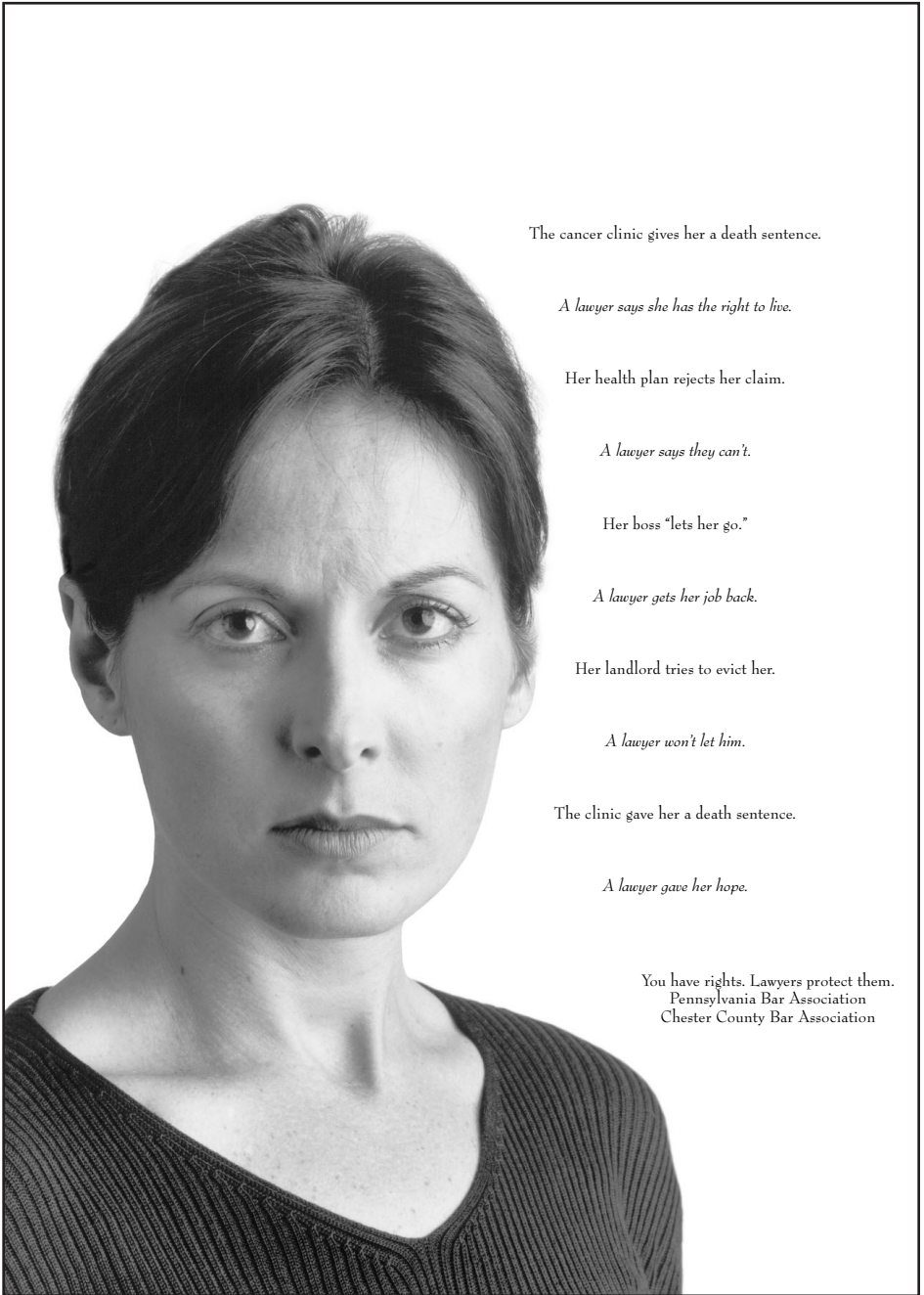
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SECOND ROW (FROM LEFT) – **Vickie Klein**, *Webster Law P.C.*; **Sharon O'Donnell**, *Joanne DiFrancesco, High Swartz LLP*; **Joan Wean**, *Hamburg Rubin Mullin Maxwell & Lupin*; **Diane Scholl**, *Law Offices of William L. Goldman PC*; **Linda Andrews**, *Lentz Cantor & Massey Ltd*; **Michele Kissling**, *Marshall Dennehey Warner Coleman & Goggin*; **Conni Sota**, *Heckscher Teillon Terrill & Sager*.

THIRD ROW (FROM LEFT) – **Maureen Austin**, *Blank Rome LLP*; **Anne Paisley**, *Heckscher, Teillon, Terrill & Sager*; **Carmela Ginsberg**, *Berger & Montague PC*; **Ellen Freedman**, *PA Bar Association*; **Adelaine Williams**, *Kaplin Stewart*; **Michele Scarpone**, *Wisler Pearlstone LLP*; **Janet Molloy**, *Sweet Stevens Katz & Williams LLP*; **Darlene Sellers**, *High Swartz LLP*.

BACK ROW (FROM LEFT) – **Amy Coral**, *Pepper Hamilton LLP*; **Janette Chamberlin**, *Pepper Hamilton LLP*; **Marlys Hickman**, *Fox Rothschild LLP*; **Donna Day**, *O'Donnell Weiss & Mattei PC*; **Lisa Blair**, *Burns White LLC*; **Suzanne Cressman**, *Rubin Glickman Steinberg & Gifford PC*; **Maureen Stankiewicz**, *Law Offices of Caryl Andrea Oberman*; **Kathleen Remetta**, *Blank Rome LLP*; **Alissa Hill**, *Fisher & Phillips LLP*.

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A Chapter of the Association of Legal Administrators

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

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

You have rights. Lawyers protect them.
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