



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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[73 Ches. Co. Rep. **Ottensman v. Piskorski, D.P.M., et al.**

Ottensman v. Piskorski, D.P.M., et al.

Motion in limine - Informed consent – Risks and complications – Standard of care

1. Manifestations of a patient's actual, affirmative consent to surgery, and the risks thereof, are irrelevant to the question of medical negligence.
2. Where a patient's action is limited to medical negligence, and not a lack of informed consent, all evidence that a patient agreed to go forward with the operation, despite the risks of which she was informed, is irrelevant and should be excluded.
3. Evidence of the risks and complications of a surgical procedure could be relevant in establishing the standard of care.
4. Plaintiff raised, but later withdrew, a claim of informed consent relating to a podiatric procedure. Defendants' expert report twice referenced an opinion that informed consent was properly secured. Plaintiff filed a Motion in Limine to preclude testimony, etc. related to the risks and complications associated with the podiatric procedure. The Court *Held* the Motion in Limine was granted but noted the ruling was without prejudice to re-raise the issue if Defendants provide an offer of proof that they intend to present risks and complications evidence relevant to the standard of care at trial.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2017-05402-PL; Amy Ottensman vs. Edard Piskorski, D.P.M. and Craig T. McHugh, D.P.M., P.C.

Eric G. Zajac for Plaintiff
Robert E. Dillon for Defendants
Binder, J., May 31, 2024:-

AMY OTTENSMAN,

Plaintiff

vs.

EDWARD PISKORSKI, D.P.M. and

CRAIG T. McHUGH, D.P.M., P.C.,

Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2017-05402-PL

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 31st day of May, 2024, upon consideration of Plaintiff's Motion in Limine Regarding Informed Consent filed March 28, 2024 and Defendants' response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **GRANTED**.

BY THE COURT:/s/ **BRET M. BINDER, J.**

MEMORANDUM

Plaintiff ably set forth Plaintiff's theory of the case in her Administrative Conference Memorandum filed April 7, 2023, as follows:

This is a professional liability action arising from podiatric care provided to Plaintiff Amy Ottensman by Dr. Edward Piskorski, as an agent of Craig T. McHugh, DPM, PC. Ms. Ottensman alleges negligence regarding the bilateral plantar fasciotomies performed by Dr. Piskorski on June 17, 2015. More specifically, Ms. Ottensman suffered from bilateral Calcaneal stress fractures upon initial presentation to Dr. Piskorski that went unnoticed and untreated, before and after the bilateral plantar fasciotomies. Dr. Piskorski also allowed Ms. Ottensman to walk in sneakers post operatively. Walking in a sneaker immediately post operatively after a plantar fasciotomy is below the standard of care. Ms. Ottensman has also raised a claim of informed consent relating to the procedure.

Memorandum, 4/7/2023, p. 1.

Since that time, however, Plaintiff has withdrawn her claim for lack of informed consent. Motion, 3/28/2024, ¶ 3 (“Although there is a count for lack of informed consent pled in the [C]omplaint, the Plaintiff is not pursuing a theory of failure to secure informed consent at trial, there being no discussion of the issue in the expert report of the Plaintiff.”).

By her Motion in Limine, Plaintiff objected to two (2) passages in the report authored by Defendants' expert Edward J. Pellicchia, DPM which Plaintiff described as “an opinion that informed consent was properly secured.” Motion, 3/28/2024, ¶ 4. *See also* Motion, 3/28/2024, ¶ 5 (setting forth the two (2) passages). For relief, Plaintiff asks this court to preclude Defendants from “eliciting testimony, introducing exhibits, or making any argument concerning any discussions or documents related to the risks and complications associated with the procedure.” Motion, 3/28/2024, ¶ 13. Plaintiff argues that such evidence and/or argument would serve only to defend against a claim that no longer exists and would thus be irrelevant or otherwise inadmissible as tending to confuse or prejudice the jury. Motion, 3/28/2024, ¶¶ 8-12.

Defendants argue that they have the right to “discuss the general risks and complications of a procedure despite Plaintiff withdrawing the lack of informed consent claim.” Brief, 4/4/2024, p. 1. Defendants also argue that Plaintiff's Motion should be denied as premature because

the [Pennsylvania] Supreme Court's ruling in Brady v. Urbas, 111 A.3d 1155 (Pa. 2015) does not prohibit either party from discussing through testimony, the accepted and known

complications of a given surgery. Indeed, the informed consent evidence is relevant evidence of generally known risks and complications of the surgical procedure, they may also be relevant to other issues, such as witness credibility.

Brief, 4/4/2024, p. 2.

Here, this court does not read Brady so broadly. The Pennsylvania Supreme Court explained Brady v. Urbas in Mitchell v. Shikora, 209 A.3d 307 (Pa. 2019) as follows:

[O]ur Court in Brady spoke in terms of two discrete categories of evidence: (1) informed-consent evidence; and (2) risks and complications evidence. As to the first category, the Court plainly held that manifestations of a patient's actual, affirmative consent to surgery, and the risks thereof, are irrelevant to the question of negligence. Brady, 111 A.3d at 1162. Thus, where a patient's action is limited to medical negligence, and not a lack of informed consent, all evidence that a patient agreed to go forward with the operation, in spite of the risks of which she was informed, is irrelevant and should be excluded. Id. at 1162-63.

However, the Court contrasted this with other types of evidence, such as evidence of risks and complications. Indeed, the Brady Court specifically rejected the Superior Court's *per se* rule that “all aspects of informed-consent information are always ‘irrelevant in a medical malpractice case.’ ” Id. at 1162. Rather, evidence of the risks and complications of a surgical procedure, “in the form of either testimony or a list of such risks as they appear on an informed-consent sheet” could be “relevant in establishing the standard of care.” Id.

Mitchell, 209 A.3d at 317 (footnote omitted).

Thus, the Pennsylvania Supreme Court explained that “informed-consent evidence” is generally inadmissible where there is no claim for lack of informed consent and that “risks and complications evidence” may be admissible to establish the standard of care.

Plaintiff, by her Motion in Limine, clearly objects to the two (2) passages in Dr. Pellecchia’s report which Plaintiff describes as an “attempt[t] to argue as an affirmative defense that informed consent was properly given.” Motion, 3/38/2024, ¶ 6. That objection is well-grounded upon the general prohibition against “informed-consent evidence.” Plaintiff additionally asks this court to preclude Defendants from “eliciting testimony, introducing exhibits, or making any argument concerning any discussions or documents related to the risks and complications associated with the procedure.” Motion, 3/28/2024, ¶ 13. While it is theoretically possible that “risks

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and complications evidence” might be relevant to establish the standard of care in this case, Defendants have made no offer of proof. Upon the record as presented, this court must presume that Defendants have no “risks and complications evidence” they intend to proffer at trial to establish the standard of care.¹

Accordingly, for the reasons set forth above this court will enter an order granting Plaintiff’s Motion in Limine Regarding Informed Consent filed March 28, 2024.

¹ This ruling is without prejudice to re-raise the issue if Defendants provide an offer of proof that they intend to present risks and complications evidence relevant to the standard of care at trial.

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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. 2025-01184-NC

NOTICE IS HEREBY GIVEN that the name change petition of Vincent Melillo Dillman was filed in the above-named court and will be heard on Friday, May 23, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, February 14, 2025 Name to be changed from: Vincent Melillo Dillman to: Vincent Michael Melillo 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

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on Tuesday, February 11, 2025, for Boca Shipping, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: The purpose for which it is to be organized is to have unlimited power to engage in and perform any and all lawful acts authorized by the Business Corporation Law of the Commonwealth of Pennsylvania.

WILLIAM E. SCOTT, Solicitor
Caracappa Cook Scott & Ramagli, PC

6 Penns Trail, Suite 202
Newtown, PA 18940
bscott@ccsrlaw.com

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on Friday, February 7, 2025, for Souderton Logistics Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful purpose.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on Thursday, February 6, 2025, for WillowHaven Transformations Corp. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful purpose.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Members of HDF PROPERTIES, LLC, a PA LLC, located at 518 Kimberton Rd., #111, Phoenixville, PA 19460, have approved a proposal that the company voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the company under the provisions of the PA Uniform LLC Act of 2016. Any claim against the company must be in writing, setting forth the alleged amount and source of the claim, together with sufficient contact info. for the company to correspond with the claimant, and must be sent to the below solicitor for the company. A claim against the company is barred unless an action to enforce the claim is commenced within two yrs. after publication of this notice. JOSEPH K. KOURY, Solicitor, O'DONNELL, WEISS & MATTEI, PC, 41 E. High St., Pottstown, PA 19464

DISSOLUTION NOTICE

NOTICE is hereby given that the shareholders and directors of Meaney's Carpets Incorporated, a Pennsylvania corporation, with an address of 148 Starr Street, Phoenixville, PA 19460, 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, as amended.

UNRUH, TURNER, BURKE & FREES, Solicitors
P.O. Box 515
West Chester, PA 19381-0515

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the directors of **The Wilkinson Foundation**, a Pennsylvania nonprofit corporation, with an address of 1020 Broad Run Road, Landenberg, PA 19350, (Chester County), have unanimously approved a proposal that the corporation voluntarily dissolve and are now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

INTENT TO WITHDRAW NOTICE

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **DecomRx Corporation**, a corporation incorporated under the laws of the State of **Delaware** intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is **1167 Valley Hill Road Malvern, PA 19355**, and the name of its commercial registered office provider in Pennsylvania is **C T Corporation System**.

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

COLLINS, Lisa Monique, a/k/a Lisa M. Collins and Lisa Monique Harrison Collins, late of Coatesville, Valley Township. Ada F. Ricci, 1451 Valley Road, Coatesville, PA 19320, care of **JAMES S. TUPITZA**, Esquire, 212 West Gay Street, West Chester, PA 19320, Administratrix. **JAMES S. TUPITZA**, Esquire, Tupitza & Associates, 212 West Gay Street, West Chester, PA 19320, atty.

FLYNN, Donna Marie, late of Phoenixville. Dan DiCioccio, care of **GEORGE S. DONZE**, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. **GEORGE S. DONZE**, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

HELEVA, Michael S., late of East Goshen Township. Jenae K. Quirk and Jason C. Heleva, 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.

HUNT, Elaine Rita, late of Phoenixville. Donna Lynn Holladay, 15 Homestead Lane, Royersford, PA 19468, Executrix.

KEEGAN, JR., William F., late of Westtown Township. Michael A. Keegan, care of **J. MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. **J. MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

MILES, Elizabeth U., late of Schuylkill Township. Michael Walter Miles and Jerome Francis Miles, Jr., care of **ELIZABETH R. HOWARD**, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Co-Executors. **ELIZABETH R. HOWARD**, Esquire, Law Offices of Elizabeth R. Howard, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

PICCARD, Mary Ann, late of Kennett Township. Donald B. Lynn, Jr., 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.

QUINN, Thomas J., late of West Goshen Township. Kevin Quinn, care of **KARYN L. SEACE**, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. **KARYN L. SEACE**, CELA, Esquire, Seace Elder Law, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SCHEITLIN, Olga, late of Tredyffrin Township. Mark E. Scheitlin, care of **ROBERT M. SLUTSKY**, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executor. **ROBERT M. SLUTSKY**, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

SGRO, Patricia M., late of Pennsbury Township. Joseph Burrows, care of **CHRISTOPHER M. MUR-**

PHY, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Administrator. CHRISTOPHER M. MURPHY, Esquire, Breslin Murphy & Roberts, P.C., 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

WILLARD, Arthur Richard, a/k/a Arthur R. Willard and Archie Willard, late of Wallace. Harvey A. Willard, Jr., care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Administrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

WOOLFREY, Barbara J., late of Uwchlan Township. Joshua Woolfrey, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

2nd Publication

ADAMS, Frederick William, a/k/a William F. Adams and William Frederick Adams, late of West Pikeland Township. Matthew J. Adams, care of STEPHEN M. PORTER, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executor. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

ANTONIO, Robert, late of Kennett Township. Marcia A Dial, care of JEFF P BRYMAN, Esquire, 225 Wilmington Pike Suite 200 Chadds Ford PA 19317, Executor. JEFF P BRYMAN, Esquire, Law Offices of Pyle & Bryman, 225 Wilmington Pike Suite 200 Chadds Ford PA 19317, atty.

BARR, JR., Victor L., late of Schuylkill Township. Catherine C. Barr, care of WILLIAM A. DENMARK, Esquire, 1628 JFK Blvd., Ste. 1803, Philadelphia, PA 19103, Executrix. WILLIAM A. DENMARK, Esquire, Charlson Braber McCabe & Denmark, PC, 1628 JFK Blvd., Ste. 1803, Philadelphia, PA 19103, atty.

BENNER, Elizabeth Mae, a/k/a Elizabeth M. Benner, late of West Caln Township. Keith Benner, 140 W. Mattson Hollow Road, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CHOWDHRY, Uma, late of Kennett Township. Vinay Chowdhry, care of MEGAN K. HORWITZ, Esquire, Cira Centre, 2929 Arch St., Philadelphia,

PA 19104-2808, Executor. MEGAN K. HORWITZ, Esquire, Dechert LLP, Cira Centre, 2929 Arch St., Philadelphia, PA 19104-2808, atty.

CICIONE, Nancy C., late of West Chester. Vincent S. Cicione and Helene L. Cicione-Brinton, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Co-Executors. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

DEMPESEY, Beatrice Roberta, a/k/a Beatrice B. Dempsey, late of West Whiteland Township. Robin E. Keretzman, 104 Karen Circle, Coatesville, PA 19320, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

ENEÄ, Paul, a/k/a Paul J. Enea, late of Caln Township. Paulette Tykwinski, 703 Cynthia Ln., West Chester, PA 19380, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

FERRAGUTI, David Mario, late of West Whiteland Township. Adrienne Ferraguti, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, Pennsylvania 19063, Administratrix. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, Pennsylvania 19063, atty.

GANLY, Shirley Anna, a/k/a Shirley A. Ganly, late of East Whiteland Township. Jill Weisser, 40530 Calle Lampara, Murrieta, CA 92562, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

GIANNONE, Mary Lou, late of Malvern Borough. John A. Giannone, Jr., care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

GORDON, Margaret Ann, a/k/a Margaret A. Gordon, late of City of Coatesville. David P. Gordon, 125 Nevins Way, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W.

GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HADEN, Elynn Renae, a/k/a Elynn Haden, late of Valley Township. Mitchell Shane Weiss, 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.

HIPPERT, George Hayden, late of Exton. Lynn R Ferry, 615 Westmont Drive, Wilmington, DE 19808, Executor.

JEVNICK, SR., Arthur F, a/k/a Arthur Jevnick, late of Lower Oxford Township. Laurie Anne Jevnick, 2534 Dartmouth Woods Road, Wilmington, DE 19810, care of PAUL P. PADIEN, Esquire, 30 W. Third Street, Media, PA 19063, Executrix. PAUL P. PADIEN, Esquire, Law Offices of Paul P. Padien, PC, 30 W. Third Street, Media, PA 19063, atty.

LONAS, SR., Norman F., late of West Sadsbury Township. Norman F. Lonas, Jr. and Robert E. Yeagley, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Co-Executors. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

McCABE, James F, late of Borough of West Chester. Ryan McCabe, 479 Starboard Landing, Fern Beach, FL 32034, care of PAUL J. RUBINO, Esquire, 123 East Gay Street, West Chester PA 19380, Executor. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester PA 19380, atty.

McFALLS, Eloise Ann, late of Downingtown. Selena McFalls, 215 Stuart Avenue, Downingtown PA 19335, Executrix.

McNEFF, Barbara Ann, a/k/a Barbara A McNeff, late of West Caln Township. Cindy Ann Adams, 106 Barbara Lane Coatesville PA 19320, care of GARY E THOMPSON, Esquire, 822 S. Matlack Street, Suite 101, West Chester PA 19382, Administratrix. GARY E THOMPSON, Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester PA 19382, atty.

MILLS, Douglas Edward, late of Phoenixville Borough. Katherine Grace Mills, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, Administratrix. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, atty.

O'DONNELL, Meredith Charles, a/k/a M. Charles O'Donnell, Meredith C. O'Donnell a/k/a Chuck O'Donnell, late of East Coventry. Glenn C. O'Donnell, 282 Halteman Road, Pottstown, PA 19465, care of JAMIE V. OTTAVIANO, Esquire, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, Executor. JAMIE V. OTTAVIANO, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

PANTALONE, Maria Joann, a/k/a Maria J. Pantalone and Maria Pantalone, late of Tredyffrin Township. Louise Dougherty, 175 Trimmel Ave, Franklinville, NJ 08322, care of PAUL P. PADIEN, Esquire, 30 W. Third Street, Media, PA 19063, Executrix. PAUL P. PADIEN, Esquire, Law Offices of Paul P. Padien, PC, 30 W. Third Street, Media, PA 19063, atty.

PELLEGRINI, Mary D, late of Downingtown. Kevin Pellegrini, 736 Springdale Dr. Suite 200 Exton PA 19341, Executor.

QUAY, Patricia Lewis, late of Malvern. Kimberly VonMosch, 505 Ricardo Court, Chesapeake, VA 23322, and Donna Obrecht, 55 Clahor Avenue, Collegeville, PA 19426, Executor.

ROEBUCK, Robert E., late of Wayne. Sheila McCarthy, 11 S. Olive Street, 2nd Floor, P O Box 1081, Media, PA 19063, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., P O Box 1081, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., P O Box 1081, Media, PA 19063, atty.

SCHRAMM, John Joseph, late of Schuylkill Township. Dawn Cockerill Schramm, care of JOAN D. GALLAGHER, Esquire, 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104, Administratrix. JOAN D. GALLAGHER, Esquire, Gallagher Law, P.C., 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104, atty.

SHERRY, JR., Raymond R., a/k/a Raymond Richard Sherry, late of West Brandywine Township. Rose M. Fear, 24 Steven Way, Coatesville, PA 19320, care of JENNIFER L. SIMONS, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. JENNIFER L. SIMONS, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

SHEVES, Patricia A., late of East Goshen Township. David H. Schultz, 1410 Crestmont Dr., Downingtown, PA 19335 and Michael N. Schultz, 8944 E. Ludlow Dr., Scottsdale, AZ 85260, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr.,

West Chester, PA 19382, Executors. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

STOLTZFUS, Mary Anna, late of Atglen. Anna Mary Smoker and Ruth Ella Delia, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

STRASSLER, Arthur M., late of Upper Uwchlan Township. Julie Wagner, 317 Conner Dr., Exton, PA 19341, care of GLENN R. WEISER, Esquire, 2000 Market St., Ste. 2820, Philadelphia, PA 19103, Executrix. GLENN R. WEISER, Esquire, McCarthy Weidler, P.C., 2000 Market St., Ste. 2820, Philadelphia, PA 19103, atty.

STULL, Patricia M., late of West Bradford Township. Walter Lee Stull, Jr., 916 Messner Rd., Chester Springs, PA 19425, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

WINTERBOTTOM, Robert F, late of West Chester. Richard Verdi, care of STEPHEN M. ASBEL, Esquire, 2929 Arch St, 13th Fl, Phila, PA 19104, Executor. STEPHEN M. ASBEL, Esquire, Reger Rizzo & Darnall, 2929 Arch St, 13th Fl, Phila, PA 19104, atty.

WRIGHT, Joanne H, late of Glen Mills. Lisa Wright Hummer, 1157 Avonlea Circle, Glen Mills, PA 19342, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, atty.

3rd Publication

BELL, Wanda A., late of Malvern Borough. Stephanie Boyd, 1671 Avalon Dr., Rock Hill, SC 29730, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Fl., Paoli, PA 19301, Executrix. GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Fl., Paoli, PA 19301, atty.

BRINDLE, Eric C, late of Landenberg. Donald Brindle, 1465 Boulder Creek Way, Rockford, IL 61108, care of KAREN E. EICHMAN, Esquire, 8 Federal Rd., Suite 3, West Grove, PA 19390, Administrator. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Rd., Suite 3, West Grove, PA 19390, atty.

DEHAAS, Helene, late of the Borough of West Chester. David Michael Dehaas Wood, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Administrator. DAVID W. CROSSON, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, atty.

DEISS, Marcia C., late of West Chester. Kara E. Bourdreau, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

DEVENNEY, William, a/k/a William J. Devenney, late of West Chester. Martha Devenney, care of CAROLE HENDRIK, Esquire, 3927 Mill Rd., Colledgeville PA 19426, Executrix. CAROLE HENDRIK, Esquire, 3927 Mill Rd., Colledgeville PA 19426, atty.

FINCK, Henry, a/k/a Henry L. Finck, late of Caln Township. Ashley Forsythe, 105 Lori Circle, Exton, PA 19341, care of LINDSEY HOELZLE, Esquire, 1255 Drummers Ln, Ste. 105, Wayne, PA 19087, Executrix. LINDSEY HOELZLE, Esquire, Palmarella & Raab, PC, 1255 Drummers Ln, Ste. 105, Wayne, PA 19087, atty.

GILES, Dale, a/k/a Dale V. Giles, Dale Victor Giles, late of West Chester. Craig P. Giles, care of CAROLE HENDRIK, Esquire, 3927 Mill Rd., Colledgeville PA 19426, Executor. CAROLE HENDRIK, Esquire, 3927 Mill Rd., Colledgeville PA 19426, atty.

HARIS, Angela I., late of West Chester Borough. Clinton Haris, 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.

HATTON, Lyman Peter, a/k/a Lyman P. Hatton, late of West Goshen Township. Mark P. Hatton, 2 Belmont Ln., North Reading, MA 01864, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HUGHES, Jeanne C., a/k/a Jeanne Cashman Hughes, late of West Chester. David F. Hughes, 148 E. Riviera Avenue, Ocean Gate, NJ 08740, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg du Pont & Dalle Pazzе, LLP, 15 Center Meeting Road, Wilm-

ington, DE 19807, atty.

KLIM, Patricia Sue, a/k/a Patricia Klim, late of Downingtown Borough. Megan Klim, 107 E. Cuthbert Blvd., Haddon Township, NJ 08108, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

KRUPER, Mildred M., late of East Pikeland Township. Stefanie A. Mattina and Allison E. Morris, 309 S. Main Street, Spring City, PA 19475, care of DIANE M. ZABOWSKI, Esquire, 1001 Conshohocken State Road, Suite 1-210, W. Conshohocken, PA 19428, Co-Executors. DIANE M. ZABOWSKI, Esquire, Obermayer Rebmann Maxwell & Hippel, LLP, 1001 Conshohocken State Road, Suite 1-210, W. Conshohocken, PA 19428, atty.

LAKE, IV, Fred Lovett, late of Kennett Square. Devin Lake, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, Pennsylvania 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, Pennsylvania 19063, atty.

LENNOX, Frances E, late of Phoenixville Borough. Patricia Lennox, 25 Victoria Circle, Colledgeville, PA 19426, care of NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor. NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

LEWIS, Amy C., late of Kennett Square. Maria L. Lewis, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executrix. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

MABE, SR., Charles M., a/k/a Charles Moses Mabe, Sr. and Charles M. Mabe, late of West Nottingham Township. Angela M. Pierce, 22 Boyd Dr., Colora, MD 21917, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

MAYHER, Michael A., late of Spring City Borough. Karen Underwood, 115 Woodcrest Rd., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

MAZZIOTTI, Peter Vincent, late of Penn Town-

ship. Kathleen Marie Moyer, 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.

MURRAY, Kathy Yvonne, late of New Garden Twp. Mark Brown, care of JENNIFER WALKER, Esquire, 31 S High Street, Suite 200, West Chester PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S High Street, Suite 200, West Chester PA 19382, atty.

PLAYER, Dolores, late of Honey Brook. Cynthia Snyder, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

PUGLIESE, Miranda, late of Atglen Borough. Anthony Pugliese, 739 3rd Ave., Atglen, PA 19310, care of TIMOTHY G. DALY, Esquire, 1288 Valley Forge Road, Suite 72, Phoenixville, PA 19460, Administrator. TIMOTHY G. DALY, Esquire, Daly & Clemente, P.C., 1288 Valley Forge Road, Suite 72, Phoenixville, PA 19460, atty.

SAUERWALD, George William, a/k/a Bill, late of West Chester. Michael Sauerwald, 480 N Guthriesville Rd., Downingtown, PA 19335, and Tim Sauerwald, 12301 Terracotta Drive, Bradenton, FL 34211, care of MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, Executors. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, atty.

WHITE, Camille, late of Westtown Township. Andrew H. Dohan, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, Personal Representative. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, atty.

WHITE, James M., late of Westtown Township. Glenn M. White, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, atty.

WILKINSON, George J., late of Schuylkill Township. G. Jay Wilkinson and Mark A. Wilkinson, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460, Co-Executors. ELIZABETH R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460,

atty.

WILLIAMS, Donald Evan, a/k/a Donald E. Williams, late of Tredyffrin Township. Fidelity Bank, 101 North Blakely Street, Dunmore, PA 18512, care of JAMES J. GILLOTTI, Esquire, 1212 South Abington Road, Clarks Summit PA 18411, Executor. JAMES J. GILLOTTI, Esquire, Oliver, Price & Rhodes, 1212 South Abington Road, Clarks Summit PA 18411, 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

A&M Environmental Services, with its principal place of business at 204A Line Road, Kennett Square, Pennsylvania 19348. The application has been (or will be) filed on: Tuesday, February 11, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Brandywine Science Center, Inc., 204A Line Road, Kennett Square, Pennsylvania 19348. **MARY KAY GAVER**, Esquire
MacElree Harvey, Ltd.
17 W. Miner Street
West Chester, Pennsylvania 19381

FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on 2/7/25, of an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of **GREAT VALLEY PRESBYTERIAN CHURCH**, with the principal place of business at 2025 Swedesford Road, Malvern, PA 19355. The name and address of the entity interested in said business is the Presbyterian Congregation of Tredyffrin Township, 2025 Swedesford Road, Malvern, PA 19355.

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

West Bradford Ranch, with its principal place of business at 908 Old Fern Hill Rd, West Chester, PA 19380. The application has been (or will be) filed on: Thursday, January 30, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Bradford Wiggins, 908 Old Fern Hill Rd, West Chester, PA 19380.

NOTICE OF ACTION

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

No. 2024-09429-RC

Red Bridge Farms Association, a/k/a Red Bridge Farms Civic Association

v.

Robert McQuaid, Presumed Heir or Assign of Dora A. McQuaid, Deceased, et al.

NOTICE

TO: Presumed and Unknown Heirs, and All Persons or Entitles Claiming Right, Title or Interest by or through Dora A. McQuaid, 715 Isaac Taylor Drive, West Chester, PA 19382

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY

LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

Chester County Lawyer Referral Service
15 West Gay Street -- P.O. Box 3191 -- West
Chester, PA 19381-3191
(610) 429-1500

Elliot H. Berton, Esquire
 (610) 889-0700

TO: UNKNOWN FATHER

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **M.A.L., born on 10/26/2023 in Chester County, PA and the biological female child of Erika Avila**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **March 24th, 2025 at 1:30 P.M.** in Courtroom #3 located at the Lackawanna County Courthouse, 200 N. Washington Avenue, 2nd Floor, Scranton, PA. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. 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 your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO

OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services, Inc.
 33 North Main Street, Suite 200
 Pittston, PA 18640
 (570) 299-4100

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, March 20th, 2025 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, April 21st, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 25-3-58

Writ of Execution No. 2015-01455

DEBT \$149,507.56

PROPERTY SITUATE IN BOROUGH OF KENNETT TOWNSHIP

Tax Parcel # 62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348

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

SALE NO. 25-3-60

Writ of Execution No. 2024-05633

DEBT \$98,057.53

Property situate in the BOROUGH OF SPRING CITY, CHESTER County, Pennsylvania, being

BLR # 14-1-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: TRUIST BANK, F/K/A BRANCH BANKING AND TRUST COMPANY

VS

DEFENDANT: **TINA M. UPDEGROVE, KNOWN HEIR OF JOAN M. UPDEGROVE, DECEASED; JANET L. TRAUB, KNOWN HEIR OF JOAN M. UPDEGROVE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAN M. UPDEGROVE, DECEASED**

SALE ADDRESS: 440 King Street, Spring City, PA 19475

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

SALE NO. 25-3-61

Writ of Execution No. 2023-02019

DEBT \$720,061.52

ALL THAT CERTAIN lot or piece of ground situate in West Bradford Township, Chester County, Pennsylvania, bounded and described according to a

Subdivision Plan for Stonegate, made by Chester Valley Engineers, Inc. dated 4-22-1997 last revised 3-30-1998 and recorded in Chester County as Plan #14370 as follows to wit: BEGINNING at a point on the Northwesterly side of Old Barn Circle, a corner of Lot 50 on said plan, THENCE extending along said lot North 89 degrees 53 minutes 14 seconds West 161.68 feet to a point, THENCE extending along said lot and partly along lot 60 North 45 degrees 50 minutes 22 seconds East 164.57 feet to a point in the bed of a 20 feet wide sanitary sewer easement, a corner of lot 52, THENCE extending along said lot and through said easement, South 42 degrees 44 minutes 08 seconds East 131.07 feet to a point on the Northwesterly side of Old Barn Circle, THENCE extending along same on the arc of a circle curving to the left having a radius of 75.00 feet the arc distance of 61.72 feet to the first mentioned point and place of beginning.

CONTAINING 18,920 square feet more or less.

BEING LOT NO. 51 on said plan.

BEING the same premises which Realen Homes, L.P. (A Pa Ltd. Partnership) Successor by Merger to Realen Limited Partner, Inc. (A Pa. Corp.), by indenture bearing date 12/15/00 and recorded 12/29/00 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 4875 page 990 etc., granted and conveyed unto WILLIAM J. ORSI, JR. AND APRIL L.ORSI, as tenants by the entirety.

Tax Parcel # 50-2-281

PLAINTIFF: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2007-HE3, Asset-Backed Certificates Series 2007-HE3

VS

DEFENDANT: **William J. Orsi, Jr. and April L. Orsi**

SALE ADDRESS: 1388 Old Barn Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429**

SALE NO. 25-3-63

Writ of Execution No. 2023-08892

DEBT \$136,223.67

All that certain piece or parcel or Tract of land situate in Pocopson Township, Chester County, Pennsylvania, and being known as 2033 West Street Road, AKA 2023 West Street Road, FKA 1409 West Street Road, Pocopson, Pennsylvania 19366.

Tax Parcel # 63-4-133

PLAINTIFF: Fulton Bank, NA

VS

DEFENDANT: **Roger E. Marcial**

SALE ADDRESS: 2033 West Street Road, AKA 2023 West Street Road, FKA 1409 West Street Road, Pocopson, PA 19366

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

SALE NO. 25-3-64

Writ of Execution No. 2024-01726

DEBT \$98,141.90

ALL THAT CERTAIN lot or piece of ground situate in East Bradford Township, Chester County and Commonwealth of Pennsylvania, as shown on Plan No. 30-26, dated August 1, 1985, last revised June 9, 1986, by Yerkes Associates, Inc., for Curtis V. Guthrie, recorded in the Office of the Recorder of Deeds of Chester County on August 4, 1986, as Subdivision

Plan No. 6476, bounded and described as follows: BEGINNING at a point set in the title line in the bed of Guthrie Road, said point being distant 285.12 feet measured Northwardly along Guthrie Road from its intersection with the title line of Harmony Hill Road; thence extending from the first mentioned point and place of beginning, extending diagonally across said Guthrie Road to the West side thereof North 6° 23' 8" West, 102 feet to a point set in a line of land now or late of Frank J. Rawson, Jr.; thence extending diagonally into Guthrie Road, North 23° 27' 48" East, 59.50 feet to a point in the bed of Guthrie Road; thence leaving the said Guthrie Road and passing over the Easterly boundary thereof North 84° 36' 44" East, 310.39 feet to a point in the boundary line of lands now or late of C. Leon Guthrie; thence South 1° 55' East, 143.03 feet to a point in the boundary line of lands now or late of C. Leon Guthrie; thence South 82° 38' 15" West, 328.86 feet to the first mentioned point and place of BEGINNING.

CONTAINING an area of 1.121 acres, more or less.

BEING Lot No. 3 on the said subdivision plan.

BEING THE SAME PREMISES which Curtis Vernon Guthrie and Lenore B. Guthrie, by Deed dated 4/23/2018 and recorded 4/26/2018 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9732, Page 692, granted and conveyed unto Curtis B. Guthrie and Valorie L. Guthrie.

Tax Parcel # 51-2-151.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TRUMARK FINANCIAL CREDIT UNION

VS

DEFENDANT: **Curtis B. Guthrie a/k/a Curtis Brian Guthrie & Valorie Guthrie**

a/k/a Valorie Lynn Guthrie a/k/a Valorie L. Guthrie

SALE ADDRESS: 844 Guthrie Road, West Chester, PA 19380

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

**SALE NO. 25-3-65
Writ of Execution No. 2023-05905
DEBT \$237,225.79**

All that certain piece or parcel or Tract of land situate in the Township of West Goshen, Chester County, Pennsylvania, and being known as 1006 E Boot Road, West Chester, Pennsylvania 19380.

Tax Parcel # 52-1P-40

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **John R. Bayne Jr.**

SALE ADDRESS: 1006 E. Boot Road, West Chester, PA 19380

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

**SALE NO. 25-3-66
Writ of Execution No. 2024-06160
DEBT \$353,586.28**

ALL THAT CERTAIN lot or parcel of land situated in the West Caln Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 19, 2004 and recorded in the Office of the Chester County Recorder of Deeds on October 21, 2004, in Deed Book Volume 6314 at Page 1300, as Instrument No. 200410471527.

Tax Parcel # 28-05-0209

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS3

VS

DEFENDANT: **Anthony J. Mascherino, Jr. and Coleen T. Mascherino**

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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

SALE NO. 25-3-67

Writ of Execution No. 2024-04332

DEBT \$138,826.69

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF EAST PIKELAND, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 26-3J-183

IMPROVEMENTS thereon: a residential property

PLAINTIFF: FIFTH THIRD BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **RONALD GOULDING**

SALE ADDRESS: 3201 Doris Court, Phoenixville, PA 19460

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

SALE NO. 25-3-68

Writ of Execution No. 2022-03015

DEBT \$179,061.53

ALL THAT CERTAIN unit located in the property known, named and identified as The Commons of Valley Forge-East , an Office Condominium, located in the

Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 , et seq., by the recording of the Declaration in the office of the Recorder in and for Chester County, Pennsylvania on 06/29/1988 in Record Book 1195, Page 146, and any amendments thereto, as the same may change from time to time, being and designated as UNIT NO. 21, which has been amended to UNIT NO. 68 in the second amendment to the Declaration in Book 1247 Page 215, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Richard Whitekettle, by Deed dated 01/10/2018 and recorded 01/16/2018 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania as DOC# 15587793 in Record Book 9683, Page 1741, granted and conveyed unto Bozekken, LLC, a Pennsylvania limited liability company.

Tax Parcel # 27-6-568

PLAINTIFF: SANTANDER BANK, N.A.
VS

DEFENDANT: **BOZEKEN, LLC**

SALE ADDRESS: 1288 Valley Forge Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SALDUTTI LAW GROUP 610-994-1137**

SALE NO. 25-3-69

Writ of Execution No. 2024-02167

DEBT \$228,658.90

PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE

Tax Parcel # 15-05-0294

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **KIMBERLY ZWIEBEL**

SALE ADDRESS: 229 Saint Mary's Street, Phoenixville, PA 19460

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

SALE NO. 25-3-70

Writ of Execution No. 2015-06920

DEBT \$135,576.05

PROPERTY SITUATE IN KENNETT TOWNSHIP

Tax Parcel # 62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. MRAZ A/K/A DOROTHY C. MRAZ A/K/A DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

SALE NO. 25-3-71

Writ of Execution No. 2024-02779

DEBT \$20,885.27

ALL that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenance thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: 87 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association of Brook Crossing, a

Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891. Subject to any restrictions, easements and/or adverses that pertain to this property.

BEING that same premises which William H. Baker and Theresa M. Alexander by Deed dated March 24, 2015, and recorded October 21, 2015, in Chester County at Book 9202, Page 2105 conveyed unto William H. Baker.

Tax Parcel # 47-4-534

PLAINTIFF: Members 1st Federal Credit Union

VS

DEFENDANT: **William H. Baker a/k/a William Baker**

SALE ADDRESS: 101 North Keystone Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **METTE, EVANS & WOODSIDE 717-232-5000**

SALE NO. 25-3-72

Writ of Execution No. 2024-04922

DEBT \$132,359.74

ALL THAT CERTAIN lot or piece of ground, situate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a Final Title Plan of Subdivision of Ashley, dated 8/31/1987 last revised 8/9/1989 by Beideman Associates, Professional Land Surveyors, Exton, PA and recorded in Chester County as Plan No. 9677-82 as follows, to wit:

BEGINNING at a point on the Southerly side of Bramble Lane, a corner of Lot No. 19 on said plan; thence extending along said lot, South 16° 17' 42" West, 209.22 feet to a point; thence extending North 68° 33' 15" West, 223.36 feet to a point, a cor-

ner of Lot No. 21; thence extending along said lot, North 19° 19' East, 195.03 feet to a point on the Southerly side of Bramble Lane; thence extending along same on the arc of a circle curving to the left having a radius of 4,025 feet the arc distance of 212.27 feet to the first mentioned point and place of BEGINNING.

CONTAINING 1.005 acres more or less
BEING Lot No. 20 on said plan.

BEING THE SAME PREMISES which David S. Cardile and Christine M. Cardile, by Deed dated 5/28/1997 and recorded 6/4/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4184, Page 2118, granted and conveyed unto David S. Cardile.

Tax Parcel # 59-11-22.25

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **David S. Cardile, Sr.**
a/k/a David S. Cardile

SALE ADDRESS: 6 Bramble Lane, West Grove, PA 19390

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