



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 69

WEST CHESTER, PENNSYLVANIA, JULY 08, 2021

No. 27

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(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the
Publication of Legal Notices*

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania
POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday.
The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication. Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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[69 Ches. Co. Rep. **Balcavage Landscape Services, LLC vs. Schoolhouse Lane Community Association**

**Balcavage Landscape Services, LLC vs. Schoolhouse Lane
Community Association**

Preliminary objections – Appeal from magisterial district court judgment - Res judicata - Collateral estoppel

1. A membership interest in a limited liability company is an ownership interest and is akin to an interest in stock of a corporation.
2. A party aggrieved by a magisterial district court judgment for money must file a notice of appeal with the prothonotary of the court of common pleas within 30 days of the date judgment is entered. If an aggrieved party timely files the notice and otherwise perfects the appeal, the district court judgment is nullified and the case proceeds *de novo* in the court of common pleas. Conversely, if an aggrieved party fails to file the notice of appeal, the district court judgment is final and the action is unappealable.
3. A party is not at liberty to bypass appealing a magisterial district court judgment and instead file an original action in the court of common pleas on the same claim against the same defendant. If he or she does so, the defenses of res judicata or collateral estoppel may bar the claim.
4. Res judicata and collateral estoppel are defenses which should be pled in an answer as new matter and are typically considered by a trial court only after the pleadings have closed.
5. The defense of res judicata only applies when there is, *inter alia*, an identity of the persons and parties in the present and prior actions.
6. Res judicata is also available when the party against whom the defense is asserted is in privity with the party to the prior action.
7. When parties are in privity with one another, they are considered to be identical for purposes of res judicata.
8. Defendant argues that Plaintiff's complaint must be dismissed because Plaintiff's representative previously filed suit against Defendant in magisterial district court on the exact same landscaping contract and Plaintiff failed to lodge an appeal from the district court judgment within thirty days. The district court action was not actually filed by Plaintiff, a limited liability company, but instead by an individual who holds a membership interest in Plaintiff. Because Plaintiff was not a party to the district court action, Plaintiff was not obligated to file a notice of appeal from the district court judgment, despite the fact that, on the face of the pleadings, the claim asserted by the Plaintiff in the district court action and claim asserted by the Plaintiff in the instant action appear to be identical. Upon consideration of Defendant's Preliminary Objection to Plaintiff's Complaint, the Objection is overruled and Defendant is granted leave to file an Answer to the Complaint.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2020-04979; Balcavage Landscape Services, LLC vs. Schoolhouse Lane Community Association

Donald J. Weiss for Plaintiff

David B. Myers for Defendant

Tunnell, J., November 13, 2020:-

[69 Ches. Co. Rep. **Balcavage Landscape Services, LLC vs. Schoolhouse Lane Community Association**

BALCAVAGE LANDSCAPE : IN THE COURT OF COMMON PLEAS
SERVICES, LLC : CHESTER COUNTY, PENNSYLVANIA
Plaintiff,

vs.

SCHOOLHOUSE LANE : CIVIL ACTION – LAW
COMMUNITY ASSOCIATION : NO. 2020-04979-CT
Defendant.

Donald J. Weiss, Esquire, for Plaintiff
David B. Myers, Esquire, for Defendant

ORDER

AND NOW, this 13th day of November, 2020, upon consideration of Defendant's Preliminary Objection to Plaintiff's Complaint and Plaintiff's Response thereto, it is hereby **ORDERED** and **DECREED** that the Objection is **OVER- RULED** and Defendant is granted leave to file an Answer to the Complaint within twenty (20) days of the entry of this Order on the docket.¹

BY THE COURT:

/s/ MARK L. TUNNELL J.

¹ Defendant argues that Plaintiff's complaint must be dismissed because Plaintiff's representative previously filed suit against it in magisterial district court on "the exact same 2019 landscaping contract" which is the subject matter of the instant action, and Plaintiff failed to lodge an appeal from the district court judgment within thirty days. As Defendant recognizes in its preliminary objection, the district court action was not actually filed by Plaintiff — a limited liability company — but instead by an individual identified as Conor Balcavage. Both parties acknowledge that Mr. Balcavage holds a membership interest in Plaintiff. *See generally, Missett v. Hub Int'l Pennsylvania, LLC*, 6 A.3d 530, 537 (Pa. Super. 2010) (Explaining that a "membership interest" in a limited liability company is an ownership interest, and "is akin to an interest in stock of a corporation."). Both parties also acknowledge that Mr. Balcavage failed to attend the hearing on his complaint in district court, resulting in the entry of judgment against him on June 16, 2020. *See, Pa.R.C.P.M.D.J. No. 319A*.

The rules pertaining to the timeliness of an appeal from a magisterial district court judgment are well-settled. Under Rule 1002A of the rules governing district court judges, a party aggrieved by a judgment for money must file a notice of appeal with the prothonotary of the court of common pleas within 30 days of the date judgment is entered. *Pa.R.C.P.M.D.J. 1002A*. If an aggrieved party timely files the notice and otherwise perfects the appeal, *see, id., Nos. 1004 – 1005, 1008*, then the district court judgment is nullified and the case proceeds *de novo* in the court of common pleas. *Indep. Tech. Servs. v. Campo's Exp., Inc.*, 812 A.2d 1238, 1241 (Pa. Super. 2002). Conversely, if an aggrieved party fails to file the notice of appeal pursuant to Rule 1002A, then the district court judgment is final and the action is unappealable. *See, e.g., id., 1002A* (Providing generally that the prothonotary "shall not accept an appeal from an aggrieved party which is presented for filing more than thirty (30) days after the date

Balcavage Landscape Services, LLC vs. Schoolhouse Lane Community Association
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of entry of the judgment[.]”).

Notably, the filing of a notice of appeal under Rule 1002A is the exclusive method of having an action heard in the court of common pleas on a claim previously litigated in district court. A party is not at liberty to bypass Rule 1002A following the entry of an adverse district court judgment and instead file an original action in the court of common pleas on the same claim against the same defendant. If he or she does so, the defenses of *res judicata* or collateral estoppel may bar the claim. *See, e.g., Huey v. Parris*, 12 Pa. D. & C.4th 16, 21 (Com. Pl. 1991) (Holding that district court judgment had *res judicata* effect on defendant’s counter-claim against plaintiff where defendant failed to file an appeal from the judgment on the same claim).

In this case, the district court entered judgment against Mr. Balcavage for failure to attend the hearing on his complaint. To appeal that judgment, Mr. Balcavage was required to file a notice of appeal within 30 days pursuant to Rule 1002A. The Court agrees with Plaintiff that Rule 1002A is not applicable to the circumstances of this case because Plaintiff was not a claimant in the district court action. As explained above, Rule 1002A requires a “party” aggrieved by a judgment for money to file a notice of appeal. Here, both parties acknowledge that Plaintiff was not a party to the district court action. Consequently, Plaintiff was not obligated to file a notice of appeal from the district court judgment, despite the fact that, on the face of the pleadings, the claim asserted by Mr. Balcavage in the district court action and claim asserted by Plaintiff in the instant action appear to be identical.

The Court therefore overrules Defendant’s preliminary objection and grants Defendant leave to file an answer to the complaint. However, the Court’s holding should not be construed as an ultimate determination of the merits of *res judicata* or collateral estoppel as a bar to Plaintiff’s action. For starters, both defenses should be pled in an answer as new matter and are typically considered by a trial court only after the pleadings have closed. *See, Pa. R.C.P. 1030(a)* (Specifying affirmative defenses to be pled in new matter, including estoppel and *res judicata*). Further, while Plaintiff is correct that the defense of *res judicata* only applies when there is, *inter alia*, an “identity of the persons and parties” in the present and prior actions, *Tobias v. Halifax Twp.*, 28 A.3d 223, 226 (Pa. Cmwlth. 2011), *res judicata* is *also* available when the party against whom the defense is asserted is in privity with the party to the prior action. *See, e.g., Khalil v. Cole*, ___ A.3d ___, ___, 2020 WL 5858628 (Pa. Super. Oct. 2, 2020) (Explaining that “parties are considered to meet the ‘identical parties’ requirement of *res judicata* if the party against whom the plea is asserted was a party or in privity with a party to the prior adjudication.”) (cleaned up); *DeRaffele v. City of Williamsport*, 2019 WL 3779708, at *3 (Pa. Cmwlth. Aug. 12, 2019) (“When parties are in privity with one another, they are considered to be identical for purposes of *res judicata*.”). The Court expresses no opinion at this juncture on whether a member of a LLC is a party in “privity” with the LLC for purposes of *res judicata*.

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NOTICES

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

LAW NO. 2021-03951-NC

NOTICE IS HEREBY GIVEN that the name change petition of Alyssa Noelle Ott was filed in the above-named court and will be heard on Monday, September 13, 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, June 4, 2021

Name to be changed from: Alyssa Noelle Ott to: Ari Lee Ott

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

Let's Talk Speech and Language Services, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Philo Physical Therapy, Inc.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to

the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **3105 Black Gap, LLC** and the Certificate of Organization was filed on: May 27, 2021.

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

DISSOLUTION NOTICE

Notice is hereby given to all creditors and claimants of **NBC KOP, Inc.**, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

Robert C. May, Esq. May & May, P.C.

4330 Carlisle Pike Camp Hill, PA 17011

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

ASHBROOK, Joan Lorraine, late of Spring City Township. Glindon Ashbrook, Jr., care of **DANIEL D. HILL**, Esquire, 3198 East Market Street, York, PA 17402, Executor. **DANIEL D. HILL**, Esquire, Belomo & Associates, LLC, 3198 East Market Street, York, PA 17402, atty.

BENNETT, Clayton, late of West Caln Township. Penelope L. Smith Bennett, care of **TOM MOHR**, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. **TOM MOHR**, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

BROCK, Sandra C., a/k/a Sandra Chambers Brock, Sandra M. Brock and Sandra Mae Brock, late of West Brandywine Township. Jay G. Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. **JAY G. FISCHER**, Esquire, 342 East Lan-

caster Avenue, Downingtown, PA 19335, atty.

DEITZER, Angela, a/k/a Angie Deitzer, late of Westtown Township. Doree Roller, care of GEORGE ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. GEORGE ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

FRANKS, Jeffrey Scott, a/k/a J. Scott Franks, late of Upper Uwchlan Township. Nancy Franks Newman, care of JOHN R. LATOURETTE, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. JOHN R. LATOURETTE, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

FULTON, Andrew W., late of Elk Township. Sara M. Fulton, 709 N. Broom Street, Apt. 4, Wilmington, DE 19805, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

GALLAGHER, Irene M., a/k/a Irene Gallagher, late of East Goshen Township. Christine M. Shindler, care of JOHN J. McANENEY, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. JOHN J. McANENEY, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

GOOCH, Michele R., late of Downingtown. Denise H. Gooch & Michael E Gooch, 4 E. Yorktown Road, Milford, DE 19963, Executors. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

HEEB, Gail R., late of East Goshen Township. Wilhelm M. Heeb, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

HIGGINS, Jerilyn Ilene, late of West Brandywine Township. A. Mark Edwards and Patricia E. Edwards, care of DIANE H. YAZUJIAN, Esquire, P.O. Box 1099, North Wales, PA 19454, Executors. DIANE H. YAZUJIAN, Esquire, P.O. Box 1099, North Wales, PA 19454, atty.

JONES, Donna Marie, late of Phoenixville. Jennifer L. Jones, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301-0494, atty.

LEE, Sharon L., late of Kennett Square Borough. Cornelio Guillen, 6 Tulip Lane, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

MATTIONI, Mary L., late of Downingtown Borough. Nancy M. McFalls, care of DENISE ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

MAUGER, Gloria Ann, a/k/a Gloria Mauger, Gloria A. Mauger, late of East Coventry Township. Patricia L. Miller, 38 Country Lane, Pottstown, PA 19465 & Ruth Plumley, 72 East Main Street, Pottstown, PA 19465, Executors. LEE F. MAUGER, Esquire, Mauger Law, LLC, 1800 East High Street, Suite 375, Pottstown, PA 19464, atty.

McGEEHAN, John Herman, a/k/a John H. McGeehan, late of Downingtown Borough. Edward A. McGeehan, 253 South Homestead Drive, Landisville, PA 17538-1378, Administrator. DANA C. PANAGOPOULOS, Esquire, Appel, Yost & Zee, LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

PACH, Ronald F., late of West Goshen Township. Thomas Quinn, 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.

RAMBO, Janet M., late of Coatesville. Lyn M. Brown, 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, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SEUFFERT, Mark C., late of West Bradford Township. Samantha Conlan, care of STEPHEN M. PORTER, Esquire, 17 W. Miner St., West Chester, PA 19832, Administratrix. STEPHEN M. PORTER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

WELLS, Shirley Taylor, late of Coatesville. George H. Taylor, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

WILSON, Virginia S., a/k/a Virginia Wilson,

late of West Goshen Township. Joan Wilson, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WIRBISKY, Theodore J., late of New London Township. Alan G. Wirbisky, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

2nd Publication

AMENT, Ronald Kenneth, late of New London Township. Sharon L. Hall, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BONAKDARPOUR, Parvaneh, late of Tredyffrin Township. Kuross Bonakdarpour, care of BARRY M. MILLER, Esquire, 54 East Penn Street, Norristown, PA 19401, Executor. BARRY M. MILLER, Esquire, Law Offices of Barry M. Miller, 54 East Penn Street, Norristown, PA 19401, atty.

BORR, Eric J., late of Spring City. Cynthia Levan, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BRANNEN, Raymond Irving, a/k/a Raymond I. Brannen, late of Sadsbury Township. Deborah B. Daley, 447 S. Bonsall School Rd., Coatesville, PA 19320, Administratrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

BRUMBACH, Deborah A., late of Wayne. G. Elias Ganim, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301-0494, atty.

CARMOSINO, Russell A., late of Coatesville. Toni M. Jaros, 602 Foothill Drive, West Chester, PA 19382, Executrix.

D'ANGELO, Elaine John, a/k/a Elaine J. Fesak, Elaine J. D'Angelo, late of East Fallowfield Township. Matthew L. Fesak, 3504 Air Park Rd, Fuquay Varina, NC 27526, Executor. ANITA M. D'AMICO, Esquire, D'AMICO LAW, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GELSINGER, Meredith Fran, late of Honey Brook Borough. Anita M. D'Amico, 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.

GREENLAND, Margaret H., late of Penn Township. Barbara M.G. Cooch and John N. Greenland, care of GREGORY G. ALEXANDER, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, Executors. GREGORY G. ALEXANDER, Esquire, Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, atty.

HAINES, Gwendolyn W., late of East Goshen Township. Susan Casso Rogers, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

HARMAN, Ruth J., late of East Pikeland Township. Bennet M. Harman & David W. Harman, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

HASIAK, Patricia Ann, late of West Pikeland Township. Alicia Hasiak, 4638 Weybridge Street, Sarasota, FL 34235 and Michael Hasiak, 1203 Carriage Hill Drive, Phoenixville, PA 19460, Executors. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

HASIAK, Joseph A., late of West Pikeland Township. Alicia Hasiak, 4638 Weybridge Street, Sarasota, FL 34235 and Michael Hasiak, 1203 Carriage Hill Drive, Phoenixville, PA 19460, Executors. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

HECKMAN, Curtis Ariste, late of Thornbury Township. Margaret H. Heckman, care of DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Administrator. DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

HOLLABAUGH, Jean M., late of West Whiteland Township. Nickijean Laster, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

HOLMES, Betty L., late of West Chester. Keith Holmes, care of TIMOTHY J. TROTT, Esquire, 882

S Matlack St, Bldg 101, West Chester, PA 19382, Administrator. **TIMOTHY J. TROTT**, Esquire, Carosella & Associates, PC, 882 S Matlack St, Bldg 101, West Chester, PA 19382, atty.

JAYCOX, Julie, late of West Chester. Gary Jaycox, care of **TIMOTHY J. TROTT**, Esquire, 882 S Matlack St, Bldg 101, West Chester, PA 19382, Administrator. **TIMOTHY J. TROTT**, Esquire, Carosella & Associates, PC, 882 S Matlack St, Bldg 101, West Chester, PA 19382, atty.

KEEHN, Eva May, late of Valley Township. Christen DiDonato, 901 Raintree Ln., Malvern, PA 19355, Executrix. **JEAN MOSKOW**, Esquire, Knight & Moskow, P.C., 215 N. Olive St., Ste. 203, Media, PA 19063, atty.

KHAJAVI, Farazandeh Nourai, a/k/a Farazandeh Khadjavi. Laya Khadjavi & Roya Khadjavi, care of **ALBERT G. WEISS**, Esquire, 1515 Market Street, Suite 1200, Philadelphia, PA 19102, Executrices. **ALBERT G. WEISS**, Esquire, Binder & Weiss, P.C., 1515 Market Street, Suite 1200, Philadelphia, PA 19102, atty.

KNAUER, Georgiann T., late of New Garden Township. Ryan T. Geracimos, 132 Ayrshire Dr., Landenberg, PA 19350, Executor. **ANITA M. D'AMICO**, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

LATTANZIO, John A., late of New Garden Township. Theresa M. Zuzino, 123 State Rd., West Grove, PA 19390, Administratrix. **ANITA M. D'AMICO**, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

Le SAGE, Veronica R., late of East Goshen. Veronica L. Carrone, care of **VINCENT CAROSELLA**, JR., Esquire, 882 S Matlack St, Suite 101, West Chester, PA 19382, Executrix. **VINCENT CAROSELLA**, JR., Esquire, Carosella & Associates, P.C., 882 S Matlack St, Suite 101, West Chester, PA 19382, atty.

LIERSCH, Kristin, late of Penn Township. Victoria L. Spater, 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.

MANGAN, William J., a/k/a William J. Mangan, Sr., late of Willistown Township. Caroline F. Mangan, 133 Hedgerow Ln., West Chester, PA 19380-6503, Executrix. **MARK T. CARLIDGE**, Esquire, Nachmias Morris & Alt, P.C., 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, atty.

MARTINO, Louis E., late of West Goshen Township. Steven D. Martino, 10 Shepherd Rd., Malvern,

PA 19355 & Tina Cunningham, 909 Kenmara Dr., West Chester, PA 19380, Co-Executors.

McLEAN, SR., Charles W., late of Uwchlan Township. Betty L. Dawson, care of **JAMES J. RUGGIERO, JR.**, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

PORTER, Valeria K., late of Westtown Township. Stephanie P. Boyce, 8 Downing Avenue, Downingtown, PA 19335, Executor. **DONALD F. KOHLER, JR.**, Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

PERSENAIRE, Jean Martin, a/k/a Maarten Persenaire, late of Schuylkill Township. Sabine Persenaire, 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.

RAIMONDO, Madeline Dolores, late of Kennett Township. Robert T. Raimondo, Sr., care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RYAN, Jeanne, a/k/a Jeanne Smoker, late of Downingtown Borough. Daniel Smoker, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SABBI, Kathryn E., late of Phoenixville Borough. Kathryn A. Sabbi, care of **THOMAS G. WOLPERT**, Esquire, 527 Main St., Royersford, PA 19468, Executrix. **THOMAS G. WOLPERT**, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

SMALL, Constance T., late of Chester County. Kevin J. Small, care of **MARK A. MATEYA**, Esquire, 55 W. Church Avenue, Carlisle, PA 17013, Executor. **MARK A. MATEYA**, Esquire, Mateya Law Firm, P.C., 55 W. Church Avenue, Carlisle, PA 17013, atty.

SMITH, Nancy C., late of East Pikeland Township. George A. Smith, care of **KRISTEN R. MATTHEWS**, Esquire, 17 W. Miner St., West Chester, PA 19832, Executor. **KRISTEN R. MATTHEWS**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

TRICOME, Vincent J., late of West Pikeland

Township. Maureen DeCecco, 901 Belmont Avenue, Secane, PA 19018, Executor. HENRY A. CARPENTER II, Esquire, Bucks County Elder Law, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067, atty.

WALKER, Golda Arbogast, late of Sadsburyville. Keith A. Walker, Sr., care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executor. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

WANG, Richard Y. C., late of Uwchlan Township. Janet C. C. Wang, care of PAMELAA. RAAB, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. PAMELAA. RAAB, Esquire, Palmarella, Curry & Raab, P.C., 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

WHITE, William L., late of Honey Brook. Barbara J. White, 120 Pequea Ave., Honey Brook, PA 19344, Executrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

WINSTINE, Sherry A., a/k/a Sherry Campbell, late of Pocopson Township. Todd E. Harris & Jeffrey B. Romig, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Larmore Scarlett LLP. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

BELL, Nancy J., late of Caln Township. Scott K. Bell, 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.

BUS, Virginia A., a/k/a Virginia Bus, Ginny Bus and Ginny A. Bus, late of Tredyffrin Township. Laura V. Polk, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

CHALMERS, JR., Duncan Douglas, late of West Goshen Township. Danielle Jamison Chalmers, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Executrix. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wy-

ler, 22 East Third Street, Media, PA 19063, atty.

CLARK, Dolores M., late of Honey Brook. William H. Clark, Jr., 1901 N. Ridley Creek Road, Media, PA 19063, Executor.

CONNER, Beatrice Founds, late of East Goshen Township. Steven C. Founds, 16 Alton Point, Berlin, MD 21811 and Linda Founds Barnes, 896 Downingtown Pike, West Chester, PA 19380, Executors. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

DALY, Joanne Brauer, late of Penn Township. Deidre Cushwa and Mary Kay O'Rourke, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executrices. L. PETER TEMPLE, Esquire, Larmore Scarlett, P.O. Box 384, Kennett Square, PA 19348, atty.

D'AMICO, SR., Anthony V., late of New Garden Township. Anthony D'Amico, Jr., 201 Hillside Circle, Lincoln University, PA 19352, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

DANIELS, JR., Kenneth P., a/k/a Kenneth Paul Daniels, Jr., late of Easttown Township. Stephen M. Daniels, care of JEFFREY C. GOSS, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602, Executor. JEFFREY C. GOSS, Esquire, Brubacker Connaughton Goss & Lucarelli LLC, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602, atty.

DiANDREA, Artilio Joseph, late of Kennett Township. Graceann DiAndrea, Robert J. Sundry and Michael D. Sundry, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DiEULIIS, Mark A., late of Downingtown Borough. Val DiEuliis, 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.

FEHR, Mabel, late of Phoenixville Borough. Judith Phillips, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

FOREST, Terry L., a/k/a Terry L. Harris, late of Caln Township. Melissa Roop-Pennypacker, care

of WILLIAM E. JONES, Esquire, 3905 W. Lincoln Highway, Downingtown, PA 19335-2218, Administratrix. WILLIAM E. JONES, Esquire, 3905 W. Lincoln Highway, Downingtown, PA 19335-2218, atty.

GREGG, George Robert, late of Elk Township. Anita M. Callaghan, 1595 State Road, Oxford, PA 19363, Executor. SAMUEL A. GOODLEY, III, Esquire, Sam Goodley Law LLC, 208 East Locust Street, PO BOX 80, Oxford, PA 19363, atty.

GUTIERREZ-RANGEL, Maria De Los Angeles, late of West Goshen Township. Blanca Maya-Glah, 713 South Brandywine Street, West Chester, PA 19382, Administratrix. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 West Miner Street, West Chester, PA 19382, atty.

HANSCOM, Verna G., late of Honey Brook Township. David A. Gardner, 10603 SR 422, Millville, PA 17846, Executor. JERRY L. JOHNSON, Esquire, 211 Folin Street, Coatesville, PA 19320, atty.

KOLOWRAT, Henry, late of Tredyffrin Township. Henry Kolowrat, Nadine Kolowrat and Alyssa Kolowrat, care of MICHAEL A. BRESLOW, Esquire, Ste. 1-300, West Conshohocken, PA 19428, Executors. MICHAEL A. BRESLOW, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., Ste. 1-300, West Conshohocken, PA 19428, atty.

LINDSEY, Patricia M., a/k/a Patricia Mae Lindsey, late of New London Township. R. Edward Pfeil, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

McCORMICK III, Denis J., late of Landenberg. Francis Anthony Nardo, 102 Constitution Terrace, Elkton, MD 21921, Administrator. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

MELTON, Dennis C., a/k/a Dennis Melton, late of Cochranville Township. Donna H. Melton, 532 Leaman Road, Cochranville, PA 19330, Executrix. MICHAEL J. SANGEMINO, Esquire, 933 S High St., West Chester, PA 19382-5400, atty.

MOCKBEE, Stephen M., late of Pennsbury Township. Maria K. Mockbee, 7 Cossart Manor Road, Chadds Ford, PA 19317, Executrix. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pazzes, 15 Center Meeting Road, Wilmington, DE 19807, atty.

MONROE, William C., a/k/a William Christy Monroe, late of East Goshen Township. Robert H.

Monroe, care of STEPHEN D. POTTS, Esquire, Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

PRETTYMAN, Donna Sharon, a/k/a Donna S., late of Downingtown. Linda M. Campbell & Deborah A. Campbell, care of JAMES S. TUPITZA, Esquire, 212 W. Gay Street, West Chester, PA 19380, Executrices. JAMES S. TUPITZA, Esquire, Tupitza & Associates, P.C., 212 W. Gay Street, West Chester, PA 19380, atty.

RANGEL-MARMOLEJO, Roque, late of West Goshen Township. Blanca Maya-Glah, 713 South Brandywine Street, West Chester, PA 19382, Administratrix. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 West Miner Street, West Chester, PA 19382, atty.

SADLEIR, John, late of Honeybrook Township. Catherine Thorburn & Lisa Sindorf, care of CHARLES P. HESS, Esquire, 123 Bloomingdale Ave, Suite 300, Wayne, PA 19087, Executrices. CHARLES P. HESS, Esquire, 123 Bloomingdale Ave, Suite 300, Wayne, PA 19087, atty.

SCHELL, JR., Frederick A., Fred Schell, late of Spring City. Shelby Schell, 857 Buttonwood Avenue, Spring City, PA 19475, Administrator. ANNEMARIE DWYER, Esquire, 1512 McDaniel Drive, West Chester, PA 19380, atty.

SCHILLER, Bradley K., late of West Brandywine Township. Frederick A. Schiller, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, atty.

SCHMIDT, M. Gertrude, late of Penn Township. Douglas M. Schmidt, 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.

SHANER, Gloria D., late of East Coventry Township. Whitney P. O'Reilly & Leonard F. Shaner, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Co-Executors. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

SKACEL, SR., Robert Karl, a/k/a Bob Skacel

and Robert Skacel, late of New Garden Township. Susan S. Gallagher, 5 Little Leaf Ct., Wilmington, DE 19810, Executrix. SCUDDER G. STEVENS, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

TERZANO, Josephine L., late of East Goshen Township. Mary Jo Kalinowski, 1712 Bow Tree Drive, West Chester, PA 19380, Executor. MICHAEL R. BRADLEY, Esquire, Brooks Bradley & Doyle, 21 West Second Street, Media, PA 19063, atty.

WATERS, Harry L., a/k/a Harry Leroy Waters, late of London Grove Township. Elizabeth J. Spencer, care of NEIL R. VESTERMARK, Esquire, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601, Executrix. NEIL R. VESTERMARK, Esquire, Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601, atty.

WELLER, Jean M., a/k/a Jean Mary Weller, late of East Caln Township. John R. Weller, 1614 Alsace Rd., Reading, PA 19604, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WRIGHT, Sandra M., late of West Chester. Jillian Pratt, 3704 Kennett Pike, Suite 200, Greenville, DE 19087, Personal Representative.

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

Back Porch Ice Dye, with its principal place of business at 25 Carol Ln, Malvern, PA 19355. The application has been (or will be) filed on: Monday, June 21, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Margaret F Colahan

Big Chooch Comics, with its principal place of business at P.O. Box 193, Kemblesville, PA 19347. The application has been (or will be) filed on: Wednesday, June 23, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Brian J. Kelley.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 12, 2021 for **Soco Communications** for 220 N. Everhart Ave. #E, West Chester, PA 19380. The name and address of each individual interested in the business is Randy Talbot at 220 N. Everhart Ave. #E, West Chester, PA 19380. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 07, 2021 for **Devine Descendants International** for 1100 W Chester Pike Apt. M-23 West Chester, PA 19382. The name and address of each individual interested in the business is Deshawn Buckley at 1100 W Chester Pike Apt. M-23 West Chester, PA 19382. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 22, 2021 for **RTA Consulting** at 803 Hessian Circle, West Chester, PA 19382. The name and address of each individual interested in the business is Robert Donald Moore III at 803 Hessian Circle, West Chester, PA 19382. This was filed in accordance with 54 Pa.C.S. 311.417

NOTICE TO CONDEMNNEES THOMAS L. SHERON, III AND CAROL I. SHERON

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, Sunoco Pipeline L.P. notifies you that:

1. A Declaration of Taking was filed on June 14, 2021, in the Court of Common Pleas of Chester County in the matter of In RE: Condemnation by Sunoco Pipeline L.P. of a Permanent Easement and Temporary Workspace Easements for Transportation of Ethane, Propane, Liquid Petroleum Gas, and other Petroleum Products in Upper Uwchlan Township,

Chester County, Pennsylvania, over the Lands of Thomas L. Sheron, III and Carol I. Sheron., Case No. 2021-04249-RC.

2. The Condemnor is Sunoco Pipeline L.P. (“Sunoco Pipeline”), acting through its Board of Directors.
3. The address of Sunoco Pipeline’s principal office is:

Sunoco Pipeline L.P.
525 Fritztown Road
Sinking Spring, Pennsylvania 19608

4. Sunoco Pipeline is exercising its power of eminent domain pursuant to Section 1511(a) of Title 15 of the Pennsylvania Consolidated Statutes, which states that:

A public utility corporation shall . . . have the right to take, occupy and condemn property for one or more of the following principal purposes and ancillary purposes reasonably necessary or appropriate for the accomplishment of the principal purposes:

(2) The transportation of . . . petroleum or petroleum products . . . for the public.

15 Pa.C.S. § 1511(a)(2).

5. The Declaration of Taking is made and authorized by virtue of the Resolution duly adopted by the Board of Directors of the Condemnor on May 27, 2021. The record of the meeting, being the minutes thereof, and the original Resolution may be examined at the Condemnor’s offices, at the address stated above. A copy of the Resolution is attached as Exhibit F to the Declaration of Taking that was filed on June 14, 2021, in the Court of Common Pleas of Chester County under the above-listed caption, term, and number.

6. Portions of the property located at 19 Highview Road, Upper Uwchlan Township, Pennsylvania 19335, have been condemned by Sunoco Pipeline to acquire a permanent easement and temporary workspace easements. A description identifying and specifying the location of the property hereby condemned is attached as Exhibit E to the Declaration of Taking.

7. The purpose of the condemnation is to construct and install pipelines and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas for the public.

8. Plans showing the property hereby condemned may be inspected in the Office of the Recorder of Deeds of Chester County at Book 10580, Page 1478. On June 21, 2021, plans showing the property condemned were lodged of record in the Office of

the Recorder of Deeds in and for Chester County in accordance with Section 304 of the Eminent Domain Code.

9. The nature of the title acquired hereby is a permanent easement and temporary workspace easements.

10. The payment of just compensation in this matter is secured by a Bond that was filed with the Prothonotary on the date the Declaration of Taking was filed of record.

11. If you wish to challenge the power or right of Sunoco Pipeline to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days of publication of this notice.

DUANE MORRIS LLP
30 South 17th Street
Philadelphia, PA 19103-4196
Telephone: (215) 979-1000
Fax: (215) 979-1020

Counsel for Condemnor Sunoco Pipeline L.P.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, July 15th, 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, August 16th, 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. 21-7-67

Writ of Execution No. 2017-06697

DEBT \$407,421.64

ALL THAT CERTAIN lot or piece of ground, Situate in New Garden Township Chester County Pennsylvania bounded and described according to a Final Plan of Bancroft Woods, made by Hillcrest Associates, Inc. Civil Engineers, dated 5/6/1992 and filed in Chester County as Plan #11677, bounded and described as

follows, to wit:

BEGINNING at a point on the Southerly side of Crestview Drive, a corner of Lot 138, thence extending along same, South 44 degrees 00 minutes 03 seconds East 132.00 feet to a point in line of Lot 124, thence extending along same, South 45 degrees 59 minutes 57 seconds West 133.14 feet to a point on the Easterly side of Brighton Circle, thence extending along same, north 42 degrees 20 minutes 22 seconds West, 31.78 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 314.99 feet, the arc distance of 60.13 feet to a point of tangent, thence extending still along same, North 31 degrees 24 minutes 04 seconds West 22.11 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 30.00 feet, the arc distance of 44.24 feet to a point of reverse curve, on the southerly side of Crestview Drive, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 542.65 feet, the arc distance of 67.13 feet to a point of tangent, thence extending still along same, north 45 degrees 59 minutes 57 seconds East 20.00 feet to the point of beginning.

BEING LOT #139 on said Plan.

Fee Simple Title Vested in Cynthia A. Santore, by deed from Kathy S. Lamborn, dated 08/15/2007, recorded 10/05/2007, in the Chester County Clerk's Office in Deed Book 7280, Page 175, as Instrument No. 10793876.

Tax ID/Parcel No. 60-1-143

PLAINTIFF: Cascade Funding Mortgage Trust 2017-1

VS

DEFENDANT: **Cynthia A. Santore**

SALE ADDRESS: 101 Crestview Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: STERN & EISENBERG 215-572-8111

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

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

SALE NO. 21-7-68

Writ of Execution No. 2021-00031

DEBT \$463,487.81

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, 179.78 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 degrees 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 same premises which: Matthew J. Daw and Nicole Daw by deed dated 08/31/2001 and recorded 09/10/2001 in Chester County in Record Book 5059 Page 856 conveyed unto H. Howard Wisch, Jr. and Lindsey Wisch, in fee.

BEING UPI # 55-2H-201

PLAINTIFF: Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A

VS

DEFENDANT: **H. Howard Wisch, Jr. & Lindsey Wisch**

SALE NO. 21-7-69

Writ of Execution No. 2021-00243

DEBT \$229,961.79

ALL THAT CERTAIN lot or piece of land Situate on the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania and described according to a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor No. 5015 on June 20, 1952 as follows, to wit:

BEGINNING at an iron pipe in the Easterly side of Starr Street (80 feet wide), a corner of other lands of the grantors about to be conveyed and 168 feet from an iron pipe in the Easterly side of Starr Street and in the projected line of the North curb line of Washington Avenue (60 feet wide); thence along the side of Starr Street, North 9 degrees 30 minutes West 205.25 feet to an iron pin in line of other lands of the grantors; thence along the same North 80 degrees 22 minutes East 149.49 feet to an iron pipe in line of lands of St. Nicholas Brotherhood; thence along the same South 9 degrees 20 minutes East 306.25 feet to an iron pipe a corner of other lands of Grantors about to be conveyed; thence along the same South 80 degrees 22 minutes West 148.88 feet to the place of beginning.

CONTAINING 30.769 square feet of land, be the same more or less.

Being same premises which: Michael Lucas, by his Agent, Barbara Swales, Appointed by Letter of Attorney dated 10/8/2004 and Recorded in the County of Chester on 3/18/2005 in Book 6438 Page 935 by deed dated 04/01/05 and recorded 05/13/2005 in Chester County

in Record Book 6491 Page 2244 conveyed unto Christopher Conrad, in fee.

Being UPI # 15-10-100

PLAINTIFF: Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust V-C

VS

DEFENDANT: **Christopher Conrad**

SALE ADDRESS: 119 Starr Street, Phoenixville, PA 19460

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

SALE NO. 21-7-70

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 No. 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 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 0088737, AND RECORDED IN BOOK 4661, PAGE 1757, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 07-03-0019

PLAINTIFF: The Money Source, Inc

VS

DEFENDANT: **James P. Stauffer & Julie E. Stauffer**

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

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

SALE NO. 21-7-71

Writ of Execution No. 2020-07394

DEBT \$170,630.84

Premises "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE ON

THE WESTERLY SIDE OF CEDAR STREET, IN THE FOURTH WARD OF THE BOROUGH OF SPRING CITY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 44 AND PART OF LOT NO. 45 SHOWN ON PLAN OR PLOT OF LOTS LAID OUT BY W.P. SNYDER AND BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE IN SEPTEMBER 1960 BY EARL R. EWING, REGISTERED SURVEYOR, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIPE MARKING THE INTERSECTION OF THE NORTHERLY MARGIN LINE OF QUEEN STREET WITH THE WESTERLY MARGIN LINE OF CEDAR STREET, THENCE FROM SAID POINT OF BEGINNING AND EXTENDING ALONG THE NORTHERLY MARGIN LINE OF QUEEN STREET, NORTH EIGHTY NINE DEGREES WEST THE DISTANCE OF FORTY FEET TO AN IRON PIPE, A CORNER OF REMAINING LANDS OF ESTELLA BORTMAN; THENCE EXTENDING ALONG SAID LATTER LANDS, NORTH ONE DEGREE EAST ONE HUNDRED FIFTY FEET TO AN IRON PIPE IN THE SOUTHERLY SIDE OF A TWENTY FEET WIDE ALLEY; THENCE ALONG THE SOUTHERLY SIDE OF SAID ALLEY SOUTH EIGHTY NINE DEGREES EAST FORTY FEET TO AN IRON PIPE IN THE WESTERLY MARGIN LINE OF CEDAR STREET AFORESAID; THENCE ALONG THE WESTERLY SIDE OF MARGIN LINE OF CEDAR STREET, SOUTH ONE DEGREE WEST ONE HUNDRED FIFTY FEET TO THE FIRST MENTIONED IRON PIPE AND PLACE OF BEGINNING.

Premises "B"

ALL THAT CERTAIN DWELLING

HOUSE AND LOT OR TRACT OF LAND, THEREUNTO APPURTENANT SITUATE ON THE NORTHERLY SIDE OF QUEEN STREET IN THE FOURTH WARD OF THE BOROUGH OF SPRING CITY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE IN SEPTEMBER 1960 BY EARL R. EWING, REGISTERED SURVEYOR, AS FOLLOWS, TO WIT: BEGINNING AT AN IRON PIN IN THE NORTHERLY SIDE OF QUEEN STREET (FIFTY SEVEN FEET WIDE) SAID POINT OF BEGINNING BEING FORTY FEET DISTANCE IN A WESTERLY DIRECTION FROM AND IRON PIN MARKING THE INTERSECTION OF THE NORTHERLY SIDE OF QUEEN STREET WITH THE WESTERLY SIDE OF CEDAR STREET SAID POINT OF BEGINNING ALSO A CORNER OF OTHER LANDS NOW OF SAID ALBERT M. BETZ, ET UX; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY SIDE OF QUEEN STREET NORTH EIGHTY NINE DEGREES WEST THIRTY FIVE FEET TO AN IRON PIN; THENCE NORTH ONE DEGREE EAST ONE HUNDRED FIFTY FEET TO AN IRON PIN IN THE SOUTHERLY SIDE OF A TWENTY FEET WIDE ALLEY, THENCE ALONG SAID SIDE OF SAID ALLEY SOUTH EIGHTY NINE DEGREES EAST THIRTY FIVE FEET TO AN IRON PIN A CORNER OF SAID OTHER LANDS NOW OR ALBERT M. BETZ, ET EX; THENCE ALONG THE SAME SOUTH ONE DEGREE WEST ONE HUNDRED FIFTY FEET TO THE FIRST MENTIONED POINT, IRON PIN, AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which

Dorothy Wigham and Lynne Driscoll, by Deed dated 2/1/2001 and recorded in the Office of the Recorder of Deeds of Chester County on 2/7/2002 in Deed Book Volume 5195, Page 198, granted and conveyed unto Daniel J. Driscoll, Jr. and Lynne Driscoll, Husband and Wife.

PARCEL # 14-2-3 & 14-2-3.1

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: SunWest Mortgage Company, Inc

VS

DEFENDANT: **Daniel Driscoll a/k/a Daniel Driscoll a/k/a Daniel J. Driscoll, III, Executor of the Estate of Lynne S. Driscoll a/k/a/ Lynne Driscoll, Deceased**

SALE ADDRESS: 407 Queen Street, Spring City, PA 19475

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

SALE NO. 21-7-72

Writ of Execution No. 2021-01537

DEBT \$3,872,310.54

Those certain real air rights, together with all improvements and easements related thereto and any and all personal property thereon, owned by Coatesville Inn Associates, L.P. situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being a part of the tax parcel number 16-1-41.1 for air rights only.

Tax Parcel 16-1-41.1

PLAINTIFF: Coatesville Holdings LLC

VS

DEFENDANT: **Coatesville Inn Associates, L.P.**

SALE ADDRESS: 600 Manor Road,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: **REED SMITH LLP 215-851-8100**

SALE NO. 21-7-73

Writ of Execution No. 2020-08022

DEBT \$163,550.84

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in West Whiteland Township, in the County of Chester, State of Pennsylvania, conveyed to Loretta A. Iezzi, by deed dated 3/22/2010 and recorded 12/16/2011, from Robert A. Iezzi and Loretta A. Iezzi, of record in Book 8317, Page 1900, etc, with the Chester County Recorder of Deeds.

Tax Parcel ID: 41-06-0195

PLAINTIFF: TRUMARK FINANCIAL CREDIT UNION

VS

DEFENDANT: **Loretta A. Iezzi**

SALE ADDRESS: 1432 Woodbank Way, West Chester, PA 19380

PLAINTIFF ATTORNEY: **WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP 267-295-3364**

SALE NO. 21-7-74

Writ of Execution No. 2020-09257

DEBT \$280,187.32

Property situate in East Nottingham Township

Tax ID/UPI Parcel No. 69-06-0468-130/69-6-468.13

Sold as the property of: William D. Mitchell

IMPROVEMENTS thereon: Residen-

tial Dwelling

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3

VS

DEFENDANT: **William D. Mitchell**

SALE ADDRESS: 301 Yorklyn Road, Oxford, PA 19363

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

SALE NO. 21-7-75

Writ of Execution No. 2017-11110

DEBT \$838,570.72

Property situate in West Pikeland Township

Tax ID/UIP Parcel No. 34-05-0012.050/34-5-12.5

Sold as the property of: Christine McCloskey and Timothy J. McCloskey a/k/a Timothy McCloskey

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: 1900 Capital Trust III, by US Bank Trust National Association, not in Its Individual Capacity but Solely as Certificate Trustee

VS

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

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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

SALE NO. 21-7-77

Writ of Execution No. 2020-02525

DEBT \$238,108.98

Property situate in East Whiteland Township

Tax ID/UIP Parcel No. 42-03R-0035/42-3R-35

Sold as the property of: The Unknown Heirs of STOUGHTON L. WATTS Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **The Unknown Heirs of Stoughton L. Watts, Deceased**

SALE ADDRESS: 16 Fairway Drive, Malvern, PA 19355

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

SALE NO. 21-7-78

Writ of Execution No. 2019-12876

DEBT \$87,991.84

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF PARKESBURG, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, WITH THE DWELLING ERECTED THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE LIMESTONE ROAD IN A LINE OF LAND NOW OR LATE OF EZEKIEL YOUNG AND EXTENDING THENCE ALONG THE SAID ROAD NORTH TEN MINUTES EAST, SIXTY FEET TO A STAKE; THENCE BY REMAINING LAND OF A PRIOR GRANTOR SOUTH EIGHTY-NINE

DEGREES AND FIFTY MINUTES EAST, ONE HUNDRED AND SIXTY ONE FEET TO A STAKE N A LINE OF LAND NOW OR LATE OF WILLIAM B. SMITH; THENCE BY SAID LAND NOW OR LATE OF WILLIAM B. SMITH SOUTH TEN MINUTES WEST, SIXTY FEET TO A STAKE, THENCE BY SAID REMAINING LAND OF A PRIOR GRANTOR NORTH EIGHTY-NINE DEGREES AND FIFTY MINUTES WEST, ONE HUNDRED AND SIXTY-ONE FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Daniel L. London, Jr., by Deed dated 6/16/2017 and recorded in the Office of the Recorder of Deeds of Chester County on 7/18/2017 in Instrument No. 11555145, Deed Book Volume 9580, Page 181, granted and conveyed unto Richard D. Mathues a/k/a Richard Mathues.

Tax Parcel # 08-03-0171.010-E

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Richard D. Mathues a/k/a Richard Mathues**

SALE ADDRESS: 207 N. Limestone Road a/k/a 207 North Limestone Road, Parkesburg, PA 19365

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

SALE NO. 21-7-79

Writ of Execution No. 2016-06783

DEBT \$292,533.70

Property situate in the TOWNSHIP OF EAST FALLOWFIELD, CHESTER County, Pennsylvania, being

BLR# 47-6-162

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS4
VS

DEFENDANT: **John F. Glah**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

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

SALE NO. 21-7-80

Writ of Execution No. 2019-12740

DEBT \$599,798.84

Property situate in the TOWNSHIP OF PENN, CHESTER County, Pennsylvania, being

BLR# 58-3-33.67

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **Karen L. Klemaszewski & Michael P. Klemaszewski**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

SALE NO. 21-7-81**Writ of Execution No. 2015-03579****DEBT \$474,464.24**

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

BLR# 6-8-51

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, National Association, as Indenture Trustee for the Registered Holders for ABFS Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2

VS

DEFENDANT: **Henry J. Ruffenach**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363

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

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