



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

Telephone: 610/692-1889 Fax: 610/692-9546

Richard Meanix, Editor

Assistant Editor

Patrick M. McKenna, Esquire
Richard Meanix, Chairperson-Publications Committee

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Custer v. Johnson

Petition to transfer venue

1. Pursuant to Pa.R.C.P. 1006(d), for the convenience of parties and witnesses, upon a petition of any party, a court may transfer an action to the appropriate court of any other county where the action could originally have been brought.
2. A plaintiff's choice of forum should be given deference and only be disturbed based on Pa.R.C.P. 1006(d)(1) upon a showing by a defendant that the plaintiff's choice of forum was designed to harass the defendant or that the trial in the chosen forum is oppressive to him.
3. Mere inconvenience remains insufficient to obtain a change in venue, but there is no burden to show near-draconian consequences.
4. 23 Pa.C.S. § 5427 lays out the factors to consider for an inconvenient forum argument in custody matters relating to another state exercising jurisdiction: (a) the distance between the court in this Commonwealth and the court in the county that would assume jurisdiction; (b) the relative financial circumstances of the parties; (c) any agreement of the parties as to which county should assume jurisdiction; (d) the nature and location of the evidence required to resolve the pending litigation, including testimony of the child; (e) the ability of the court of each county to decide the issue expeditiously and the procedures necessary to present the evidence; and (f) the familiarity of the court of each county with the facts and issues in the pending litigation. The court deemed some of these factors relevant to this petition.
5. Delay in filing a Petition to Transfer Venue until the eve of trial is looked upon with disfavor.
6. This case involves the unusual situation where it was not the defendant who sought to transfer venue due to forum non conveniens, but the plaintiff; accordingly, the court disregarded the normal deference afforded to plaintiff's initial choice regarding venue. When plaintiff filed for divorce, she owned homes in both Lancaster County and Chester County and split time between the two counties. The parties agree that a certificate of trial readiness was filed prior to the instant petition and that, for this docket, two to four days of hearings remain to finalize equitable distribution and an outstanding exception regarding the date of separation and related matters remain in Chester County. Plaintiff argued her originally chosen forum is inconvenient because the parties reside in Lancaster County and her witnesses and some of defendant's witnesses are located in Lancaster County, and that, in addition to the expense and time to travel to court, finding care for the parties' child would be more difficult when she travels outside of Lancaster County. Defendant responded that Chester County has had the present divorce matter since its filing in 2017, the hearing officer and/or judges have familiarity with the case and parties, that his expert witness is coming from east of Chester County and would have to travel significantly farther to get to

Lancaster County, and that it would cost him significant funds as his current counsel does not and will not practice in Lancaster County. Considering all the factors involved in this case, the court Held Plaintiff's Petition to Transfer Venue was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania, No. 2017-05739; April Custer vs. Frederick Johnson

Mary Ann Plankinton for Plaintiff
Joseph J. McIntosh for Defendant
Binder, J., August 26, 2020:-

[69 Ches. Co. Rep. **Custer v. Johnson**

APRIL CUSTER	:	CHESTER COUNTY, PENNSYLVANIA
Plaintiff,	:	
	:	
vs.	:	NO. 2017-05739-DI
	:	
FREDERICK JOHNSON,	:	
Defendant.	:	

ORDER

Following a hearing on July 23, 2020, and after review of case law submitted by both parties, it is hereby ORDERED that Plaintiff’s Petition to Transfer Venue Pursuant to 231 Pa. Code 1920.43(A)(3) and Pa.R.C.P. No. 1006(D) filed on June 30, 2020 is DENIED for the reasons in the attached memorandum.

BY THE COURT:

Date: August 26, 2020

/s/ **BRET M. BINDER, J.**

MEMORANDUM

Plaintiff initially filed a divorce complaint on June 5, 2017. At that time, Plaintiff owned homes in both Lancaster County and Chester County and split time between the two counties. Plaintiff worked in Wilmington, Delaware and bought the Chester County location as it was more convenient for travel to work. However, during the pendency of this action, Plaintiff moved back to Lancaster County full time in 2019 due to a change in jobs. In a related custody matter, Plaintiff filed a Petition to Relocate, which was granted in October of 2019.¹ Defendant originally lived and worked out of houses in both Landenberg and Avondale in Chester County but he currently resides and is looking for work in Lancaster County.

This Court heard extensive testimony and arguments regarding the long and heavily-litigated history of this divorce action as well as related actions. In addition, both parties submitted case law regarding the appropriate venue and the factors this Court should consider in determining if the case sub judice should remain in Chester County. The parties agree that a certificate of trial readiness was filed (6/15/2020) for this matter prior to the instant petition and that, for this docket, 2-4 days of hearings remain to finalize equitable distribution and an outstanding exception regarding the date of separation. In addition, related matters remain in Chester County. The Hearing Officer assigned to the matter is awaiting this Court's decision on the petition to transfer prior to scheduling the final hearing on equitable distribution. The parties disagree on the extent that prior documentation submitted will be useful in that hearing but both agree that updated financials must be submitted for the equitable distribution hearing in front of the Hearing Officer.

Pursuant to Pa.R.C.P. No. 1006(d), this Court “[f]or the convenience of parties and witnesses . . . upon a petition of any party may transfer an action to the appropriate court of any other county where the action could originally have been brought.” Presently, there is no dispute that at the time Plaintiff brought the action, it could have been brought in Lancaster County as the parties owned and resided, at least part-time, in a home there. Plaintiff chose to originally bring the action in Chester County due to her filing and litigating a PFA based on events in the Chester County home and her work near Chester County. Plaintiff also asks for a transfer as special relief pursuant to 231 Pa. Code Rule 1920.43(a)(3), which provides a general catch all that at any time after the filing of a complaint in divorce upon petition of a party, the court may “grant other appropriate relief”.

Both parties cite to Cheeseman v. Lethal Exterminator, 701 A.2d 156 (Pa. 1997) for the standards regarding forum non conveniens. In Cheeseman, the Pennsylvania Supreme Court stated, inter alia, that a plaintiff's choice of forum should: (1) be given deference; and (2) only be disturbed based on Pa.R.C.P. No. 1006(d)(1) upon a showing by a defendant “that the plaintiff's choice of forum was designed to harass the defendant” or “that the trial in the chosen forum is oppressive to him”. Id. at 162. The

¹ The Honorable David F. Bortner granted Plaintiff's Petition for Relocation filed February 26, 2019 by entering a Custody Order and Opinion on October 18, 2019 filed to 2017-05921-CU.

[69 Ches. Co. Rep. **Custer v. Johnson**

Court further opined that “the defendant must show more than that the chosen forum is merely inconvenient to him.” *Id.* See also Bratic v. Rubendall, 99 A.3d 1, 10 (Pa. 2014) (discussing and affirming the reasoning of Cheeseman and clarifying that “[m]ere inconvenience remains insufficient, but there is no burden to show near-draconian consequences.”).

Presently, we are confronted with the unusual situation where it is not the defendant seeking to transfer the matter due to forum non conveniens but the Plaintiff. However, Rule 1006(d)(1) is clear that the court may transfer a matter upon the petition “of any party” and thus this court will disregard the normal deference afforded to Plaintiff’s *initial* choice. The Court finds that it is without doubt that Plaintiff could have filed the action originally in Lancaster County but did not choose to do so at that time. Further, based on the testimony presented, it is understandable why Plaintiff chose Chester County originally and why, based on changes in circumstances, Plaintiff now wishes to have the matter heard in Lancaster County. Case law is scarce on the issue of Plaintiff changing her mind regarding the forum desired or the deference that should be afforded Plaintiff’s *subsequent* choice of forum; however, this Court will analyze the Rule 1006(d) factors as if Plaintiff was the traditional defendant seeking to transfer the action due to forum non conveniens.

23 Pa.C.S. § 5427 lays out the factors to consider for an inconvenient forum argument in custody matters relating to another state exercising jurisdiction, some of which, in addition to the Cheeseman test, were argued by the parties and are helpful here:

(b) Factors.--Before determining whether it is an inconvenient forum, a court of this Commonwealth shall consider whether it is appropriate for a court of another state to exercise jurisdiction. For this purpose, the court shall allow the parties to submit information and shall consider all relevant factors, including:

* * *

- (3) the distance between the court in this Commonwealth and the court in the [county] that would assume jurisdiction;
- (4) the relative financial circumstances of the parties;
- (5) any agreement of the parties as to which [county] should assume jurisdiction;
- (6) the nature and location of the evidence required to resolve the pending litigation, including testimony of the child;
- (7) the ability of the court of each [county] to decide the issue expeditiously and the procedures necessary to present the evidence; and
- (8) the familiarity of the court of each [county] with the facts and issues in the pending litigation.

Presently, Plaintiff argues that her originally chosen forum is inconvenient due to the fact that both Plaintiff and Defendant reside in Lancaster County and need to travel to court, the witnesses she intends to call are located in Lancaster County, some of the witnesses Defendant intend to call are in Lancaster County, and that, in addition to the

expense and time to travel to court, finding care for the parties' child would be more difficult when she travels outside of Lancaster County.

Countering that, Defendant states that Chester County has had the present divorce matter since its filing in 2017, the Hearing Officer and/or judges have familiarity with the case and parties, that his expert witness is coming from east of Chester County and would have to travel significantly farther to get to Lancaster County, and that it would cost him significant funds as his current counsel does not and will not practice in Lancaster County.

Ultimately, the scales of convenience tip in favor of keeping the matter in Chester County given: the limited days of hearings remaining; the delay that would result from a transfer of the matter frustrating the desire of the parties (and courts) to resolve the issue with finality²; the increase in cost to both Plaintiff (by virtue of having to pay present counsel to drive to Lancaster County for any hearings – an amount presumably considerably more than the cost of child care for the same time period) as well as Defendant (in his need to hire new counsel on a matter with a convoluted and lengthy history); the limited number of witnesses required for the remaining equitable distribution arguments in this matter; the relative proximity of the courts (being a little over one hour apart)³; and the familiarity of this Court with the history of the parties and the instant matter. Accordingly, the Petition is denied.

² This Court additionally notes that the delay in filing of the Petition to Transfer until the eve of trial has been looked upon with disfavor by the Superior Court. Fessler v. Watchtower Bible and Tract Society of New York, Inc., 131 A.3d 44, 52 (Pa. Super. 2015) (noting negatively the delay of filing a petition to transfer “until the eve of trial”).

³ Id. at 54 (opining that traveling forty miles from Chester County to Philadelphia is “mere[ly] inconvenien[t]’ instead of oppressive.”) (quoting Bratic, supra, 99 A.3d at 10.) (citing Raymond v. Park Terrace Apartments, Inc., 882 A.2d 518, 521 (Pa. Super. 2005) (opining that the Superior Court has been reluctant to transfer cases within Philadelphia and the surrounding counties as the travel between them is “not particularly onerous”).

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

LAW NO. 2020-08804-NC

NOTICE IS HEREBY GIVEN that the name change petition of Benjamin Luke Childs-Schulingkamp was filed in the above-named court and will be heard on Monday, March 1, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Tuesday, November 24, 2020

Name to be changed from: Benjamin Luke Childs-Schulingkamp to: Benjamin Luke Childs
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2020-08964-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kristen Joyce Camp was filed in the above-named court and will be heard on Monday, March 8, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, December 4, 2020
Name to be changed from: Kristen Joyce Camp to: Kristen Capozzoli Geewax
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

Must Sell Enterprises, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about January 12, 2021, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows:

Binkley Horticulture Services, Inc.

257 Kennett Pike Chadds Ford, PA 19317

This corporation is incorporated under the laws of Delaware. The address of its principal office is 1215 Philadelphia Pike, Wilmington, DE 19809. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

Notice is hereby given that Brandywine Consignment Shop, Inc., a Pennsylvania nonprofit corporation, has approved a plan to voluntarily dissolve the corporation, and that the corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

MacElree Harvey, Ltd.

17 West Miner Street
West Chester, PA 19382

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

BLACKBURN, Melanie T., late of Downingtown Borough. Donn R. Zang & Janice M. Zang, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Co-Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

BUTLER, William J., late of West Chester. Steven M. Romano, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, Executor. **STEVEN M. ROMANO**, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, atty.

CASHMAN, Ellen Mary, late of West Whiteland Township. Anne Y. Walters, care of **WILLIAM R. HAGNER**, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrix. **WILLIAM R. HAGNER**, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

CIONTI, Anthony J., late of Phoenixville Borough. Theresa Evans, care of **MARK A. GIAMPIETRO**, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executrix. **MARK A. GIAMPIETRO**, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

COOPER, SR. William Hughes, a/k/a William H. Cooper and William H. Cooper, Sr., late of East Fallowfield Township. William H. Cooper, Jr., 6286 Prominence Pointe Dr., Anchorage, AK 99516, Executor. **STEPHANIE P. KALOGREDIS**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

CROWELL, Georgia C., a/k/a Georgia Comyns Crowell, late of Oxford Borough. Rebecca A. Hobbs, 110 Hudson Dr., Phoenixville, PA 19460, Administratrix. **C.T.A. REBECCA A. HOBBS**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

FAWCETT, Sylvia L., late of Chester County. Barbara Fawcett, care of **MARK S. PINNIE**, Esquire, 218 West Front Street, Media, PA 19063, Executrix. **MARK S. PINNIE**, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

FITZGERALD, Dorothy Marie, a/k/a Dorothy Fitzgerald, Dorothy M. Fitzgerald, late of Caln. Edwin Fitzgerald, care of **STEVEN R. SOSNOV**, Esquire, 540 Swede Street, Norristown, PA 19401, Executor. **STEVEN R. SOSNOV**, Esquire, Sosnov & Sosnov, 540 Swede Street, Norristown, PA 19401, atty.

GASPARD, Keith Michael, late of Willistown Township. James B. Schittler and Goldie S. Schittler, 7495 Boyertown Pike, Douglassville, PA 19518, Administrators. **C.T.A. STEPHANIE P. KALOGREDIS**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19341, atty.

HUGHES, Robert Francis, late of Phoenixville. Amy Curran, 522 West Pothouse Road, Phoenixville, PA 19460, Executrix. **SUZANNE BENDER**,

Esquire, 216 Bridge St, Phoenixville, PA 19460, atty.

KELLY, Mary Jane, a/k/a Jane Kelly, late of West Goshen Township. Colleen Barthel and Sharon Horgan, care of **MARITA MALLOY HUTCHINSON**, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrices. **MARITA MALLOY HUTCHINSON**, Esquire, Law Office of Marita Malloy Hutchinson, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

KIM, Young Hwan, a/k/a Young H. Kim, late of Upper Uwchlan Township. Hyon Kim, care of **JESSICA L. WILSON**, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. **JESSICA L. WILSON**, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

MENSAK, Adrienne Lydia, late of Elverson Borough. Christopher P. Mensak & Lisa J. Barbadora, care of **DENISE M. ANTONELLI**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Co-Executors. **DENISE M. ANTONELLI**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PALMA, Joseph E., late of Birmingham Township. Bonnie Greatrix Palma, care of **STEPHEN M. PORTER**, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. **STEPHEN M. PORTER**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RALSTON, Lucille R., late of West Chester. Jane L. Ralston Wagner & Thomas P. Ralston, care of **NEIL W. HEAD**, Esquire, 218 West Miner Street, West Chester, PA 19382, Executors. **NEIL W. HEAD**, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

RECK, Frank, late of Penn Township. Donald B. Lynn, Jr. & Patrice Zimmerman, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. **L. PETER TEMPLE**, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RENNER, Grace Wilson Morris, a/k/a Grace M. Renner, Grace Renner, late of Willistown Township. Robert Renner, care of **RYAN M. BORNSTEIN**, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. **RYAN M. BORNSTEIN**, Esquire, Harvey, Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

SANDS, Therese M., a/k/a Therese Marie Sands, late of Willistown Township. David A. Sands, care of

APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

SCERNI, Luise Haag, late of Kennett Square. Gary Scerni & Carolina Bedolla, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executors. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

SMITH, Stanley J., late of Valley Township. Charlotte Smith, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

STANKO, Kimberly L., late of Phoenixville Borough. Charles J. Stanko & Gloria M. Stanko, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Administrators. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SUDELL, Jean Marie, late of Chester County. Kathleen S. Hondros, 15 Ile Dhuyere, Devon, PA 19333, Administrator.

TRAPP, JR., David R., late of Willistown Township. George B. Trapp, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

TWADDELL, Mary T., a/k/a Mary Theresa Twaddell, late of Honey Brook Township. Donna J. Witwer, 35 Majestic Lane, Sinking Spring, PA 19608, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WALTON, SR., Robert L., a/k/a Robert Louis Walton, Sr., late of Atglen Borough. Cindy Lou Wertz, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administratrix. C.T.A. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

ZECH, Thomas C., late of Downingtown. Charles & Ann Zech 683 Heatherton Lane, West Chester, PA 19380, Administrators.

ZEI, Mabel E., a/k/a Mabel Elaine Zei, late of Downingtown Borough. Robert W. Zei, 1006 Chiswell Dr., Downingtown, PA 19335, Executor. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss

& Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

2nd Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PENCE, Marie Louise, late of Pottstown. Thomas L. Pence, 420 Spiece Road, Pottstown, PA 19465, Executor. MARIA CUTILLO TEARE, Esquire, Lewis McIntosh & Teare, LLC, 372 N. Lewis Road, P.O. Box 595, Royersford, PA 19468, atty.

PEREIRA, Anselmo P., late of Bryn Mawr. Maria Golashovsky, care of RICHARD H. MORTON, Esquire, 220 W. Gay Street, West Chester, PA 19380,

Executrix. RICHARD H. MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 W. Gay Street, West Chester, PA 19380, atty.

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

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

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

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

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

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

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

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

ZONETTI, Edward J., late of West Goshen Township. Edward J. Zonetti, Jr., care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

3rd Publication

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

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

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

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

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

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

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

GELSINGER, Gregory Stephen, late of Honey Brook Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 204 N. Union St., Kennett Square, PA 19348, atty.

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

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

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

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

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

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

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

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

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

PETTIT, Dorothea, late of Kennett Township. Robert Penrose, 770 Mays Blvs. #5462, Incline Vil-

lage, NY 89450 and Charles Penrose, PO Box 97, Malvern, PA 19355, Executors.

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

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

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

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

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

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

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

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

An application for registration of the fictitious name **Bluebird Gardens, 128 Bethel Rd, OXFORD, PA 19363** has been filed in the Department of State at Harrisburg, PA, File Date 11/17/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **EMMA BEILER, 128 BETHEL RD, OXFORD, PA 19363**.

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on November 17, 2020 for:

J & L IBA DAIRY SUPPLIES, LLC

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

E. Richard Young, Jr.
Attorney

PROFESSIONAL CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the PA Department of State on behalf of TARLETON ASSOCIATES, P.C., a professional corporation organized under the PA Business Corporation Law of 1988, as amended. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors

100 Market St., Ste. 200
Harrisburg, PA 17101

Quiet Title Notice

Court of Common Pleas - Chester County, PA - No. 2020-06855-RC - Quiet Title - Loancare, LLC, Plaintiff vs. Marcella C. Gray, Defendant - To: Marcella C. Gray, Defendant, 614 North Limestone Road, Parkesburg, PA 19365. TAKE NOTICE THAT THE Plaintiff has filed an action to Quiet Title on 606, 614 and 642 North Limestone Road, Parkes-

burg, PA 19365, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. 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 NOTICE 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 Ref./Info. Service, Chester County Bar Assn., 15 W. Gay St., W. Chester, PA 19380, 610.429.1500. David Fein, Atty. for Plaintiff, Fidelity National Law Group, 1515 Market St., #1410, Phila., PA 19102, 267.608.1730.

**1st Publication of 3
ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

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

- Donald B. Lynn, Jr. and Patrice R. Zimmerman,
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
-

**NOTICE
IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION NO. 2020-00487-RC**

TO: Robert J. Lowe and Renee Lowe

You have been sued in court. An Action to Quiet Title has been instituted against you by the plaintiff, **HPD Flip 2019, LP**, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the premises located at 2003 W. Street Road, West Chester, Pennsylvania 19382.

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, you must take action within (20) days from the publication of this notice, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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.

NAME: LAWYER REFERRAL SERVICE
CHESTER COUNTY BAR ASSOCIATION
ADDRESS: 15 WEST GAY STREET
WEST CHESTER, PA 19380
PHONE: 610-429-1500

**2nd Publication of 3
ESTATE & TRUST NOTICE**

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

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

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

IN RE: M.A.P.

Case Number: AD-20-0083

TO: John Doe

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

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

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

You are warned that even if you fail to

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

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

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

IN RE: M.R.S.

Case Number: AD-20-0081

TO: John Doe

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

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

the Call of the List to find out the specific date that your case will be heard.

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

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

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

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

Sheriff Sale of Real Estate

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

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

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

FREDDA L. MADDOX, SHERIFF

3rd Publication

SALE NO. 21-2-10

Writ of Execution No. 2019-02165

DEBT \$146,620.64

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

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

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

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

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

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

Being UPI Number 07-03-0019

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

PLAINTIFF: The Money Source Inc
VS

DEFENDANT: James P. Stauffer & Julie E. Stauffer

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

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

DEFENDANT: Charles D. Bennethum Jr.

SALE ADDRESS: 174 Collamer Road, Oxford, PA 19363

PLANTIFF ATTORNEY: WILSON LAW FIRM 610-566-7080

SALE NO. 21-2-11

Writ of Execution No. 2020-02213

DEBT \$124,554.69

SALE NO. 21-2-13

Writ of Execution No. 2020-02498

DEBT \$135,953.37

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

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

CONTAINING 2.146 acres more or less.

BEING Chester County Tax Parcel 57-3-31.1

PLANTIFF: Sun East Federal Credit Union

VS

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

TAX PARCEL NUMBER: 9-2-80

IMPROVEMENTS thereon: Residential Property

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

VS

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

SALE ADDRESS: 18 Montclair Avenue, Coatesville, PA 19320

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

SALE NO. 21-2-14

Writ of Execution No. 2019-08570

DEBT \$345,201.56

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

BEING Lot #101 on said plan.

Tax Parcel # 69-9-619

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

VS

DEFENDANT: **Bogdan Visanescu**

SALE ADDRESS: 434 Highland Court, Oxford, PA 19363

ecutor of Estate of Mary Cameron Keefer

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

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

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

SALE NO. 20-8-329

Writ of Execution No. 2020-00464

DEBT \$6,427.10

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

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

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Old Forge Crossing Condominium Association

VS

DEFENDANT: **Michael Keefer, Ex-**