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TABLE OF CONTENTS 72 CHESTER COUNTY REPORTS

In Re: N.O.N., a minor

Involuntary termination of parental rights 285 (2024)

Classified Ads..... 24

Meeting Space - *West Chester*

Office Space for Rent - *West Chester*

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

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In Re: N.O.N., a minor

Involuntary termination of parental rights

1. Any attempts by a parent after the filing of the Petition to Terminate Parental Rights to remedy the conditions must not be considered as rebutting the allegations brought pursuant to 23 Pa.C.S. §§ 2511(a)(1) and (8).
2. Parental duty requires that the parent act affirmatively with good faith interest and effort, and not yield to every problem, in order to maintain the parent-child relationship to the best of the parent's ability, even in difficult circumstances.
3. Parental rights are not preserved by waiting for a more suitable or convenient time to perform one's parental responsibilities while others provide the child with the child's physical and emotional needs.
4. The evidence presented met the clear and convincing burden of proving 23 Pa.C.S. § 2511(a)(1) in that Mother, by conduct continuing for a period of at least six months immediately preceding the filing of the Petition, has refused or failed to perform parental duties.
5. The evidence presented met the burden of proving 23 Pa.C.S. § 2511(a)(2) in that the repeated and continued incapacity, abuse, neglect or refusal of Mother has caused the child to be without essential parental care, control or subsistence necessary for his physical or mental well-being, and the conditions and causes of the incapacity, abuse, neglect or refusal cannot or will not be remedied by Mother.
6. The evidence presented met the burden of proving 23 Pa.C.S. § 2511(a)(5) in that the child has been removed from the care of Mother by the court for a period of at least six months, the conditions which led to the removal or placement of the child continue to exist, Mother cannot or will not remedy those conditions within a reasonable period of time, the services or assistance reasonably available to Mother are not likely to remedy the conditions which led to the removal or placement of the child within a reasonable period of time, and termination of Mother's parental rights would best serve the needs and welfare of the child.
7. The evidence presented met the burden of proving 23 Pa.C.S. § 2511(a)(8) in that the child has been removed from the care of the parent by the court, twelve months or more have elapsed from the date of removal or placement, the conditions which led to the removal or placement of the child continue to exist and termination of parental rights would best serve the needs and welfare of the child.
8. 23 Pa.C.S. Section 2511(b) mandates that the court, having determined subsection (a) has been satisfied, shall give primary consideration to the developmental, physical and emotional needs and welfare of the child.
9. When considering a petition for termination of parental rights, a court must keep in mind children are young for a scant number of years, and courts have an obligation to see to a child's healthy development quickly.
10. In considering circumstances surrounding a petition for termination of parental rights, courts must not only consider the child's bond with the biological parent,

but also examine the intangibles such as the love, comfort, security, and stability the child might have with the foster parents.

11. In January 2019, the family came to the attention of the Children, Youth and Families (CYF) due to extreme truancy. Thereafter, the family was provided in-home services to address truancy, drug and alcohol issues, housing, and medical concerns. In March, 2021, the child was adjudicated dependent and legal and physical custody of the child was transferred to CYF. He has remained in foster care since that date. In October, 2021, CYF received additional referrals concerning allegations of sexual misconduct following exposure of pornographic materials by the parents to the child. Thereafter, a court order found aggravating circumstances existed based upon Mother's convictions of manslaughter of two of her children in a house fire caused by her neglect while high on crack cocaine. After psychosexual evaluations, Mother's visitation was suspended in February, 2022. Since the March, 2021 dependency adjudication order, Mother has been ordered to comply with a number of dependency court directives. Mother has done little, if anything, to alleviate the conditions which lead to the child's removal and the subsequent cessation of visitation which could lead to her reunification with her son. Testimony from the child's therapist indicated any bond between Mother and child was created out of abuse and parentification and that severing that bond would not harm the child, rather, it would be in the child's best interest. Testimony from a CYF caseworker indicated the child has not asked to see his Mother, has thrived in his foster home and wishes to be adopted by his foster parents. The foster parents have steadfastly provided a safe, stable and emotionally nurturing home for the child and wish to adopt him. The child and foster family have bonded. The child's appearance, ability to communicate and his ability to use his skills have improved because of that bond. Mother has not seen the child in nearly two and one-half years. The Court found the evidence did not indicate continuing any bond between Mother and child would serve the child in any manner. Further, the child's need for permanency and dozens of successful months in the foster home support termination of Mother's paternal rights. The Court concluded CYF has met its burden in proving § 2511(b), by clear and convincing evidence, that the loving support and bond which has developed between the N.O.N. and the pre-adoptive foster family supports termination of Mother's parental rights, and that the severance of the parent-child bond would not cause irreparable emotional harm to N.O.N., and any bond with Mother is neither necessary nor beneficial to N.O.N. The Court Held Chester County Children, Youth and Families' Petition for Involuntary Termination of Parental Rights of Mother was granted, all of the parental rights of Mother to N.O.N. were terminated forever, and pending finalization of any adoption, the court confirms sole legal and physical custody of N.O.N. to CYF. Further, N.O.N., may be adopted without further notice to or consent from Mother.

[72 Ches. Co. Rep. **In Re: N.O.N., a minor**

C.C.P. Chester County, Pennsylvania, Orphan's Court Division No. AD-23-0015; In
Re: N.O.N., a minor

Thomas M. O'Keefe for Children, Youth and Families

Cecil B. Hoskins, III for N.O.N.

Jeremiah F. Kane for Mother

Hall, P.J., July 5, 2024:-

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

IN RE: N.O.N., a minor

No. AD-23-0015

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS
(Mother)

FINAL DECREE

AND NOW, this 5th day of July, 2024, in consideration of Chester County Children, Youth and Families’ (“CYF”) March 22, 2023 Petition for Involuntary Termination of Parental Rights of Mother (“Petition”), _____ (“Mother”)¹, to the child, _____ (“N.O.N.”) (date of birth: _____), and following hearings held on January 17, 2024, March 6, 2024, March 11, 2024 and April 25, 2024, it is hereby **ORDERED** and **DECREED** that the Petition is **GRANTED** and that all of the parental rights of Mother to N.O.N. are terminated forever pursuant to 23 Pa.C.S. §§ 2511(a)(1),(2),(5),(8) and (b). Additionally, pending finalization of any adoption, pursuant to 23 Pa.C.S. §§ 2521(b) and (c), the court confirms sole legal and physical custody of N.O.N. to CYF.

FURTHERMORE, pursuant to 23 Pa.C.S. § 2521(a), the child, N.O.N., may be adopted without further notice to or consent from Mother.²

BY THE COURT:

/s/ John L. Hall, P.J.

¹ Mother testified her first name is spelled _____. Mother also has been referred to as _____.

² On June 7, 2023, Mother was personally served by constable with a copy of the Petition and notice of the listing of the matter on the court’s July 24, 2023 call of the contested list. Verification of this service was filed on June 8, 2023. Thereafter, the Petition was scheduled for a hearing to be held on January 17, 2024. Mother appeared, with counsel, at that hearing as well as the three (3) subsequent hearings held on March 6th, March 11th, and April 25, 2024.

23 Pa.C.S. §§ 2511(a)(1),(2),(5) and (8)

This court finds all CYF witnesses to have testified credibly in support of the Petition, and generally the facts as they described them are accepted as the factual findings of the court. Amanda Chan, a CYF supervisor, credibly testified that in January 2019, the family came to the attention of the agency due to a report of extreme truancy. Thereafter, the family was provided in-home services to address the truancy issues (N.O.N. had missed over sixty (60) days of school), concerns about drug and alcohol issues, housing, and medical concerns regarding N.O.N. and his sister. On March 23, 2021, N.O.N. was adjudicated dependent due to continued ongoing truancy, unstable housing, and parental mental health and substance abuse issues. Legal and physical custody of the child was transferred to CYF. N.O.N. has remained in foster care since that date.

On October 29, 2021, CYF received additional referrals concerning allegations of sexual misconduct involving the children. It was reported that parents had exposed N.O.N. and his sister to sexual abuse, including exposure to pornographic materials while in Mother's care. Further information indicated that as an apparent result of this corrupted guidance, N.O.N. was attempting to engage in sexual activity with his sister. An investigation was initiated by CYF in November 2021. Following a November 2021 hearing on CYF's petition for aggravating circumstances, a dependency court order was issued on December 3, 2021 finding aggravating circumstances existed, (based on Mother's 2008 manslaughter and aggravated assault convictions for killing two of her other young children in a house fire caused by Mother's neglect after getting high on crack cocaine), but requiring reunification efforts to continue. On December 29, 2021, following the investigation and interviews of N.O.N. and his sister, CYF determined that the sexual abuse allegations were found to be "credible" and the report of abuse was determined to be "indicated."

Psychosexual evaluations of the children occurred in January 2022. Following the evaluations, the children were placed in separate foster homes. Further recommendations were made by the therapist-evaluator that visits with Mother and N.O.N.'s father ("Father") were contrary to the safety and wellbeing of N.O.N. By order dated February 7, 2022, Mother's visitation with the child was suspended. In June 2023, Mother was directed to undergo a psychosexual evaluation and comply with treatment recommendations. Resumption of Mother's contact with the child would be wholly dependent upon her compliance with the evaluation, and the recommendation of the child's therapist as to when/if the child was ready. To date, Mother has not completed the recommended psychosexual treatment and N.O.N.'s therapist has not recommended that visitation with Mother resume. Consequently, Mother's visitation with N.O.N. remains suspended.

Since the March 2021 dependency adjudication order, Mother has been ordered to comply with a number of dependency court directives. Mother was required to

ensure the child timely attend school daily; ensure the child receive appropriate medical, dental and vision care; undergo a drug and alcohol evaluation and follow all recommendations; undergo a mental health evaluation and follow all recommendations; work to find and maintain suitable housing for herself and N.O.N.; cooperate with a certified recovery specialist when available; and cooperate with CYF and all service providers, including New Life Visitation, Family Finding, and Life Skills. Later, in September 2021, Mother was directed to provide proof of employment or legal source of income. In August 2022, Mother was directed to comply fully with her terms of parole (on a charge(s) related to her manslaughter and aggravated assault convictions). And in a dependency court order dated June 28, 2023, three (3) months after the Petition was filed, Mother was directed to participate in a psychosexual evaluation. Thereafter, Mother was directed to participate in in specialized sexual therapy and follow all recommendations from parenting capacity, psychosexual, and domestic violence evaluations.

Mother has done little, if anything, to alleviate the conditions which lead to the children's removal and the subsequent cessation of visitation which could lead to her reunification with N.O.N. Any attempts by Mother after the filing of the Petition to remedy the conditions must not be considered as rebutting the allegations brought pursuant to §§ 2511(a)(1) and (8). *See* 20 Pa.C.S. § 2511(b).

Parental duty requires that the parent act affirmatively with good faith interest and effort, and not yield to every problem, in order to maintain the parent-child relationship to the best of his ... ability, even in difficult circumstances. A parent must utilize all available resources to preserve the parental relationship and must exercise reasonable firmness in resisting obstacles placed in the path of maintaining the parent-child relationship.

Parental rights are not preserved by waiting for a more suitable or convenient time to perform one's parental responsibilities while others provide the child with [the child's] physical and emotional needs.

In Re Z.P., 994 A.2d 1108, 1119 (Pa. Super. 2010).

The permanency review orders reveal Mother's compliance with the court's directives has often been minimal and erratic. Mother was reported to have "substantial compliance" with the dependency court orders only for a brief period in 2022. However, this did not last long, and by October 2022 she was again minimally compliant with the permanency review orders, and remained so until the Petition was filed in March 2023. As a result of Mother's failure to comply with the dependency court's directives, the child was placed into foster care. While there was some evidence of Mother having at times employment, housing, mental health and drug and alcohol

treatment, these efforts were sporadic and often fleeting.

Throughout 2022, Mother failed to comply with drug and alcohol requirements. Mother was unsuccessfully discharged from a treatment facility in February 2022, and was arrested and charged with possession of a controlled substance and paraphernalia in August 2022. In December 2022, Mother informed CYF that she had relapsed with methadone and marijuana, and was on house arrest. On June 6, 2023, Mother pled guilty to the February 2022 charges. She only began to engage in drug treatment and mental health therapy in September 2023, six (6) months after the Petition was filed. Of concern is that despite her history of drug dependence, arrests, treatment and knowing the effect of her drug use on possible reunification with N.O.N., Mother's sobriety continues to be an issue. At the final hearing on April 25, 2024, Mother tested positive for THC.

Mother's employment history is sparse and demonstrates a continuing inability to acquire sufficient employment income to support N.O.N. Terminated from her employment in December 2023, Mother still had not secured re-employment by the final hearing in April 2024. Credible testimony from CYF caseworker, Ashley Sabuacac ("Ms. Sabuacac"), included that Mother only looks for employment on Friday afternoons when she meets with the assigned parent educator. Additionally, Mother has not cooperated with Life Skills services set up by CYF and mandated by the dependency court. These services were suspended in December 2022 due to lack of contact from Mother. Life Skills services were formally closed in January 2023. They have never been reactivated.

Mother has never demonstrated the ability to provide N.O.N. a stable home if he were entrusted back to her care. Mother has been in and out of prison over the course of this matter and lost her Section 8 housing voucher in May 2022, after she failed to take action to prevent its expiration. As result, Mother is ineligible to reapply for this housing aid until May 2026. Further, it was not until the summer of 2023, after the filing of the Petition, that Mother obtained her current housing. At that time, Mother having lost her housing with her brother, moved in with Father who was then residing with his brother and his wife. Approximately six (6) months later, Father was asked to leave that home due to his unacceptable behavior. Mother has continued to live there but cannot afford to pay rent. This is not an acceptable housing option for N.O.N.

Mother was also dilatory and sporadic in her engagement with the court required mental health therapy. It was not until six (6) months after the filing of the Petition that Mother again engaged in this therapy. However, this did not last long and in December 2023, Mother unilaterally ceased attending it.

Following a review of the evidence, the court finds there is credible evidence to terminate Mother's parental rights pursuant to 23 Pa.C.S. §§ 2511(a)(1),(2),(5) and (8). The evidence presented met the clear and convincing burden of proving 23

Pa.C.S. § 2511(a)(1) in that Mother, by conduct continuing for a period of at least six (6) months immediately preceding the filing of the Petition, has refused or failed to perform parental duties. The evidence presented met the burden of proving 23 Pa.C.S. § 2511(a)(2) in that the repeated and continued incapacity, abuse, neglect or refusal of Mother has caused the child to be without essential parental care, control or subsistence necessary for his physical or mental well-being, and the conditions and causes of the incapacity, abuse, neglect or refusal cannot or will not be remedied by Mother. Also, the evidence presented met the burden of proving 23 Pa.C.S. § 2511(a)(5). The child has been removed from the care of Mother by the court for a period of at least six (6) months, the conditions which led to the removal or placement of the child continue to exist, Mother cannot or will not remedy those conditions within a reasonable period of time, the services or assistance reasonably available to Mother are not likely to remedy the conditions which led to the removal or placement of the child within a reasonable period of time, and termination of Mother's parental rights would best serve the needs and welfare of the child. Finally, the evidence presented met the burden of proving 23 Pa.C.S. § 2511(a)(8) where the child has been removed from the care of the parent by the court, twelve (12) months or more have elapsed from the date of removal or placement, the conditions which led to the removal or placement of the child continue to exist and termination of parental rights would best serve the needs and welfare of the child. (This court notes that should Mother appeal this decision, and successfully have this matter remanded, there appears to be no reason why the Petition could not be amended to include a termination averment pursuant to § 2511(a)(9)(i) and (ii), because Mother has been convicted of one of the following in which the victim was her child: (i) an offense under 18 Pa.C.S. Ch. 25 (relating to criminal homicide); (ii) a felony under 18 Pa.C.S. § 2702 (relating to aggravated assault)).

23 Pa.C.S. §2511(b)

Our Supreme Court has held, the “pivotal language from Section 2511(b), which mandates that the court, having determined subsection (a) has been satisfied, shall give primary consideration to the developmental, physical and emotional needs and welfare of the child.” *In the interest of K.T.*, 296 A.3d 1085, 1105 (Pa. 2023)(internal citations and quotations omitted). In accordance with the Supreme Court directive, this court summarizes the key areas of inquiry as follows:

1. *Would the severance of the parent/child bond cause adverse/detrimental impact?*

The testimony was unrefuted that the child has not lived with or been in the care of Mother since March 23, 2021. Mother has not had any form of contact with N.O.N. since February 2022 when the dependency court, upon the recommendation of the child's therapist, determined that it would not be safe for visits to continue. Child's therapist, Jessica Ventura, LPC (“Ms. Ventura”) works specifically with children who have been exposed to sexual behavior through their environment or personal

experiences and credibly testified that any bond between Mother and child was created out of abuse and parentification. She testified that the parentification originally put N.O.N. in a position where he perceived he was responsible for protecting his parents and therefore tasked with keeping secrets to protect them from consequences. She further testified that this bond, despite the neglect or abuse by the parent against the child, results in the conditioning of the child to try to meet the needs of their parent. It was Ms. Ventura's credible opinion that severing any bond between Mother and N.O.N. would not cause him irreparable harm, but would in fact be in his best interest.

Ms. Sabuacak credibly testified that the bond between N.O.N. and Mother has already been effectively severed, and therefore termination would not cause irreparable harm. N.O.N. has not asked to see Mother. In fact, he has expressed a desire to be adopted by his foster parents. Ms. Sabuacak described N.O.N. as thriving in his foster home. He is doing well academically. He participates in his school choir, taekwondo and programs through the YMCA. His foster family supports N.O.N. and his needs. Importantly, he attends weekly trauma therapy with Ms. Ventura. There was no evidence presented to indicate that N.O.N. has put his life, or day to day happiness and contentment, on hold awaiting Mother to complete the work necessary for their reunification. The credible evidence proved that N.O.N. would not have any adverse or detrimental impact by the severing of the parent-child bond with Mother.

2. Would maintaining the existing bond serve the child's developmental, physical, emotional needs and welfare?

It was unrefuted that Mother has not had any contact with N.O.N. since January of 2022, nearly two and a half (2 ½) years ago. The testimony regarding the bond, if any, between N.O.N. and Mother was concerning. There was no credible evidence that maintaining N.O.N.'s bond with Mother would serve the child in any manner.

3. Does the child's need for permanency and length of time in foster home support termination of parental rights?

The child has now been living for two and a half (2 ½) years, since January 2022, with his foster family. Mother has had, since March 2021 when the child was adjudicated dependent, access to all available resources offered to help her regain custody of her child. Rather than progress, Mother regressed in her efforts to meet the required terms for reunification. Clearly, N.O.N.'s need for permanency, and dozens of successful months in a foster home, support termination of Mother's parental rights.

Our unanimous decision in T.S.M. also highlighted the importance of permanency and the need to find stability for dependent children in a timely fashion. As then-Justice Baer stated so eloquently, courts considering a termination petition "must keep the ticking clock of childhood ever in mind. Children are young for a scant number of years,

and we have an obligation to see to their healthy development quickly.”

In the interest of K.T., 296 A.3d 1085, 1107–08 (Pa. 2023)

4. *Does the pre-adoptive home meet the child’s developmental, physical and emotional needs?*

N.O.N. first came to the attention of CYF in January 2019, for issues of extreme truancy. Despite CYF offering assistance through in-home services, N.O.N.’s truancy continued, and concerns about drug and alcohol issues, housing, and medical concerns regarding N.O.N. and his sister were discovered. The child was removed from the home and has been in foster care since. When allegations were made, and later determined by CYF to be indicated as to sexual abuse, the children were separated from one another and placed into separate foster homes. N.O.N. has remained in that pre-adoptive home since January 2022. The foster parents have expressed a desire to adopt N.O.N. The child has expressed his wish to be adopted by this family. The foster parents have steadfastly provided a safe, stable and emotionally nurturing home for N.O.N. The child is thriving in that home. The child is active and involved in extracurricular activities. Academically, despite the historic truancy issues under Mother’s care, now N.O.N. is doing well in school. There was no testimony of any disciplinary issues at home or school. The pre-adoption home fully meets all of N.O.N.’s needs.

5. *Has the child bonded with the foster family?*

The unrefuted credible testimony was that the child is bonded with the foster family. The foster parents have expressed a desire to adopt N.O.N. and he in turn has stated he wants to be adopted. N.O.N. was able to articulate to his therapist that he wants to continue to live in his current environment with caregivers who can meet his needs and keep him safe. As stated, the child is thriving in his current home. Ms. Ventura described N.O.N. as being totally different from how he presented upon first meeting her, not long after he left Mother’s care. His physical appearance, his ability to communicate his thoughts and feelings, and his capability to now internalize and use skills learned in therapy, are now very much improved, no doubt in part from the close and nurturing bond he has with his foster family.

6. *Clear & convincing evidence that termination best serves the child’s needs and welfare, and that the parental bond is not necessary and beneficial.*

As the Supreme Court held,

Although it is always a difficult and fraught process, we have nevertheless concluded that, under certain circumstances, termination of parental rights is intended to prevent children from growing up in

an indefinite state of limbo, without parents capable of caring for them, and at the same time unavailable for adoption by loving and willing foster families[.] It is for this reason courts must not only consider the child's bond with the biological parent, but also examine the intangibles such as the love, comfort, security, and stability the child might have with the foster parent. It is why federal law sets a twenty-two-month permanency timeline and requires concurrent planning so that agencies can prepare to quickly place the child in an alternative, permanent home if reunification efforts fail.

In the interest of K.T., supra. at 1111–12 (internal citations and quotations omitted).

After careful examination of the credible testimony and evidence, the court concludes that CYF has met its burden in proving § 2511(b), by clear and convincing evidence, that the loving support and bond which has developed between the N.O.N. and the pre-adoptive foster family supports termination of Mother's parental rights, and that the severance of the parent-child bond would not cause irreparable emotional harm to N.O.N., and the bond is neither necessary nor beneficial to him.

TABLE OF CONTENTS
LEGAL NOTICES

Orphans' Court Audit List **(2nd Publication of 2)** 2

Change of Name Notice 3

Estate Notice **1st Publication**. 3

Estate Notice **2nd Publication** 5

Estate Notice **3rd Publication**. 6

Fictitious Name Notice 8

Foreign Registration Statement. 8

Nonprofit Corporation Notice. 8

Notice of Disbarment 8

Public Notice **(3rd Publication of 4)**. 9

Sheriff Sale of Real Estate **(1st Publication of 3)** 11

Chester County Court of Common Pleas
Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, NOVEMBER 06, 2024 09:00 AM

PHYLLIS A. PASTORIUS	1516-0204
CALL OF THE AUDIT LIST	
FIRST AND PARTIAL ACCOUNT	

AARON D. MARTIN	ROBERT PASTORIUS, EXECUTOR
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PHYLLIS A. PASTORIUS	15-24-2118
CALL OF THE AUDIT LIST	
FIRST AND PARTIAL ACCOUNT	

AARON D. MARTIN	ROBERT PASTORIUS, TRUSTEE
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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

LAW NO. 2024-06068-NC

NOTICE IS HEREBY GIVEN that the name change petition of Erin Victoria Gray was filed in the above-named court and will be heard on Monday, November 4, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, July 12, 2024 Name to be changed from: Erin Victoria Gray to: Erin Victoria Lusk
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CHANGE OF NAME NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION - NAME CHANGE - No. 2024-06083-NC - NOTICE IS HEREBY GIVEN that on 7/12/24, the Petition of BRENDA JEAN COSSABOON was filed in the above-named Court, praying for a Decree to change her name to FIONA CORINNE CULVER. The Court has fixed 11/18/24, at 2:00 p.m., Courtroom 15, 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.

CHANGE OF NAME NOTICE

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

LAW NO. 2024-06332-NC

NOTICE IS HEREBY GIVEN that the name change petition of Elizabeth Ann Vassar was filed in the above-named court and will be heard on Monday, November 25, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, July 19, 2024 Name to be changed from: Elizabeth Ann Vassar to: Elizabeth Ann Jones
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

ESTATE NOTICES

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

1st Publication

ABDALA, Wanda Aleene, late of West Whiteland Township. Victor Abdala, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

ANSLEY, Grace, a/k/a Grace C. Ansley, late of East Goshen Township. Robert H. Clark, 41 Blackthorne Ln., Aston, PA 19014 and Carolyn Ansley, 419 W. Nields St., West Chester, PA 19382, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

BAYNE, William F., late of Charleston Township. William J. Bayne, 1260 Browning Court, Lansdale, PA 19446, care of PATRICIA M. DAVID, Esquire, PO Box 369, Lederach, PA 19450, Executor. PATRICIA M. DAVID, Esquire, Maza & David, PO Box 369, Lederach, PA 19450, atty.

CARR, JR., James Robert, late of West Fallow-

field Township. ANITA M. D'Amico, 65 S. Third St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

CUNIUS, Edward A., late of West Bradford Township. Marybeth Cunius, care of COURTNEY A. WIGGINS, Esquire, PO Box 3169, West Chester, PA 19381, Executrix. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

GENTER, Mary Beth, late of Caln Township. Emily Wyatt, 108 E. Miner St., West Chester, PA 19382, care of JANNAM. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, atty.

HEIBECK, Betty Lou, a/k/a Betty L. Heibeck, late of London Grove Township. Beverly Lynn Rogevich, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

HOBER, Charles, late of Penn Township. Katherine Zaiser, 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.

MARLOWE, Terrence J., late of Downingtown. Robin S. Marlowe, 7 Hessian Ct., Downingtown, PA 19335, Administratrix.

MAZZOLI, Lawrence William Joseph, late of Westtown Township, West Chester. Jessica Mazzoli, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

MORGAN, Joyce Ethel, late of East Goshen Township. Johnathan P. Morgan, care of CHARLES A. McCAULEY, III, Esquire, 1801 Market St., Ste. 2300, Philadelphia, PA 19103, Executor. CHARLES A. McCAULEY, III, Esquire, Offit Kurman, P.C., 1801 Market St., Ste. 2300, Philadelphia, PA 19103, atty.

NEIDIGH, Victoria Nelson, a/k/a Victoria N. Neidigh, late of West Chester Borough. Laura Nelson King, 509 Mount Pleasant Ave., Oxford, PA 19363, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop

Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

NIXON, Shirley E., late of Valley Township. Darden C. Dorsey, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

PASTVA, Dolores Marie, a/k/a Dolores S. Pastva, late of West Whiteland Township. Theodore J. Pastva, Jr., 6120 SE Winged Foot Court, Stuart, FL 34997, care of ANTHONY J. ROCCA, Esquire, 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102, Executor. ANTHONY J. ROCCA, Esquire, Law Offices of Anthony J. Rocca, P.C., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102, atty.

REGINO, Ian Carmine, a/k/a Ian Regino, late of East Goshen Township. Neal O. Regino, 22 Tasker Ave., Norwood, PA 19074, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, atty.

RUPRECHT, Alice A., late of West Chester / Springfield (Delco). Robert A. Ruprecht, 274 Cotswold Ln., West Chester, PA 19380, Executor.

SEWTER, Mark R., late of Sadsbury Township. Gwyneth A. Sewter, 234 Folin St., Coatesville, PA 19320, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SIGLE, Natalie R., a/k/a Natalie Sigle, late of Honeybrook Township. Nina M. Shaffer, P.O. Box 13, Pocopson, PA 19366, Executrix.

TINCANI, Shirley Ann, a/k/a Shirley A. Tincani, late of Westtown Township. Matthew J. Tincani, 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.

WAGNER, Elsie A., late of East Pikeland Township. Jane M. Wagner, care of TARA M. WALSH, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executrix. TARA M. WALSH, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

WASSON, Rita S., late of Penn Township. Melody A. Diamond, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

WORTH, Howard M., late of West Whiteland Township. John W. Worth and Brook R. Worth, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Co-Executors. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

2nd Publication

AMOROSO, Eileen C., late of East Pikeland Township. Jenna M. Amoroso, 1405 Stirling Court, Phoenixville PA 19460, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, atty.

BALISTRERI, Lisa Marie, late of West Bradford Township. Janine Balistreri, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Administrator. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

CAMPBELL, Dorothy M., late of East Whiteland Township. Helene Hill, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

CLARK, Christopher J., late of Easttown Township. Christopher John Clark, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

CORMAN, Benjamin Adam, late of Phoenixville. Marilyn Greenspan, 2429 New Market Square South, Bensalem, PA 19020, care of JUDITH STUTMAN IZES, Esquire, 30 W. Airy Street, Norristown, PA 19401, Administratrix. JUDITH STUTMAN IZES, Esquire, Gazan & John, P.C., 30 W. Airy Street, Norristown, PA 19401, atty.

DeFEO, Ellen Garland, late of Coatesville. Julie DeFeo, 2907 Camino del Gusto, Santa Fe, NM 87507, Executrix.

DeSIMONE, Antoinette N., a/k/a Antoinette Nardi DeSimone, late of Caln Township. Neilson Carlin, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

HAYMAN, Selma, late of Pennsbury Township. Barbara Dowdall, care of WILLIAM MORROW, Esquire, Swedesford Park, 1255 Drummers Ln., Ste.

105, Wayne, PA 19087, Executrix. WILLIAM MORROW, Esquire, Palmarella & Raab, P.C., Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

HUGHES, James Hurd, late of Kennett Square. Gayle G. Hughes, 352 East Hillendale Road, Kennett Square, PA 19348, care of PETER S. GORDON, Esquire, 1925 Lovering Avenue, Wilmington, DE 19806, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

JARMAN, Terrence Fleetwood, a/k/a Terence F. Jarman and Terence Jarman, late of Easttown Township. Tracy Jarman, care of VICKI L. KUSHTO, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901, Administratrix. VICKI L. KUSHTO, Esquire, Clemons Richter & Reiss, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901, atty.

JOHNSON, Alfreda M., a/k/a Alfreda Johnson, late of Borough of West Chester. Guy R. Johnson, Jr., 50 Horizon Drive, East Fallowfield, PA 19320, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

JOHNSON, Robert Lee, late of East Fallowfield Township. Katherine Stern, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, phone #610-857-5500, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, phone #610-857-5500, atty.

JUFES, Helen, late of West Brandywine Township. Arlene Cellucci, 114 American Way, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KENNEDY, John R., late of London Grove Township. John Kennedy, 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.

KLINE, Wayne R., a/k/a Wayne Robert Kline, late of Nottingham. Susan M. Kline, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square,

PA 19348, atty.

LAMSON-SCRIBNER, Kimberly Adams, late of Tredeffrin Township. Bradford H. Lamson-Scribner, Attn.: Heather Dorr, V.P., PNC Private Bank, 1600 Market St., 6th Fl., Philadelphia, PA 19103, Administrator. Attn.: Heather Dorr, V.P., PNC Private Bank, 1600 Market St., 6th Fl., Philadelphia, PA 19103

LITTLE, Jeffrey G., late of Phoenixville. Maureen Kennedy Hilferty, 132 Gay Street, Phoenixville, PA 19460, care of GARY P. LEWIS, Esquire, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, atty.

LOUGHIN, Jari L., late of Township of North Coventry. Ryan K. Loughin, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

McCLINTICK, Laura Jean, late of Easttown Township. John E. McClintick and Barbara E. McClintick, care of MARC H. JAFFE, Esquire, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, Administrators. MARC H. JAFFE, Esquire, Fromhold Jaffe Adams & Jun, P.C., 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, atty.

McCOOL, Mary Ellen, a/k/a Maryellen McCool, late of East Bradford Township. James R. Hackman, 1536 Carmac Rd. West Chester, PA 19382, care of WAYNE C. BUCKWALTER, Esquire, P.O. Box 565, West Chester, PA 19381, Executor. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, P.O. Box 565, West Chester, PA 19381, atty.

McGARRITY, Mary C., late of West Vincent Township. Lynn Mentz, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

MYERS, JR., Lewis C., late of Sadsbury Township. Gary S. Myers, 1009 Manor Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

NAIDU, Ramarao, late of East Bradford Township. Sanjiv Naidu, care of ROBERT HULNICK, Esquire, 212 W. Gay St., West Chester, PA 19380, Administrator CTA. ROBERT HULNICK, Esquire,

Tupitza & Associates, P.C., 212 W. Gay St., West Chester, PA 19380, atty.

PANOS, Charles, late of Devon. George Panos, 940 Mansion Road Drexel Hill, PA 19026, Executor.

PATTON, SR., Ronald W., late of Valley Township. Karen A. Samms, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

ROEHRS, Giles B., a/k/a Giles Brent Roehrs, late of West Vincent Township. Donna M. Roehrs, 7 Birchrun Terrace, Chester Springs, PA 19425, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

STANFORD, Irene T., late of Caln Township. Robert T. Stanford, 246 Park Drive, Downingtown, PA 19335, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

STEEL, Barbara N., late of Kennett Township. Greta L. Denny, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

WILKENS, Joel Scott, late of East Goshen Township. John Wilkens III, 1648 Christine Lane, West Chester, PA 19380, Executor.

3rd Publication

AGUILAR, Gerardo Francisco Romero, late of Londonderry Township. Hiram Romero Aguilar, care of KRISTEN L. BEHRENS, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Administrator. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

BRADLEY, Barbara Leigh, late of West Pikeland Township. James Douglas Bradley, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BROWN, Linda A., late of West Nottingham

Township. Charles A. Brown, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

DELLA PELLE, Robert G., late of Kennett Square. Bernadette Della Pelle, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

DORITY, Jeanne Doseff, a/k/a Jeanne D Dority, late of Devon, Easttown. Thomas Foster Dority, 1116 Pawlings Rd., Audubon, Pennsylvania, 19403, Executor.

FIORINO, Sylvia Lee, a/k/a Sylvia L. Trotman Fiorino, late of Uwchlan Township. Sylvia Lee Cooperman, 20 Crown Oak Dr., Chester Springs, PA 19425 and Kimberly F. Gress, 304 Morris Rd., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrices. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

GARRISON, Lucille E., a/k/a Lucille Garrison, late of Uwchlan Township. Scott W. Garrison, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

GROSS, Carol Carpenter, late of West Brandywine. Andrew Carpenter, 315 Fairview Dr. Exton, PA 19341, care of JENNIFER WALKER, Esquire, 31 S. High Street, Ste 200, West Chester, PA 19382, Executor. JENNIFER WALKER, Esquire, 31 S. High Street, Ste 200, West Chester, PA 19382, atty.

HALL, Todd Jeffrey, a/k/a Todd J. Hall, late of West Goshen Township. Heather M. Kalk, 1108 Woodridge Rd., Coatesville, PA 19320, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., Ste. 100, Exton, PA 19341, Administratrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, Exton, PA 19341, atty.

KIRN, Mondrae L., late of West Whiteland Township. Brian T. Kirn, Sr., 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.

McKENNA, Maria, late of Westtown Township. Joseph Michael McKenna, care of CHRISTOPHER

M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executor. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

MILEY, Nora Carr, late of West Chester. Marilyn Haley, Executrix.

MURPHY, Paul Thomas, a/k/a Paul T Murphy, late of Newlin Township. Catherine Lyn Murphy, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack St Ste 101 West Chester PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 882 S Matlack St Ste 101 West Chester PA 19382, atty.

PIERSON, Betty R., late of New Garden Township. Lesa Renee Simpson, 100 McBerty Court, Oxford, PA 19363 and Mark David Pierson, 191 Laurel Heights Rd., Landenberg, PA 19350, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

PIERSON, James Robert, a/k/a J. Robert Pierson, late of New Garden Township. Lesa R. Simpson, 100 McBerty Court, Oxford, PA 19363 and Mark D. Pierson, 191 Laurel Heights Rd., Landenberg, PA 19350, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrators. DBN-CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

RUGGIERI, Margaret Agnes, a/k/a Margaret A. Ruggieri, late of East Caln Township. Kevin F. Killgallen, 411 Oakland Dr., Downingtown, PA 19355, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SIGNORA, Janer J., late of Willistown Township. Suzanne Fanelle, care of DANIEL P. WARD, Esquire, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executrix. DANIEL P. WARD, Esquire, Toscani, Stathes & Zoeller, LLC, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

SITAR, Carol A., late of Upper Uwchlan Township. Lucia M. Sitar, 117 Palsgrove Way, Chester Springs, PA 19425, care of CHARI M. ALSON, Esquire, 200 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 200 State Rd., Media, PA 19063, atty.

SMITH, Victoria M., late of Westtown Township.

Richard D. Julason, 10 Morris Drive, Glen Mills, PA 19342, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Administrator. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

VOLLMER, June K., late of Berwyn/Tredyffrin Township. William E. Vollmer, Jr., care of DAVID W. ANTHONY, Esquire, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034, Executor. DAVID W. ANTHONY, Esquire, Dilts, Macary & Calvin, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034, atty.

WAGNER, Mary Emma, late of Phoenixville. Elizabeth Wagner, 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.

WIKER, Amy A., late of West Fallowfield Township. Michael Walton, 176 Althouse Rd., Cochranville, PA 19330, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WYERMAN, Kenneth A., late of East Caln Township. Susan W. Ivey, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

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

PRO PROFIT, with its principal place of business at 438 Carpenters Cove Lane, Downingtown, PA 19335. The application has been (or will be) filed on: Wednesday, September 18, 2024. The name(s) and address(es) of the individual(s) or entity(ies)

owning or interested in said business: Nabila Qurai-shi, 438 Carpenters Cove Lane, Downingtown, PA 19335.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that AMPULIS INC., a foreign corporation formed under the laws of the State of DE, where its principal office is located at 39039 Bayfront Dr., Ocean View, DE 19770, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 10/15/24 under the provisions of the PA Business Corporation Law of 1988. The registered office in PA is located at 2420 White Horse Rd., Berwyn, PA 19312. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors, 400 Berwyn Park, 899 Cassatt Rd., Berwyn, PA 19312-1133

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 10/1/2024, for:

Friends of MIS, Inc.

2449 Ridge Road
Elverson, PA 19520

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated October 15, 2024, Michael J. O'Neill, (#82191), of Pleasant Mount, PA, has been Disbarred on Consent from the Bar of this Commonwealth, effective November 15, 2024.

Marcee D. Sloan

Prothonotary

The Disciplinary Board of the Supreme Court of Pennsylvania

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

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

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

To be qualified for appointment an applicant must:

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

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

considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$223,836.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Thursday, November 7, 2024.**

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

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

Please note this vacancy was previously posted on October 25, 2023 and filled by Mary Kay Costello. The vacancy has been created again due to the fact that Judge Costello has been commissioned to serve as a United States District Judge. Those persons who previously submitted applications and wish to re-apply *need not* complete a new application. Rather, it is sufficient to send an email to Paed_apply@paed.uscourts.gov indicating an intent to be considered for the current opening. Supplemental information may be forwarded to the above email. But only if it is new information that was not previously submitted.

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

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, November 21st, 2024 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, December 23rd, 2024.** 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 of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 24-11-301

Writ of Execution No. 2022-08569

DEBT \$202,359.80

ALL THAT CERTAIN TRACT OF LAND, SITUATED IN THE TOWNSHIP OF EAST NANTMEAL, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED TO A PLAN DATED 6/6/1978 BY ROLAND A. DUNLAP, R.S., AS FOLLOWS: BEGINNING AT A P.K. NAIL IN THE CENTERLINE OF CONESTOGA PIKE (ROUTE #401) SAID P.K. NAIL BEING LOCATED

NORTH 61 DEGREES 31 MINUTES 00 SECONDS WEST, 21.71 FEET MARKING THE RELOCATED INTERSECTION OF CONESTOGA PIKE (ROUTE #401) AND BULLTOWN ROAD (L.R. 15144); THENCE FROM SAID POINT OF BEGINNING AND ALONG THE CENTER LINE OF CONESTOGA PIKE (ROUTE #401) NORTH 61 DEGREES 31 MINUTES 00 SECONDS WEST 456.72 FEET TO A P.K. NAIL; THENCE LEAVING SAID CONESTOGA PIKE AND ALONG LANDS OF DOUGLAS FRIEND THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(1) CROSSING OVER AN IRON PIN 25.00 FEET FROM THE CENTERLINE OF CONESTOGA

PIKE AND ALONG AN OLD FENCE CROSSING THE SOUTH BRANCH OF FRENCH CREEK,

NORTH 36 DEGREES 15 MINUTES 33 SECONDS EAST 301.94 FEET TO A STONE AT THE

CORNER OF AND OLD STONE WELL

(2) SOUTH 71 DEGREES 13 MINUTES 17 SECONDS EAST 160.75 FEET TO A PIPE AT THE NORTH EDGE OF SOUTH BRANCH OF FRENCH CREEK AND BEING LOCATED 23.40 FEET SOUTH OF THE NORTH END OF THE NORTHWEST ABUTMENT WALL OF AN OLD STONE BRIDGE; THENCE RE-CROSSING THE SOUTH BRANCH OF FRENCH CREEK AND ALONG THE ABANDONED BULLTOWN ROAD SOUTH 09 DEGREES 47 MINUTES 23 SECONDS EAST, 415.59 FEET CENTERLINE OF CONESTOGA PIKE TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.242 ACRES OF LAND BE THE SAME MORE OR LESS.

BEING the same premises which ARTHUR D. MOSCRIP AND MARTHA C. MOSCRIP, HUSBAND AND WIFE by

Deed dated July 16, 1987 and recorded in the Office of Recorder of Deeds of Chester County on July 27, 1987 at Book 840, Page 64 granted and conveyed unto RICHARD GOLD AND CAROL FEDINEZ.

Tax Parcel # 24-3-4

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: Carol Fedinez, individually and as known heir to Richard Gold, now deceased and the Unknown Heirs of Richard Gold, now deceased

SALE ADDRESS: RD #2, Box 409,
A/K/A 448 Bulltown Road, Elverson, PA
19520

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

SALE NO. 24-11-302

Writ of Execution No. 2018-06642

DEBT \$98,317.22

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

All that certain tract of land, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated December 8, 1986, revised July 22, 1987, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA, recorded in Chester County as Plan No. 7365, as follows:

Beginning at a point on the east right of way line of Caln Mortonville Road, a corner of Lot No. 1; thence leaving said right of way line along Lot No. 1, South 79 degrees 23 minutes 21 seconds East, 220 feet to a point in line of land remaining of

grantor herein; thence along land remaining of grantor herein, South 10 degrees 36 minutes 39 seconds West, 200 feet to a point; thence continuing along land remaining of grantor herein, North 79 degrees 23 minutes 21 seconds West, 220 feet to a point on the aforesaid east right of way line of Caln Mortonville Road; thence along the same, North 10 degrees 36 minutes 39 seconds East, 200 feet to the first mentioned point and place of beginning. Containing 1.010 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. BARNHART AND KAREN A. BARNHART WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM R. CRAIG JENKINS AND SHIRLEY M. JENKINS, HIS WIFE, DATED MARCH 15, 1991, RECORDED MARCH 20, 1991, AT DOCUMENT ID 012015, AND RECORDED IN BOOK 2344, PAGE 295, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 47-06-0054.020

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: Karen A. Barnhart, AKA Karen Barnhart; Robert M. Barnhart, AKA Robert Barnhart

SALE ADDRESS: Lot 2 Caln Road, AKA 960 South Caln Road, Coatesville, AKA East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **MANLEY
DEASKOCHALSKILLC 614-220-5611**

SALE NO. 24-11-303**Writ of Execution No. 2021-06387****DEBT \$2,448.83**

ALL THAT CERTAIN piece or parcel of ground, with the single frame dwelling thereon erected, hereditaments and appurtenances.

SITUATE in the Township of Valley, County of Chester, and State of Pennsylvania.

Tax Parcel # 38-5G-61

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Sammy Codio**

SALE ADDRESS: 78 Green Street, Valley Township, PA 19320

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

SALE NO. 24-11-306**Writ of Execution No. 2021-04732****DEBT \$4,022.24**

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester,

Commonwealth of Pennsylvania.

Tax Parcel # 28-2-20.1A

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Thomas F. Hannum**

SALE ADDRESS: 341 Hill Road, West Caln Township, PA 19344

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

SALE NO. 24-11-309**Writ of Execution No. 2021-08659****DEBT \$1,864.65**

ALL THAT CERTAIN messuage and tract of land with the hereditaments and appurtenances, situate in Caln Township, (erroneously described in former conveyances as Valley Township), Chester County, Pennsylvania.

Tax Parcel # 39-4A-6

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Nicholas Bucci**

SALE ADDRESS: 2609 Kings Highway, Caln Township, PA 19320

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

SALE NO. 24-11-313**Writ of Execution No. 2022-05939****DEBT \$6,472.35**

ALL THAT CERTAIN parcel of land SITUATE in West Brandywine Township, Chester County, Pennsylvania

Tax Parcel # 29-2-13

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **William D. McKinney**

SALE ADDRESS: 1281 N Manor Road, West Brandywine, PA 19343

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

SALE NO. 24-11-314**Writ of Execution No. 2022-04903****DEBT \$4,668.14**

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

Tax Parcel # 9-10-140

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Christina M. Cortlessa**

SALE ADDRESS: 8 Bay Street, S. Coatesville, PA 19320

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

SALE NO. 24-11-318**Writ of Execution No. 2020-05759****DEBT \$10,952.68**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected SITUATE in the Township of Caln, County of Chester, State of Pennsylvania.

Tax Parcel # 39-4-718

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Susan H. Fournier**

SALE ADDRESS: 3213 Silbury Hill, Caln Township, PA 19335

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

SALE NO. 24-11-316**Writ of Execution No. 2024-04030****DEBT \$154,296.73**

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

Tax Parcel # 15-09-0643.210

IMPROVEMENTS thereon: a residential property

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **PATRICK T. RYAN**

SALE ADDRESS: 200 Lincoln Avenue, Unit 122, Phoenixville, PA 19460

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

SALE NO. 24-11-319**Writ of Execution No. 2019-05991****DEBT \$131,907.85**

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

All that certain lot or piece of land situate in Thorndale Heights Division No. 1, also called Louanna Springs located in Caln Township, County of Chester, State of Pennsylvania, bounded and described as

follows, to wit:

Two Lots or tracts of ground, known as Lot Nos. 134 and 135, containing forty-five feet in width, from two iron pins in the center line of Norwood Avenue and extending back in depth in a like width of one hundred thirty-five feet to two iron pins in a public alley, as reference to the

Plot or Plan of said Thorndale Heights Division No, 1, also called Louanna Springs, as recorded in Plan Book 1, Page 80, in the Office of the Recorder of Deeds, for the County of Chester.

BEING THE SAME PROPERTY CONVEYED TO MARTIN SANTOS PAGAN WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ELAINE MARIE EBKE ALSO KNOWN AS ELAINE MARIE RATHBUN, DATED AUGUST 25, 2017, RECORDED OCTOBER 2, 2017, AT DOCUMENT ID 11569369, AND RECORDED IN BOOK 9625, PAGE 52, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 39-4M-54

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Martin Santos Pagan (deceased)**

SALE ADDRESS: 3801 Norwood Avenue, Downingtown AKA Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

SALE NO. 24-11-320

Writ of Execution No. 2012-09656

DEBT \$787,244.53

PROPERTY SITUATE IN WEST PIKE-LAND TOWNSHIP

Tax Parcel # 34-3-22.11

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFI-

CATES, SERIES 2007-2

VS

DEFENDANT: **BRIAN JARRATT A/K/A JAMES BRIAN JARRATT A/K/A BRADFORD J. JARRATT & JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425

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

SALE NO. 24-11-321

Writ of Execution No. 2024-01892

DEBT \$458,515.17

PROPERTY SITUATE IN TOWNSHIP OF WEST BRADFORD

Tax Parcel # 50-6-14.6

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MidFirst Bank

VS

DEFENDANT: **MARIO MAGNOTTA & BRIAN J. WENTZ**

SALE ADDRESS: 1300 Shadyside Road, Downingtown, PA 19335

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

SALE NO. 24-11-322

Writ of Execution No. 2024-02941

DEBT \$158,003.56

Property situate in the BOROUGH OF PARKESBURG, CHESTER County, Pennsylvania, being

Tax Parcel # 08-06-0052

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SER-
VICING, LLC

VS

DEFENDANT: **LAURA N.**
MERKLINGER

SALE ADDRESS: 52 E 2nd Avenue,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **BROCK &**
SCOTT, PLLC 844-856-6646

SALE NO. 24-11-323

Writ of Execution No. 2024-01228

DEBT \$133,502.50

PROPERTY SITUATE IN CALN TOWN-
SHIP

Tax Parcel # 39-05A-0011

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **JOHN J. MARSHALL**

SALE ADDRESS: 305 Astor Court AKA
305 Astor Court, Unit 109, Downingtown,
PA 19335

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

SALE NO. 24-11-324

Writ of Execution No. 2024-02089

DEBT \$317,559.93

Property situate in the EAST PIKELAND
TOWNSHIP, CHESTER County, Penn-
sylvania, being

BLR # 26-4C-71 AKA 26-04C-0071

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: LAKEVIEW LOAN SER-
VICING, LLC

VS

DEFENDANT: **BRANDON S. MILLER**
& MANDY L. MILLER

SALE ADDRESS: 222 Beacon Drive,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **BROCK &**
SCOTT, PLLC 844-856-6646

SALE NO. 24-11-325

Writ of Execution No. 2023-10216

DEBT \$223,314.33

Property situate in the CALN TOWN-
SHIP, CHESTER County, Pennsylvania,
being

BLR # 3905A02300000

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: U.S. BANK TRUST COM-
PANY, NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-ININTER-
EST TO U.S. BANK NATIONAL AS-
SOCIATION, AS TRUSTEE FOR THE
REGISTERED HOLDERS OF MAS-
TR ASSET BACKED SECURITIES
TRUST 2005-NC2, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2005-NC2

VS

DEFENDANT: **SUSAN TROUPE NEL-**
SON A/K/A SUSAN T. NELSON

SALE ADDRESS: 218 Carlyn Court,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BROCK &**
SCOTT, PLLC 844-856-6646

SALE NO. 24-11-326
Writ of Execution No. 2019-10859
DEBT \$404,625.16

ALL THAT CERTAIN tract, lot or piece of land with the buildings and improvements thereon erected, Situate in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Record Major Subdivision Plan, West Meadows, made by Kidde Consultants, Inc., E.P.S., dated 02/24/1987 as last revised 04/01/1987 which Plan is of record in the Office of the Recorder of Deeds as Plan No. 7312.

Tax Parcel # 5-7-44

PLAINTIFF: DLJ Mortgage Capital Inc.

VS

DEFENDANT: **William T. Eichelberger**

SALE ADDRESS: 1 West Meadow Court,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **ALBERTELLI LAW 856-724-1888**

SALE NO. 24-11-327
Writ of Execution No. 2024-01016
DEBT \$144,026.79

Property situate in the WEST WHITELAND TOWNSHIP, CHESTER County, Pennsylvania, being BLR # 4105 062 300 00 a/k/a 41-5-623

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK,
N.A.

VS

DEFENDANT: **JOSE JULIAN QUIROZ HERAS**

SALE ADDRESS: 905 Railway Square,

A/K/A 905 Railway Square #48, West
Chester, PA 19380

PLAINTIFF ATTORNEY: **BROCK &
SCOTT, PLLC 844-856-6646**

SALE NO. 24-11-328
Writ of Execution No. 2024-04642
DEBT \$257,324.87

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VALLEY, IN THE COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A FINAL PLAN OF ST. GEORGE PLACE, MADE BY BERGER & HAYES, INC., CONSULTING ENGINEERS AND SURVEYORS (THORNDALE, PENNSYLVANIA) DATED AUGUST 6, 1979 AND LAST REVISED SEPTEMBER 18, 1979 RECORDED AS CHESTER COUNTY PLAN NUMBER 2675 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ST. GEORGE ROAD AT ITS POINT OF INTERSECTION WITH THE NORTHERLY SIDE OF HILLCREST ROAD; THENCE ALONG THE NORTHEASTERLY SIDE OF ST. GEORGE ROAD NORTH 12 DEGREES 13 MINUTES 31 SECONDS WEST 198.03 FEET TO A POINT A CORNER OF LOT 2; THENCE ALONG LOT 2 NORTH 78 DEGREES 35 MINUTES 52 SECONDS EAST 217.98 FEET TO A POINT IN LINE OF LOT 3; THENCE ALONG LOT 3 SOUTH 12 DEGREES 13 MINUTES 31 SECONDS EAST 216 .8 8 FEET TO A POINT ON THE NORTHERLY SIDE OF HILLCREST ROAD; THENCE ALONG THE SAME THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 84 DEGREES 07 MINUTES 43 SECONDS WEST 70.77 FEET TO

A POINT; (2) SOUTH 77 DEGREES 46 MINUTES 29 SECONDS WEST 150.69 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 1 AS SHOWN ON SAID PLAN.

BEING THE SAME PREMISES which Falls Mill, LLC, by Deed dated 6/19/2020 and recorded in the Office of the Recorder of Deeds of Chester County on 7/ 6/2020 in Deed Book Volume 10202, Page 1676, Instrument 11743731, granted and conveyed unto Jaclyn Kotanchik Wright and Thomas J. Wright, Jr..

Tax Parcel # 38-2-131.1C

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Jaclyn Kotanchik Wright & Thomas J. Wright Jr.**

SALE ADDRESS: 205 Saint George Street, Coatesville, PA 19320

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

SALE NO. 24-11-329

Writ of Execution No. 2023-08358

DEBT \$136,186.15

PROPERTY SITUATE ON TOWNSHIP OF WESTTOWN

Tax Parcel # 67-4C-148

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **CUTHBERT BOWEN**

SALE ADDRESS: 502 Coventry Lane,

West Chester, PA 19382

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

SALE NO. 24-11-330

Writ of Execution No. 2023-00912

DEBT \$211,468.16

ALL THAT CERTAIN lot or parcel of land situated in the West Nantmeal Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 29, 2004 and recorded in the Office of the Chester County Recorder of Deeds on May 5, 2004, in Deed Book Volume 6143 at Page 2144, as Instrument No. 200410408203.

Tax Parcel # 2306 00120800

PLAINTIFF: Wilmington Savings Fund Society, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I

VS

DEFENDANT: **ALAN R. SHINGLE & LISA SHINGLE**

SALE ADDRESS: 277 Killian Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 24-11-331

Writ of Execution No. 2024-03621

DEBT \$204,805.18

ALL THAT CERTAIN lot or parcel of land situated in the New London Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 2000 and recorded

in the Office of the Chester County Recorder of Deeds on June 5, 2000, in Deed Book Volume 4763 at Page 1836, as Instrument No. 20000035287.

Tax Parcel # 7101 0010000

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **DAVID M. SHAW**

SALE ADDRESS: 1005 Oxford Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 24-11-332

Writ of Execution No. 2023-05605

DEBT \$485,359.21

ALL THAT CERTAIN lot or piece of ground situate in Easttown Township aforesaid, bounded and described as follows.

BEGINNING at a point in the center line of Lancaster Avenue at the distance of 92 feet measured Westwardly from a spike at the intersection of the middle lines of Center Avenue and Lancaster Avenue; thence South 00 degrees 34 minutes East, along lot of Joseph C. Dettore, 179.87 feet to a point in the North Side of Lot No. 4; thence along the same, South 88 degrees 29 minutes West 71 feet more or less to the southeasterly corner of Lot No. 1, now or lately owned by Luigi Deluca; thence by same, North 1 degree 28 minutes West, 188.03 feet to a point in the center line of said Lancaster Avenue; thence along the same, South 89 degrees 30 minutes East 67 feet more or less to the northwesterly

corner of Joseph C. Dettore's lot, the first mentioned point and place of beginning.

BEING the same premises which Matthew J. Daw and Nicole Daw, by Deed dated August 31, 2001 and recorded September 10, 2001, in the Office of the Recorder of Deeds of Chester County in Deed Book Vol 5059, page 0856 granted and conveyed unto H. Howard Wisch, Jr. and Lindsey Wisch, tenants by the entireties.

Tax Parcel # 55-2H-201

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A

VS

DEFENDANT: **H. HOWARD WISCH, JR and LINDSEY WISCH**

SALE ADDRESS: 404 Old Lancaster Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

SALE NO. 24-11-333

Writ of Execution No. 2024-03759

DEBT \$103,321.10

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, Chester County, Pennsylvania, bounded and described according to a Plan of Brainerd, prepared by Robert F. Harsh and Associates, Inc., Consulting Engineers, dated November 8, 1977 and revised January 3, 1978, as to wit:

BEGINNING at a point on the Northeasterly side of Broad View Road, a corner of Lot No. 51 on said plan; thence from the beginning extending along the said side of Broad View Road, North 24° West, 106.58 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance

of 38.83 feet to a point of reverse curve on the Southeasterly side of a cul-de-sac at the end of Bough Road; thence extending long the Southeasterly side of said cul-de-sac on the arc of a circle curving to the left having a radius of 62 feet partly crossing the head of a 30 feet side water easement 57.74 feet to a point, a corner of Lot No. 92 on said plan; thence extending along said lot and extending through the bed of said 30 feet wide water easement, North 65° East, 138.76, feet to a point; thence extending South 26° 50' East, 149.16 feet to a point a corner of Lot No. 51 on said plan; thence extending along same South 63° 10' West, 220.25 feet to the first mentioned point and place of BEGINNING. BEING Lot No. 91 as shown on above mentioned plan.

BEING THE SAME PREMISES which Lorraine Stepien, by Deed dated 11/1/2010 and recorded 11/5/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8037, Page 515, granted and conveyed unto John P. Simonton, Kara M. Simonton and Lorraine Stepien.

Tax Parcel # 33-5G-111

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.
S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **John P. Simonton & Kara M. Simonton & Lorraine Stepien**

SALE ADDRESS: 614 Bough Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 24-11-334

Writ of Execution No. 2019-11852

DEBT \$240,533.26

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF WEST BRANDYWINE, Chester County, Pennsylvania, and being known as 30 North Hawthorne Drive, Coatesville, Pennsylvania 19320.

Tax Parcel # 29-7-155.21

PLAINTIFF: Lakeview Loan Servicing, LLC.

VS

DEFENDANT: **Charlene Hudson, George Hickman, and Walter Hudson**

SALE ADDRESS: 30 North Hawthorne Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 24-11-335

Writ of Execution No. 2023-06078

DEBT \$77,273.20

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected situate in the Borough of Spring City, County of Chester and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point in the centerline of South Main Street (fifty seven feet wide) in the projected centerline of a partition wall between #118 and #120 South Main Street; thence along the centerline of South Main Street, South twenty-two degrees fifteen minutes East, twenty-two and sixty hundredths feet to a point; thence crossing an iron pin on line, twenty eight and forty one hundredths feet distant (eleven

and ninety one hundredths feet inside the curb line) South sixty seven degrees forty five minutes West one hundred and ninety eight and sixty eight hundredths feet to a stone marking a corner in an old fence line; thence along the same, North twenty two degrees, fifteen minutes West, twenty-two and sixty hundredths feet to an iron pin, a corner of land now or late of Harry O. Pearson, et ux, being 118 South Main Street; thence along said lands and through the centerline of the partition wall of the twin dwelling North sixty seven degrees forty five minutes East one hundred and ninety eight and sixty eight hundredths feet to the place of Beginning.

CONTAINING four thousand four hundred and ninety and seventeen hundredths square feet of land be the same more or less.

BEING the same property which James Hogan and Clair Hogan, and Norwood Real Estate Partners, LLC, by deed dated May 11, 2015 and recorded in the Recorder of Deeds of Chester County on May 12, 2015, conveyed to Alicia Nauss.

Tax Parcel # 14-5-515

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: ALICIA NAUSS

SALE ADDRESS: 120 South Main Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: HILL WAL-LACK LLP 215-579-7700

SALE NO. 24-11-336

Writ of Execution No. 2023-10202

DEBT \$681,645.02

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements hereditaments and appurtenances

thereon to be erected, situate in Schuylkill Township, Chester County, Pennsylvania, bounded and described according to a plan of "Forge Manor" made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, 4/10/1958 and last revised 3/25/1959 as follows to wit:

BEGINNING at a point on the Southeast-erly side of Forge Drive which point is measured the two following courses and distances from the point of curve in the Northeasterly side of Valley Forge Road (as shown on said plan) (1) extending from said point of curve on a line curving to the right having a radius of 25 feet to arc distance of 43.52 feet to a point of tangent and (2) North 62 degrees 20 minutes East 147.85 feet to the point and place of beginning; thence extending from said point along said Southeasterly side of said Forge Drive North 63 degrees 30 minutes East 110 feet to a point; thence extending South 26 degrees 30 minutes East 198 feet to a point; thence extending South 63 degrees 30 minutes West 110 feet to a point; thence extending North 26 degrees 30 minutes West 198 feet to the first mentioned point and place of beginning.

BEING Lot #37 as shown on said plan.

BEING the same property conveyed to The Russell L. Sipe Revocable Living Trust u/t/d May 21, 2003 from Russell L. Sipe by Deed dated September 5, 2003 and recorded January 16, 2004 in the Chester County Recorder of Deeds Book 6042, Page 504. Russell L. Sipe passed away August 23, 2018.

Tax Parcel # 27-06G-0078

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity but solely as Trustee of Reliant Trust

VS

DEFENDANT: **The Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations claiming Right, Title, or Interest from or under Russell**

L. Sipe, Deceased; The Unknown Successor of the Russell L. Sipe Revocable Living Trust U/T/D May 21, 2003 aka the Russell L. Sipe Revocable Trust U/T/D May 21, 2003: The United State of America

SALE ADDRESS: 15 North Forge Manor Drove, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 24-11-337

Writ of Execution No. 2023-11108

DEBT \$557,808.01

ALL THAT CERTAIN PARCEL OF VACANT LAND SITUATE IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 28-8-101.5

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **ADRIAN LUPU A/K/A ADRIAN OF THE FAMILY LUPU; RODICA LUPU A/K/A RODICA OF THE FAMILY LUPU**

SALE ADDRESS: 1332 Airport Road, Coatesville, PA 19320

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

SALE NO. 24-11-338

Writ of Execution No. 2022-02409

DEBT \$17,107.13

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester and state of Pennsylvania, bounded and described

according to a Final Title Plan of Woodbrooke made by George Medveczky, dated April 1981 and last revised August 3, 1981 and recorded at Chester County, as Plan No. 3661, as follows to wit:

BEGINNING at a point on the northeast side of the cul-de-sac of Walden Way at a corner of Lot No. 30 on said Plan; thence extending from said point of beginning and along the said cul-de-sac, on the arc of a circle curving to the left, having a radius of 50.01 feet, the arc distance of 53.54 to a corner of Lot No. 28 on said Plan; thence extending along the same, leaving the said cul-de-sac, North 34 degrees 26 minutes 27 seconds West, 81.52 feet to a point; thence extending still along Lot No. 28, North 03 degrees 50 minutes 52 seconds East, 142.14 feet to a point in line of Open Space are; thence extending along the same, the two following courses and distances: (1) North 66 degrees 51 minutes 47 seconds East, 8.0 feet to a point and (2) South 63 degrees 05 minutes 25 seconds East. 139.0 feet to a corner of Lot No. 30 on said Plan; thence extending the same, South 17 degrees 04 minutes 34 seconds West, 152.24 feet to a point on the northeast side of the cul-de-sac of Walden Way, being the first mentioned point and place of beginning.

BEING Lot No. 29

CONTAINING 20,052.99 square feet.

BEING the same premises which Mario G. Rivera and Laura Rivera, husband and wife, by Indenture dated January 7, 2000 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4762 page 1264 &c.s, granted and conveyed unto Peter Scotti and Jayne F. Scotti, husband and wife, in fee.

And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s) that he/she/they, the said Grantor(s), his/her/their/ heirs and assigns, SHALL and WILL, warrant and forever defend the

herein above described premises, with the hereditaments and appurtenances, unto the said Grantee(s), his/her/their hers and assigns, against the said Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

Tax Parcel # 29-7J-8

PLAINTIFF: Woodbrooke Homeowners Association

VS

DEFENDANT: **Homer P. Parker & Mary Parker**

SALE ADDRESS: 65 Walden Way,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BRADY & CISSNE LAW 267-415-6625**

SALE NO. 24-3-85

Writ of Execution No. 2019-10682

DEBT \$282,472.75

All that certain piece or parcel or Tract of land situate in the Borough of West Grove, Chester County, Pennsylvania, and being known as 115 Guernsey Road, West Grove, Pennsylvania 19390.

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC

VS

DEFENDANT: **Judy Melendez Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Randy S. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Richard E. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Ryan Hoosier Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, Nicole Eichelberger aka Nicole A. Bunting Known**

Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, and Unknown Surviving Heirs of Jean Hoosier A/K/A Jean S. Hoosier

SALE ADDRESS: 115 Guernsey Road,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**