



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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

www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

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

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Mayock vs. Rellahan and The Daily Local News

Motion to compel deposition – Service of subpoena for deposition

1. A subpoena is an order of the court commanding a person to attend and testify at a particular time and place. It may also require the person to produce documents or things which are under the possession, custody or control of that person.
2. In this case, Plaintiff alleged Defendants recklessly published articles that caused her to be passed over for the position of Chester County Solicitor. Defendants served subpoenas on the County Commissioners to be deposed. The Commissioners filed a Motion to Quash the Defendants' Subpoenas. Defendants responded that they would withdraw the subpoenas if the Commissioners would provide affidavits. Plaintiffs requested the Court deny the Commissioners Motion to Quash, asserting the Commissioners' affidavits would be insufficient. The Court granted the Motion to Quash as unopposed by the Defendants but did so without prejudice to Plaintiff's right to pursue depositions of the Commissioners if needed. Plaintiffs filed a Motion to Compel Depositions of the Commissioners. The Court entered an order noting Defendants' subpoenas were quashed and Plaintiff is not asking for enforcement of a subpoena obtained and served by Plaintiff. The Court noted the proper procedural means for Plaintiff to pursue depositions of the Commissioners was by subpoena. Accordingly, the Court *Held* Plaintiff's Motion to Compel the Depositions of the Chester County Commissioners is denied without prejudice to Plaintiff's right to pursue depositions of the Non-Party Commissioners.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2020-04529; Kristen Mayock, Esquire vs. Michael Rellahan and The Daily Local News

James E. Beasley, Jr. and Andrew M. Martin for Plaintiff
Joel L. Frank and Katherine E. LaDow for Non-Party Commissioners
Binder, J., February 9, 2023:-

<p>KRISTEN MAYOCK, ESQUIRE, Plaintiff</p> <p>vs.</p> <p>MICHAEL RELLAHAN and THE DAILY LOCAL NEWS, Defendants</p>	<p>IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA</p> <p>NO. 2020-04529-TT</p> <p>CIVIL ACTION – LAW</p>
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ORDER and MEMORANDUM

AND NOW, this 9th day of February, 2023, upon consideration of Plaintiff’s Motion to Compel the Depositions of the Chester County Commissioners filed November 10, 2022, and the Response filed by Non-Parties, Chester County Commissioners Marian Moskowitz, Joshua Maxwell, and Michelle Kichline, and the supplemental briefs filed pursuant to this court’s order entered January 11, 2023, it is hereby **ORDERED** that the Motion is **DENIED** without prejudice to Plaintiff’s right to pursue depositions of the Non-Party Commissioners.

BY THE COURT:

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

MEMORANDUM

This is a case where Plaintiff alleges that Defendants recklessly published news articles that caused her to be passed over for the position of Chester County Solicitor, causing her to resign from her position as Deputy Solicitor, which left her to find a job during the COVID-19 pandemic. On March 4, 2022, Defendants served subpoenas on the three (3) Chester County Commissioners to attend and testify. On March 11, 2022, the Commissioners filed their Non-Parties Chester County Commissioners Marian Moskowitz, Josh Maxwell, and Michelle Kichline's Motion to Quash Subpoenas to Attend and Testify and for Protective Order. On March 18, 2022, Defendants filed their Response to the Commissioners' Motion to Quash Subpoenas representing that they would withdraw the subpoenas altogether if the Commissioners would instead provide affidavits stating whether the news articles caused them to reject Plaintiff's application. *See* Response, 3/18/2022, ¶ 1.

On April 1, 2022, Plaintiff filed a Response asking this court to deny the Commissioners' Motion to Quash Subpoenas asserting that "[i]t is [P]laintiff's position, and has been all along, that affidavits are an insufficient method of discovery for these specific witnesses [and t]o the extent Defendant [sic] seeks to obtain testimony from the Commissioners, Plaintiff must be provided a fair opportunity to question the veracity of their testimony." Response, 4/1/2022, p. 1.

On October 13, 2022, this court granted the Commissioners' Motion to Quash Subpoenas as unopposed by Defendants and directed the Commissioners to serve upon Defendants affidavits in lieu of depositions. In so doing, this court recognized Plaintiff's position and assured Plaintiff that the order granting the Motion to Quash Subpoenas was "without prejudice to Plaintiff's right to pursue depositions of the Commissioners if warranted at a later date." Memorandum, 10/13/2022, p. 3, fn. 1.

On November 10, 2022, Plaintiff filed Plaintiff's Motion to Compel the Depositions of the Chester County Commissioners. On January 11, 2023, this court entered an order noting that the subpoenas served by Defendants have been quashed and that Plaintiff's Motion appears not to ask this court to enforce a subpoena "obtained and served by Plaintiff[.]" Order, 1/11/2023, p. 1. Accordingly, this court ordered briefs "addressing whether this court retains personal jurisdiction over the Non-Party Commissioners to grant Plaintiff's Motion." Order, 1/11/2023, p. 1.

On January 26, 2023, Plaintiff filed a Supplemental Brief arguing that this court retains jurisdiction over the Commissioners because the subpoenas were "merely quashed without prejudice" and held "in abeyance until the Commissioners produced their affidavits." Supplemental Brief, 1/26/2023, p. 2 (emphasis omitted). Plaintiff argues in the alternative that Plaintiff's failure to obtain and serve subpoenas is an error or defect of procedure this court must disregard since it causes the Commissioners no prejudice. Supplemental Brief, 1/26/2023, pp. 2-3 (citing Pa.R.Civ.P. 126 (Liberal Construction and Application of Rules)).

On January 30, 2023, the Commissioners filed a Supplemental Brief arguing that this court's order was "clear and unambiguous" in its grant of the Motion to Quash

Subpoenas, Supplemental Brief, 1/30/2023, p. 2, with the necessary result that the subpoenas “were not held in abeyance, [but were instead] completely extinguished[.]” Supplemental Brief, 1/30/2023, p. 3. The Commissioners argue that “Plaintiff cannot rely upon another party’s subpoena, that was quashed and voided by this Court, to justify their Motion to Compel the Chester County Commissioner’s depositions.” Supplemental Brief, 1/30/2023, p. 4. The Commissioners argue that Pa.R.Civ.P. 126 does not apply since they are not parties and the proper issuance and service of a subpoena is required before this court has jurisdiction to grant Plaintiff’s Motion to Compel. Supplemental Brief, 1/30/2023, p. 4.

Here, this court finds merit in the position taken by the Commissioners. “A subpoena is an order of the court commanding a person to attend and testify at a particular time and place. It may also require the person to produce documents or things which are under the possession, custody or control of that person.” Pa.R.Civ.P. 234.1(a). This court granted the Commissioners’ Motion to Quash Subpoenas and the subpoenas obtained and served by Defendants cannot be enforced. Plaintiff cites to this court no authority to support the proposition that a court retains jurisdiction over a non-party served with a subpoena after the subpoena has been quashed, nor does Plaintiff cite authority to support the proposition that the absence of personal jurisdiction is an error or defect of procedure within the scope of Pa.R.Civ.P. 126. This court’s research has found no support for those propositions.

Plaintiff is correct that this court granted the Motion to Quash Subpoenas “without prejudice to Plaintiff’s right to pursue depositions of the Commissioners if warranted at a later date.” Memorandum, 10/13/2022, p. 3, fn. 1. However, Defendants’ subpoenas were not held in abeyance and this court did not rule on the procedural means by which Plaintiff might pursue depositions of the Commissioners. It is this court’s view that the proper procedural means is by subpoena.

Accordingly, for the reasons set forth above this court will enter an order denying Plaintiff’s Motion to Compel the Depositions of the Chester County Commissioners filed November 10, 2022.

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NOTICES

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OFFICES, P.C., 30 Cassatt Ave., Berwyn, PA 19312, 610.648.9300

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Professional have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 3/27/2023, for: Trooper Dental Assoc., P.C. Having a registered office address of: 182 Valley Stream Circle Chesterbrook, PA 19087-5818 The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

BARNES, Caroline Ann, a/k/a Caroline Barnes, late of Tredyffrin Township. William Hunt and David Alexander Barnes, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Administrators. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

BARNES, Gertrude S., late of a/k/a Gertrude Veronica Barnes. East Goshen Township, care of Kisha T. Johnson, 1952 Crest Drive, Coatesville, PA 19320, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

BAXTER, Arlene M., late of Westtown Township. Pamela Manning-Smith, 940 Baylowell Dr., West Chester, PA 19380, Executrix. STACEY WIL-LITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

BRENNEMAN, Asa In Hyuk, late of West Chester. Stephen James Brenneman, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Rd., Ste 1, Kennett Square, PA 19348, Executor. JOHN R.

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

CIVIL ACTION

LAW NO. 2023-00104-NC

NOTICE IS HEREBY GIVEN that the name change petition of Valerie Arlenah Obanya was filed in the above-named court and will be heard on Monday, May 8, 2023 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, January 6, 2023 Name to be changed from: Valerie Arlenah Obanya to: Valerie Arlenah Asiema Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CHANGE OF NAME NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NAME CHANGE - No. 2023-01633-NC - NOTICE IS HEREBY GIVEN that on 3/8/23, the Petition of OREANTHY E. GEROVASILIOU, was filed in the above-named Court, praying for a Decree to change Petitioner's name to OREANTHY EKATERINI HIONIS JUNIER. The Court has fixed 6/12/23, at 2:00 p.m., Courtroom 3, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. KELLY C. HAYES, Atty. for Petitioner, McANDREWS LAW

TWOMBLY, JR., Esquire, 224 East Street Rd., Ste 1, Kennett Square, PA 19348, atty.

BROWN, Dorothy, a/k/a Dorothy Stanko Brown, late of East Coventry Township. Joel Todd McMillan, 1130 Old Schuylkill Rd., Pottstown, PA 19465, Executor. **MISTY A. TOOTHMAN**, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

CUTHBERTSON, William S., a/k/a William Stephen Cuthbertson, late of Tredyffrin Township. Graham M. Cuthbertson, 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.

DeSANTIS, Nicholas, late of Spring City Borough. Mariann Billitto, 638 Columbus Dr., Spring City, PA 19475, Administratrix. **HEATHER L. TURNER**, Esquire, Law Offices of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

DIFABRIZIO, Frank, late of Elverson Borough. John F. DiFabrizio, 4 Quarry View Dr., Morgantown, PA 19543, Executor. **ERIC J. FABRIZIO**, Esquire, Bingaman, Hess, Coblentz, & Bell, P.C., Treeview Corporate Center, 2 Meridian Blvd., Ste. 100, Wyomissing, PA 19610, atty.

DiGUGLIELMO, Barbara Ann, a/k/a Barbara A. DiGuglielmo, late of New Garden Township. Anthony J. DiGuglielmo, Jr., 8904 Gap Newport Pike, P.O. Box 1139, Avondale, PA 19311, Executor. **ANITA M. D'AMICO**, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DOUGHERTY, Julia Rita, late of East Goshen Township. Christopher E. Dougherty, 743 N. Valley Forge Rd., Devon, PA 19333, Executor.

ERINGI, Therese Marianne, late of Willistown Township. Thomas F. Toscani, 400 Berwyn Rd., 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Administrator. **THOMAS F. TOSCANI**, Esquire, Toscani, Stathes & Zoeller, LLC, 400 Berwyn Rd., 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

FITZPATRICK, Daniel, late of East Brandywine Township. Kelly Brenenburg, care of **KRISTEN R. MATTHEWS**, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. **KRISTEN R. MATTHEWS**, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

FRANK, Elizabeth Jane, late of Highland Township. Linda Frank-Funk, 244 Lemon Drop Rd., Ebensburg, PA 15931, Executrix. **SCUDDER G.**

STEVENS, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

GILLIS, Alfred G., late of Easttown Township. Jeffrey L. Gillis, 220 Berkley Rd., Devon, PA 19333, Executor. **JAMES R. FREEMAN**, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

GLISSON, Scott Ashley, a/k/a Scott Glisson, Scott A Glisson, late of Cochranville. Roland Beare, 1916 Mill Rd., Perkasie, PA 18944, Executor.

INGRAM, Robert S., Robert Steven Ingram, late of West Goshen Township. William Charles Ingram, care of **LOUIS N. TETI**, Esquire, 17 W. Miner St., P.O. Box 600, West Chester, PA 19381-0660, Administrator. **C.T.A. LOUIS N. TETI**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 600, West Chester, PA 19381-0660, atty.

JANTON, Frank, late of Kennett Square. Francis J. Janton, care of **MICHAEL R. PERNA**, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. **MICHAEL R. PERNA**, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

LYNCH, Suzanne, late of Tredyffrin Township. Mark Lynch, care of **JOHN J. McANENEY**, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executor. **JOHN J. McANENEY**, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

MALIN, Walter P., late of New Garden Township. George B. Hughes, 109 Skyline Dr., Landenberg, PA 19350, Executor. **SCUDDER G. STEVENS**, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

PERAKIS, Nicholas G., a/k/a Nicholas Perakis, Nick G. Perakis and Nick Perakis, late of East Goshen Township. Andrea Perakis, 1601 Paoli Pike, West Chester, PA 19380, Executrix. **STEPHANIE P. KALOGREDIS**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

RHODES, Sandra K., late of Coatesville. Carrie E. Rhodes, 804 Crystle Rd., Aston, PA 19014, Executor. **CHRISTINA ROBERTS**, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

RUSSO, JR., Angelo, late of Pocopson Township. Joan Russo, care of **PAUL H. MASCANTONIO**, Esquire, 1806 Callowhill St., Philadelphia, PA 19130, Executrix. **PAUL H. MASCANTONIO**, Esquire, 1806 Callowhill St., Philadelphia, PA 19130, atty.

SHELLY, Keith, a/k/a Keith Thomas Shelly, late of Tredyffrin Township. Katharine Knobil, 2270

Old Sentinel Trail, Malvern, PA 19355, Executrix. LARISSA R. WHITMAN, Esquire, Faegre Drinker Biddle & Reath LLP, One Logan Square, Ste. 2000, Philadelphia, PA 19103, atty.

SHIREY, Harold D., late of North Coventry Township. Indiana C Shirey, care of ERIC C FREY, Esquire, 105 E Philadelphia Ave, Boyertown, PA 19512, Executrix. ERIC C FREY, Esquire, E Kenneth Nyce Law Office, LLC, 105 E Philadelphia Ave, Boyertown, PA 19512, atty.

WIGGINS, Bettylee, late of Modena Borough. Samuel James Edward Wiggins, 106 Ruthland Ave., Coatesville, PA 19320, Administrator. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box, 191 Wayne, PA 19087, atty.

WRIGHT, Gordon E., late of Tredyfrinn Township. Marie E. Wright, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty

2nd Publication

BARTOLINI, Anthony Louis, a/k/a Anthony L. Bartolini, late of Easttown Township. Maria A. DeSimone, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

BASCIANI, Anna, late of New Garden Township. Mario J. Basciani and Joanne B. Register, care of MICHAEL T. SHIRING, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executors. MICHAEL T. SHIRING, Esquire, Riley Riper Hollin & Colagregco, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

BRENAN, Denis Vincent, late of Berwyn. Clarence Kane Brenan and Clare Erin Friday, care of JOHN W. RICHEY, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executors. JOHN W. RICHEY, Esquire, The Tannenbaum Law Group, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

BROWN, Ellen M., late of Malvern. Maryann Brown, 6 Kevin Way, Malvern, PA 19355, Executrix. CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

BRYAN, Mary Elizabeth, late of Pennsbury Township. Mark William Bryan, 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.

BUKATA, Patricia A., a/k/a Patricia P. Bukata, late of West Bradford Township. Steven D. Bukata, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. JOHN A. GAGLIARDI, Esquire, Wetzel, Gagliardi, Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

CAFER, Vilma Jean, late of Valley Township. Deborah C. Horan, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, atty.

CHRISTIE, SR., Nicholas, late of Westtown Township. Seamus M. Lavin, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel, Gagliardi, Fetter & Lavin, LLC, Wetzel, Gagliardi, Fetter & Lavin, LLC, atty.

COX, Bernice I., late of East Fallowfield Township. Ernest L. Yates and Darlene A. Hughes, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

FAISON, Dee, late of West Goshen Township. Linden Buchta and Sarah Lauren Ann Faison, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FEDEL, Karolyn J., late of West Whiteland Township. Sandra J. Meikle, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

FERRARO, Anthony J., a/k/a Anthony John Ferraro, Sr., late of Thornbury Township. Samantha Ferraro, 530 Timberline Trail, West Chester, PA 19382, Executrix. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

FOSTER, Otis Wells, a/k/a O. Wells Foster, late of West Grove. William B. du Pont, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dal-

le Pазze, 15 Center Meeting Road, Wilmington, DE 19807, atty.

FRANK, Marilyn L., a/k/a Marilyn Louise Frank, late of West Whiteland Township. Richard B. Frank, 14811 Winding Brook Court, Milton, DE 19968, Executor. ROBERT R. KREITZ, Esquire, 1210 Broadcasting Rd., Ste 103, Wyomissing, PA 19610, atty.

GILBERT, Holly J., late of Malvern. Ramona Negron, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Executrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

GREISIGER, Eric J., late of Tredyffrin Township. Jamie Sheller, care of ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, Executrix. ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, atty.

HALEY, Concettina V., late of Penn Township. Gabriel Vattilana and Daniel Vattilana, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HAVRILAK, George R., late of Phoenixville Borough. Raymond J. Havrilak, 49 Bern Court, Pottstown, PA 19465, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

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

JOHNSON, SR., Bruce W., a/k/a Bruce William Johnson, Sr., late of Valley Township. Bruce W. Johnson, Jr., care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

JONES, Sarah I., late of Caln Township. Mai X. Nguyen, 1615 Heather Drive, Downingtown, PA 19335, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KRAMER, Monroe Walter, a/k/a M. Walter Kramer, Walter Kramer, late of West Goshen Township. Jeanette A. Kramer, care of BRUCE HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA

19341, Executor. BRUCE HERALD, Esquire, Bruce Alan Herald, A Professional Corporation, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

LEHNER, Jean Swihart, a/k/a Jean Swihart, late of West Chester Borough. Stanard Lee Swihart, 789 Regency Reserve Circle, Unit 4603, Naples, FL 34119, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

LEUTERITZ, Raoul, late of Kennett Township. Caryn Hetherston and Tracy Thompson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MARKS, Sara Jane, late of West Nantmeal Township. Ralph Edwin Marks, 216 Haag Road, Reading, PA 19606, Executor. ROBERT R. KREITZ, Esquire, 1210 Broadcasting Rd., Ste. 103, Wyomissing, PA 19610, atty.

MASTNJAK, Jantje J., a/k/a Janny J. Mastnjak, late of East Bradford Township. Robert C. Mastnjak, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

McNEILL, III, Robert J., late of Schuylkill Township. Ellen Gowen McNeill, 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.

MORRIS, Joy H., a/k/a Joy V. Morris, late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, P.O. Box 384, Kennett Square, PA 19348, atty.

MOYER, Rodger, late of Kennett Square Borough. Erika Leigh Adler, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MUSCATELLO, Margaret B., late of Valley Township. Lori Muscatello, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown,

PA 19335, atty.

PIZONKA, Joseph J., late of Schuylkill Township. Craig J. Pizonka and Joseph J. Pizonka, III, care of **RODNEY S. FLUCK**, Esquire, 630 Freedom Business Center, Ste. 108, King of Prussia, PA 19406, Executors. **RODNEY S. FLUCK**, Esquire, Butera Beausang Cohen & Brennan, 630 Freedom Business Center, Ste. 108, King of Prussia, PA 19406, atty.

ROBERTS, Marilyn G., late of Penn Township. Julia R. Brown, care of **BRIAN R. PRICE**, Esquire, 140 E. Butler Ave., Chalfont, PA 18914, Executrix. **BRIAN R. PRICE**, Esquire, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914, atty.

SAVILL, Elizabeth W., late of West Whiteland Township. Andrew Savill, care of **ROBERT M. SLUTSKY**, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executor. **ROBERT M. SLUTSKY**, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

STOUT, Laura L., late of East Nottingham Township. Tammy L. Schied, care of **DAWN GETTY SUTPHIN**, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076, Executrix. **DAWN GETTY SUTPHIN**, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076, atty.

TEEL, Rosemary Furia, late of Kennett Township. Andrea Pannell McGovern, 335 Marshall Vale Ln., Kennett Square, PA 19348, Executrix. **ANITA M. D'AMICO**, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WALSH, March K., late of Coatesville. Tyler Ryan, care of **JANET J. SATTERTHWAITTE**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. **JANET J. SATTERTHWAITTE**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

WATKINS, Mary H., late of Kennett Township. Peter E. Watkins, P.O. Box 590292, Newton, MA 02459, Executor. **MARK M. DALLE PAZZE**, Esquire, Herdeg, du Pont & Dalle Pазze, 15 Center Meeting Road, Wilmington, DE 19807, atty.

WELKE, Eric William, a/k/a Eric W. Welke, late of Caln Township. Raymond P. Gravinese, III, care of **JAMES R. ABBOTT**, Esquire, 103 Chesley Dr., Media, PA 19063, Executor. **JAMES R. ABBOTT**, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Media, PA 19063, atty.

WITWER, Joan S., late of East Goshen Township. Deborah J. Sisco, 1215 Lotus Ln., West Chester, PA 19380, Executrix. **BRIAN R. OTT**, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

WOLFE, William L., a/k/a Bill Wolfe, late of West Chester. Brad Wolfe, 151 Channing Ave, Malvern, PA 19355, Executor.

WOLFF, Sarah B., late of Kennett Township. Wilmington Trust, N.A. c/o Shelly Kunkel, 3607 Dery Street, 2nd Floor, Harrisburg, PA 17111, Executor. **MARK M. DALLE PAZZE**, Esquire, Herdeg, du Pont & Dalle Pазze, 15 Center Meeting Road, Wilmington, DE 19807, atty.

3rd Publication

ATKINS, Timothy Scott, late of West Vincent Township. Louise Atkins, care of **JAMES J. MUNNIS**, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Administratrix. **JAMES J. MUNNIS**, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

BIXBY JR, Glenn Arvin, a/k/a Glenn A. Bixby, Jr, late of Valley. Maureen J. Bixby, 1602 Dawman Road, Coatesville, PA 19320, Executrix.

BOSWORTH, Aileen, late of Easttown Township. Stacey Willits McConnell, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. **STACEY WILLITS McCONNELL**, Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

BRIGNOLA, Donald L., late of East Pikeland Township. Robert Gruber, care of **ELIZABETH R. HOWARD**, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executor. **ELIZABETH R. HOWARD**, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

COLONA, Julia A., late of East Pikeland Township. Marvin J. Colona, Jr., care of **JOSEPH G. RIPER**, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executor. **JOSEPH G. RIPER**, Esquire, Riley Riper Hollin & Colagreco, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

D'ANTONIO, Emidio P., late of Kennett Square. David Anthony D'Antonio, care of **JOHN R. TWOMBLY, JR.**, Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. **JOHN R. TWOMBLY, JR.**, Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

DWYER, Eileen M., late of Easttown Township. Kathleen Dwyer McFillin, 1673 Bow Tree Dr., West Chester, PA 19380 and Patricia Anne Melcher, 602 Milleson Lane, West Chester, PA 19380, Executrices. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

EDWARDS, Gladys Mae, late of East Coventry Township. Carolyn Rinehart, 323 Old Schuylkill Road, Box 1, Parkerford, PA 19457 & Joan Hostetter, 2 Garden Drive, Newtownstown, PA 17073, Executors. PATRICK J. KURTAS, Esquire, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

FERKO, SR., John P., late of Phoenixville Borough. John P. Ferko, Jr., care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

FINLAN, Claire M., late of Easttown Township. Kenneth J. Finlan, care of ROBERT J. IANNOZZI, JR, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. ROBERT J. IANNOZZI, JR, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

FISHER, SR., Regis Francis, late of Tredyffrin Township. Darla DiFerdinando, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, atty.

HANRATTY, JR., Richard Joseph, late of Glenmore Borough. Kevin R. Hanratty, 12281 Cornwallis Square, San Diego, CA 92128, Executor. EDWARD J. GILSON, JR., Esquire, 4 Neshaminy Interplex Dr., Ste. 105, Trevoise, PA 19053, atty.

HOTCHKISS, David Leroy, late of Franklin Township. Brian J. Hotchkiss, 150 West 74th Street, #4E, New York, NY 10023 & Derek S. Hotchkiss, 7 Cobblestone Drive, New Castle, DE 19720, Executor. KAREN E. EICHMAN, Esquire, Eichman Law PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

KARLSSON, Beverly, a/k/a Beverly A. Karlsson, late of Honey Brook Township. Collene M. McQuillen, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church Street, West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzels, Gagliar

di Fetter & Lavin LLC, 122 S. Church Street, West Chester, PA 19382, atty.

MANDLER, Stanley, late of West Chester. Jeffrey Mandler, care of LOUIS J. PETRIELLO, Esquire, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, Executor. LOUIS J. PETRIELLO, Esquire, Petriello & Royal, LLC, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, atty.

McCLURE, Grace Alba, a/k/a Grace A. McClure, late of Malvern Borough. Catherine T. Duffy, 300 W. State St., Suite 300, Media, PA 19063, Administrator C.T.A. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

MORRIS, Nancy S., late of Exton. Delores A. Linse, 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.

PASQUELLA, Mary Anne, late of Coatesville. Victoria A Burns, 501 Shipley Road, Wilmington, DE 19809, Executor.

PAULLEY, Patricia Ann, a/k/a Patricia Ann Stockett, late of Willistown Township. Paul Stockett, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Suite 300, Media, PA 19063, Executor. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

SHAW, JR., William F., a/k/a William Franklin Shaw, Jr., late of Wilmington, DE. Deborah Keese, care of SUSAN K. GARRISON, Esquire, 24 Veterans Square, Media, PA 19063, Executrix. SUSAN K. GARRISON, Esquire, Garrison Law, 24 Veterans Square, Media, PA 19063, atty.

SHERMAN, Katherine K., a/k/a Katherine Kennedy Sherman, late of Pennsylvania. Leslie S. Gaske & Alden K. Sherman, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

THOMAS, Kathryn D., late of Kennett Township. Karin E. Thomas, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, atty.

TUDOR, Kathleen A., late of West Vincent Township. Duncan Tudor, 1663 Saw Mill Road, Spring City, PA 19475, Executor. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

WALDMAN, Frances Betty, a/k/a Bette Waldman, late of West Chester Borough. H. David Waldman, care of JENNIFER A. KOSTEVA, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JENNIFER A. KOSTEVA, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

WESTRATE, John Lee, a/k/a J. Lee Westrate, late of Tredyffrin Township. Christopher Lee Westrate, care of WILLIAM MORROW, Esquire, 58 E. Penn St., Norristown, PA 19401, Executor. WILLIAM MORROW, Esquire, Morrow and Lefevre, LLC, 58 E. Penn St., Norristown, PA 19401, atty.

FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 3/27/2023 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

ALIVIO TECHNOLOGIES, INC.
438 Anderson St.

Coatesville, PA 19320-6614

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 438 Anderson St., Coatesville, PA 19320-6614.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the PA Dept. of State on 3/27/2023 for MCGINTY VENTURES, LLC, in accordance with the provisions of the PA LLC Law of 1994. JOHN A. WETZEL, Solicitor, WETZEL GAGLIARDI FETTER & LAVIN LLC, 122 S. Church St., West Chester, PA 19382

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW

NO. 2022-09633-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff

v.

DOUGLAS E. VARNER A/K/A DOUGLAS VARNER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF HAZEL M. VARNER A/K/A HAZEL MALINDA VARNER; SHERRIE M. STANLEY A/K/A SHERRIE STANLEY, IN HER CAPACITY AS HEIR OF HAZEL M. VARNER A/K/A HAZEL MALINDA VARNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAZEL M. VARNER A/K/A HAZEL MALINDA VARNER, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAZEL M. VARNER A/K/A HAZEL MALINDA VARNER Defendant(s), 1650 BARREN ROAD OXFORD, PA 19363

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2022-09633-RC, seeking to foreclose the mortgage secured on your property located, 1650 BARREN ROAD OXFORD, PA 19363.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Chester County Bar Association Lawyer Referral and Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

3rd Publication of 3

NOTICE

NOTICE IS HEREBY GIVEN that a Writ of Scire Facias Sur Municipal Claim was filed on August 31, 2022 against real property located at 140 Schoolview Lane, Oxford, PA 19363, Tax Parcel 69-3-63.12 (the "Property"), owned by Bennie Pettway and in the amount of \$7,101.24 at docket no. 2021-08487-LN. Notice is further given that the owner of the Property shall file an Affidavit of Defense with the Office of the Prothonotary of the Court of Common Pleas of Chester County within fifteen (15) days of this Notice. If an Affidavit of Defense is not filed, judgment may be entered against the Property and you may lose money or property or other rights important to you. Additional fees and costs incurred in the collection of this matter and additional interest will continue to accrue against the Property. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, contact the following office for assistance: Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

2nd Publication of 3

NOTICE

NOTICE IS HEREBY GIVEN that a Writ of Scire Facias Sur Municipal Claim was filed on August 31, 2022 against real property located at 192 Limestone Road, Oxford, PA 19363, Tax Parcel 56-05-0091 (the "Property"), owned by Daniel Wissman and in the amount of \$7,120.36 at docket no. 2020-03635-LN. Notice is further given that the owner of the Property shall file an Affidavit of Defense with the Office of the Prothonotary of the Court of Common Pleas of Chester County within fifteen (15) days of this Notice. If an Affidavit of Defense is not filed, judgment may be entered against the Property and you may lose money or property or other rights important to you. Additional fees and costs incurred in the collection of this matter and additional interest will continue to accrue against the Property. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, contact the following office for assistance: Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

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 on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, April 20th, 2023 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, May 22nd, 2023.** 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.

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 23-4-98

Writ of Execution No. 2020-06220

DEBT \$3,971.63

ALL THAT CERTAIN lot or piece of ground SITUATE in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-2-98.3

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Yvonne Ray**

SALE ADDRESS: 751 Coates Street, Coatesville, PA 19320

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

SALE NO. 23-4-99

Writ of Execution No. 2020-06586

DEBT \$4,026.88

ALL THAT CERTAIN lot or piece of ground, SITUATE in the City of Coatesville, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 16-2-375

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Darletta Kelly**

SALE ADDRESS: 902 Poplar Street, Coatesville, PA 193320

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

SALE NO. 23-4-100

Writ of Execution No. 2020-06266

DEBT \$4,043.53

ALL THAT CERTAIN lot or land situated in the City of Coatesville, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 16-4-100

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 11 N. Church Street, Coatesville, PA 19320

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

SALE NO. 23-4-101

Writ of Execution No. 2020-05515

DEBT \$2,439.53

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA.

TAX PARCEL NO. 16-6-590

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh Simmins**

SALE ADDRESS: 764 E. Lincoln Hwy, Coatesville, PA 19320

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

SALE NO. 23-4-102

Writ of Execution No. 2020-07509

DEBT \$13,833.34

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by the recording in Chester County of the Declaration dated 12/07/1984 and recorded 12/0/1984 in Miscellaneous Deed Book 663 page 352; and a Declaration and an Amendment to said Declaration dated 12/31/1984 and recorded 1/10/1985 in Miscellaneous Deed Book 669 page 29; a First Supplementary Declaration of Condominium of Goshen Valley III as set forth in Record Book 257 page 178; a Declaration Plan dated 12/07/1984 and recorded in Miscellaneous Deed Book 663 page 352; a Second Supplementary Declaration as set

forth in Record Book 656 page 183, being designated on such Declaration Plan as Unit No. 2314, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended, together with an initial proportionate undivided interest in the common elements, as defined in such Declaration, as set forth in said Declaration and Amendments hereto.

BEING the same premises which Esther S. Peterson and Barbara Ann Peterson, by Deed dated October 28, 2013, and recorded October 29, 2013, in the Recorder of Deeds Office of Chester County in Record Book 8837, Page 481, granted and conveyed unto Barbara Ann Peterson, in fee.

Tax Parcel # 53-6-576

PLAINTIFF: Goshen Valley III Condominium Association

VS

DEFENDANT: **Barbara Ann Peterson**

SALE ADDRESS: 2314 Pond View Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 23-4-103

Writ of Execution No. 2022-05867

DEBT \$7,559.24

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, Situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Title Plan for Complex XX-VII, Willistown Woods, made by Chester Valley Engineers, Inc., dated 2-11-1985, and recorded in Chester County, as Plan No. 5494, known as 2707 Stoneham Drive, West Chester, PA

UPI # 54-8F-142

PLAINTIFF: Willistown Woods Home-owners Association, Inc.

VS

DEFENDANT: **Mary Patricia Garrah-an-Masters**

SALE ADDRESS: 2707 Stoneham Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

SALE NO. 23-4-107

Writ of Execution No. 2022-05654

DEBT \$216,678.53

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

All that certain tract of land situate in the Borough of Oxford, Chester County, Pennsylvania, known as Lot 1 on the final plan of R.S. McMichael recorded in the Recorder's Office in and for Chester County, Pennsylvania in Subdivision Plan file No. more fully bounded and described as follows:

Beginning at a point along Commerce Street at a corner of Lot No. 2 on said plan; Thence extending along said Street, North 08 degrees 47 minutes 48 seconds East 62.59 feet to a point; Thence extending along other lands, South 79 degrees 30 minutes 21 seconds East 171.44 feet to a point; Thence extending South 13 degrees 14 minutes 39 seconds West 55.565 feet to a point; Thence extending along Lot No. 2 aforesaid North 81 degrees 55 minutes 44 seconds West 167.07 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JEDEDIAH CHARLES HUF WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BONIFACIO DAVALOS

AND MARIA DAVALOS, DATED JANUARY 15, 2019, RECORDED FEBRUARY 1, 2019, AT DOCUMENT NUMBER 11650372, AND RECORDED IN BOOK 9877, PAGE 1126, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER 6-8-98.2

PLAINTIFF: Cardinal Financial Company, Limited Partnership

VS

DEFENDANT: **Jedediah Charles Huf**

SALE ADDRESS: 267 Commerce Street, Oxford, PA 19363

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

SALE NO. 23-4-108

Writ of Execution No. 2022-06426

DEBT \$98,174.80

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

All that certain lot of land with the buildings as improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a drill hole in the center of the concrete State Road from West Chester to Pottstown; thence by land now or late of Jesse D. Gilbert et ux, South 84 degrees 55 minutes East, 245.34 feet to an iron pin; thence by land late of Philip M. Sharples, North 26 degrees 48 minutes 40 seconds West, 117.54 feet to an iron pin; thence by land of Joseph T. Shaffer et ux, North 84 degrees 55 minutes West, 176.7 feet to the center line of said road; thence along the same South 8 degrees 50 minutes West 100

feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. GILLESPIE, III AND LORI M. GILLESPIE, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMAS R. GILLESPIE, III, DATED APRIL 6, 2022, RECORDED APRIL 8, 2022, AT THE DOCUMENT ID 11917502, AND RECORDED IN BOOK 10852, PAGE 349, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER52-2-103

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Thomas R. Gillespie, III and Lori M. Gillespie**

SALE ADDRESS: 1113 Pottstown Pike, West Chester, PA 19380

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

SALE NO. 23-4-109

Writ of Execution No. 2022-01271

DEBT \$94,014.47

All that certain tract of land known as part of Lots Nos. 6 and 7, Section E of Westwood situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C.E., May 10, 1946, as follows:

Beginning at a point in the West line of Park Avenue and in the South line of land now or late of W. Elmer Bonsall: said point of beginning being located South sixteen degrees thirty-seven minutes East, thirty-three and eighty-four hundredths feet from the South line of a fifteen feet wide alley, thence along the West line of Park Avenue South sixteen degrees thirty-seven minutes East, fourteen

and sixty-two hundredths feet to a point a corner of remaining land of Ernest Ray and Jennie Ray, his wife; thence along the same and along the middle of the party wall between the house erected on the lot herein conveyed and the house erected on the lot immediately adjoining it on the South, South seventy-three degrees twenty-three minutes West, sixty and fifty-eight hundredths feet to a point, thence still along said remaining land of Ernest Ray and Jennie Ray, his wife, for the two following courses and distances, South seventy-four degrees thirty minutes West, thirty-eight feet; thence South sixty-nine degrees fifty-six minutes West, fifty-four and ninety-five hundredths feet to a point in the East line of Newport Avenue; thence along the same North twenty degrees four minutes West, eleven and eighty-three hundredths feet to a point in the South line of land now or late of the said W. Elmer Bonsall; thence along the same for the two following courses and distances, North sixty-nine degrees fifty-six minutes East, ninety-one and ninety-eight hundredths feet to a point; thence North seventy-three degrees twenty three minutes East, sixty and fifty-eight hundredths feet to the place of beginning.

BEING THE SAME PREMISES AS Theodore D. Seher, by Deed dated May 20, 2011, and recorded on May 27, 2011, by the Chester County Recorder of Deeds in Book 8184 at Page 1098 as Instrument No. 11101413, granted and conveyed unto Anson Brown, an Individual.

TAX PARCEL NO. 38-5F-245

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND

SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M

VS

DEFENDANT: **ANSON BROWN**

SALE ADDRESS: 50 South Park Avenue,

Coatesville, PA 19320

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

SALE NO. 23-4-110

Writ of Execution No. 2022-03214

DEBT \$243,467.14

ALL THAT CERTAIN tract of ground, SITUATE partly in the Borough of West Grove and partly in the Township of London Grove, Chester County, Pennsylvania, bounded and described in accordance with a plan known as Locust Wood Development, being a subdivision for William J. Sanft made by Henry S. Conrey, Inc., a division of Chester Valley Engineers, dated October 3, 1963 as follows, to wit:

BEGINNING at a point at the Southerly edge of Chestnut Road, said point also marking the Northeasterly corner of Lot #1 on said Plan; thence along the edge of Chestnut Road, North 75 degrees 11 minutes 09 seconds East, and passing over the line dividing West Grove Borough and The Township of London Grove 120 feet to a point still on the Edge of Chestnut Road and line of land now or late of Frank M. Kirkner and Wife; thence along line of land of Kirkner South 14 degrees 05 minutes 50 seconds East 100 feet to a point; thence from said point and along line of land of Lot 5 and 6 on said Plan, South 75 degrees 11 minutes 09 seconds West 106 feet to a point, said point also marking the Southeasterly corner of Lot #1 on said Plan, thence by line of land of Lot #1 North 22 degrees 04 minutes 50 seconds West 100.60 feet to the edge of Chestnut Road, being the point and place of beginning.

Containing 11,298 Square Feet of land, be the same more or less.

Being Lots 2 and 3 on said Plan.

BEING THE SAME PREMISES AS Donald E. Mayo and E. Ruth Peirce, by Deed dated February 29, 2008, and recorded on

March 21, 2008, by the Chester County Recorder of Deeds in Book 7391, at Page 912, as Instrument No. 10830499, granted and conveyed unto Donald E. Mayo and Edna Mayo, as Tenants in the Entireties.

TAX PARCEL NO. 5-5-1.5

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

VS

DEFENDANT: **DONALD E. MAYO AND EDNA MAYO**

SALE ADDRESS: 208 Chestnut Road, West Grove, PA 19390

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

SALE NO. 23-4-112

Writ of Execution No. 2018-01898

DEBT \$276,897.37

PROPERTY SITUATE IN WEST BRADFORD TOWNSHIP

TAX PARCEL #5005A0364000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS, INC. VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

SALE NO. 23-4-113

Writ of Execution No. 2022-01667

DEBT \$133,575.67

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

All that certain lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of "Inglewood Development" made by DeArmit & Hayes, Consulting Engineers and Surveyors, Coatesville, Pennsylvania, dated July 15, 1967 and last revised September 18, 1967 as follows, to-wit:

Beginning at a point on the Northerly side of Windsor Drive (as shown on said plan) which point is measured the two following courses and distances from a point of curve on the Westerly side of Municipal Drive (fifty feet wide): (1) extending from said point of curve on a line curving to the right having a radius of twenty-five feet, the arc distance of forty-one and fifty six one-hundredths feet to a point of tangent; and (2) North eighty-nine degrees, twenty-nine minutes, forty seconds West, one hundred six and eighty-two one-hundredths feet to the point and place of beginning; thence extending from said beginning point along the Northerly side of Windsor Drive North eighty-nine degrees, twenty-nine minutes, forty seconds West, eighty-five feet to a point, thence extending North zero degrees, thirty minutes, twenty seconds East, one hundred sixty-five feet to a point; thence extending South eighty-nine degrees, twenty-nine minutes, forty seconds, East, fifty-eight and eighty-seven one-hundredths feet to a point; thence extending South forty-eight degrees, twenty-eight minute, twenty seconds East, thirty-six and sixteen one-hundredths feet

to a point; thence extending South zero degrees, thirty minutes, twenty seconds West, one hundred forty feet to the first mentioned point and place of beginning.

Containing 14,002 square feet of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. DECECCO AND ALEX J. DECECCO WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM ANTHONY J. DECECCO AND KATHLEEN J. DECECCO, HIS WIFE DECEASED, DATED OCTOBER 31, 2013, RECORDED NOVEMBER 14, 2013, AT DOCUMENT NUMBER 11317188, AND RECORDED IN BOOK 8845, PAGE 1756, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: ANTHONY J. DECECCO DIED APRIL 14, 2019, AND PURSUANT TO THE SURVIVORSHIP ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO ALEX J. DECECCO.

UPI NUMBER 39-4G-57

PLAINTIFF: BOKF, N.A.

VS

DEFENDANT: **Alex J. DeCecco; The United States of America, Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 3407 Windsor Lane, Thorndale, PA 19372

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

SALE NO. 23-4-114

Writ of Execution No. 2022-06971

DEBT \$166,507.56

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS

THEREON ERECTED AND THE APPURTENANCES THERETO, SITUATE IN EAST FALLOWFIELD TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING UNIT NUMBER LOT 218 IN BRANFORD VILLAGE, A PLANNED COMMUNITY AS ESTABLISHED BY THE FILING OF DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND ESTABLISHMENT OF HOMEOWNERS ASSOCIATION OF BRANFORD VILLAGE, A PLANNED COMMUNITY IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA IN RECORD BOOK 4888 PAGE 85 (REFERENCE SUBDIVISION PLAN 9015651)

TAX PARCEL # 4704 03930000

IMPROVEMENTS thereon: a residential dwelling & lot

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **Roy Bisbing**

SALE ADDRESS: 409 Hatteras Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 23-4-115

Writ of Execution No. 2022-05227

DEBT \$140,620.47

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

TAX PARCEL # 61-2-78

IMPROVEMENTS thereon: a residential dwelling & lot

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **F. Bruce Miller, Jr.**

SALE ADDRESS: 405 Marlboro Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 23-4-116

Writ of Execution No. 2020-08558

DEBT \$1,599.89

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, Situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan of Section III, Rapps Dam Bridge Townhouses, made by Bursich Associates, Inc., Consulting Engineers, dated November 11, 1986, last revised August 3, 1987, as follow, to wit:

BEGINNING at a point a corner of this and Unit No. BB-3, as shown on said Plan, which point is measured the 4 following courses and distances from the point of intersection of the center line of Doris Court with the center line of Hollingsworth Drive, as shown on said Plan: (1) leaving said point of intersection and extending South 43 degrees, 39 minutes, 00 seconds West, 165.918 feet to a point; (2) North 46 degrees, 21 minutes, 00 seconds West, 42.000 feet to a point; (3) South 43 degrees, 39 minutes, 00 seconds West, 40.00 feet to a point, and (4) North 46 degrees, 21 minutes, 00 seconds West, 145.445 feet to the point

of beginning.

CONTAINING in frontage or breadth on a course bearing North 46 degrees, 21 minutes, 00 seconds West, the distance of 20.000 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto 90.000 feet.

BEING Unit BB-4 as shown on said Plan.

BEING the same premises which William E. Byers, Jr. and Mary Linda Byers, f/k/a Mary Linda Hardican, husband and wife by Deed dated January 31, 2001 and recorded February 1, 2001 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4892 page 673, granted and conveyed unto Wade A. Gardy and Kristen J. Gardy, husband and wife, in fee.

AND BEING the same premises which the Tax Claim Bureau of Chester County by Deed (Upset Sale) dated January 29, 2010 and recorded February 1, 2010 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7858 page 1424, granted and conveyed unto Richard Farbabciec and Eric Malinowski, in fee.

AND BEING the same premises which Richard Farbaniec and Eric Malinowski by Deed dated October 6, 2010 and recorded November 8, 2010 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 8023 page 2229, granted and conveyed unto Wade A. Gardy and Kristen J. Gardy, husband and wife, in fee.

UPI # 26-31-181

PLAINTIFF: Valley Forge Sewer Authority
VS

DEFENDANT: **Wade A. Gardy and Kristen J. Gardy**

SALE ADDRESS: 3104 Doris Court, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

SALE NO. 23-4-120
Writ of Execution No. 2018-03314
DEBT \$2,830.19

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 67-3-114

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Michael R. Stark, United States of America**

SALE ADDRESS: 1538 Overhill Road, Westtown Township, PA 19382

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

SALE NO. 23-4-121
Writ of Execution No. 2017-02001
DEBT \$1,710.16

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as #736 Merchant Street, Coatesville, Chester County, PA

TAX PARCEL NO. 16-2-281

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Sally H. Holmes**

SALE ADDRESS: 736 Merchant Street, Coatesville, PA 19320

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

SALE NO. 23-4-122

Writ of Execution No. 2016-08555

DEBT \$2,539.95

PREMISES "A"

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54,55,56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 page 73, situated in the Township of Valley County of Chester and State of Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot of land designated as Lot No. 53 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka, United States of America**

SALE ADDRESS: 977 W. Lincoln Highway, Valley Township, PA 19320

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

SALE NO. 23-4-126

Writ of Execution No. 2021-05436

DEBT \$3,277.90

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH THE EAST HOUSE OF A BLOCK OF TWO BRICK DWELLING HOUSES ERECTED THEREON, DESIGNATED AS NO. 312 CHARLES STREET, SITUATED IN THE FIRST WARD OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO. 16-9-190

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Todd K. Morgan**

SALE ADDRESS: 312 Charles Street, Coatesville, PA 19320

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

SALE NO. 23-4-128

Writ of Execution No. 2022-00491

DEBT \$178,757.76

PROPERTY SITUATE IN WEST WHITELAND TOWNSHIP

TAX PARCEL # 4105Q0178000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Carol Dobra Stevens**

SALE ADDRESS: 328 Bala Terrace West, West Chester, PA 19380

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

SALE NO. 23-4-130

Writ of Execution No. 2022-04347

DEBT \$213,931.46

Property to be sold is situated in Coatesville, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel Number: 3801 018200

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: U.S. Bank National Associa-

tion not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V

VS

DEFENDANT: Allison Charriez & Jayson Charriez

SALE ADDRESS: 245 Bardel Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: FRIEDMAN VARTOLO LLP 212-471-5100

SALE NO. 23-4-132

Writ of Execution No. 2022-02005

DEBT \$268,090.00

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

TAX PARCEL NUMBER: 6703 00200000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LOANCARE, LLC

VS

DEFENDANT: CHRISTOPHER MULHOLLAND & JOANNE MULHOLLAND

SALE ADDRESS: 113 E. Hilltop Road, West Chester, PA 19382

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

SALE NO. 23-4-133

Writ of Execution No. 2022-04308

DEBT \$163,794.81

ALL THAT CERTAIN one-half of a double brick house and lot of land known as No. 39 East Main Street, South Pottstown, North Coventry Township, Chester Coun-

ty, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follow, to-wit:

BEGINNING at a point on the South side of East Main Street distant 347 feet 6 inches East from the southeast corner of East Main Street as a 20 feet wide alley lying between Hanover Street and Penn Street said point of beginning being a corner of property North 37 East Main Street; thence along said property line southwardly a distance of 140 feet to a point; thence eastwardly 25 feet to a point in line of house No. 41 East Main Street aforesaid, passing in part of said course and distance through the middle of the brick party wall between houses No. 39 and 41 East Main Street; thence along said East Main Street westwardly a distance of 25 feet to the point or place of beginning.

BEING THE SAME PREMISES AS Hartman Leigh Homes LLC, by Deed dated September 6, 2019, and recorded on September 10, 2019, by the Chester County Recorder of Deeds in Deed Book 9997, at Page 722, granted and conveyed unto Curtis Edward Pusch and Sarah Elizabeth Pusch, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 168 East Main Street, Pottstown, PA 19465.

FORMERLY BEING KNOWN AND NUMBERED AS 39 East Main Street, Pottstown, PA 19465.

TAX PARCEL NO. 17-3D-124

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

VS

DEFENDANT: Curtis Edward Pusch, Sarah Elizabeth Pusch, and The United States of America

SALE ADDRESS: 168 East Main Street f/k/a 39 East Main Street, North Coventry Township, Pottstown, PA 19465

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

SALE NO. 23-4-134

**Writ of Execution No. 2022-05204
DEBT \$315,892.52**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described and according to a Preliminary/Final Subdivision Plan Phase 3 (part 2) of Brinton Station made by Mesko Associates, Inc., Exton, Pennsylvania, dated June 2, 1999, and last revised May 10, 2000, and recorded as Plan File No. 15457, as follows, to-wit:

BEGINNING at a point on the Northwest-erly side of Trestle Lane, which point is measured along the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet from a point or reverse curve on the Southwesterly side of John Stevens Drive; thence from said beginning point and extending along the side of said road, South 04 degrees 17 minutes 56 seconds West, 60.00 feet to a point, a corner of Lot No. 71; thence extending along the same, North 85 degrees 42 minutes 04 seconds West, crossing over a certain water line easement, 150.00 feet to a point in line of Open Space No. 1; thence extending along the same, the two following courses and distances: (1) North 04 degrees 17 minutes 56 seconds East, 60.00 feet to a point, and (2) North 34 degrees 41 minutes 21 seconds East, 56.86 feet to a point on the Southwesterly side of John Stevens Drive , aforesaid; thence extending along the side of the same, the three following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 92.82 feet to a point of tangent; (2) South 85 degrees 42 minutes 02 seconds East, 7.71 feet to a point of curve, and (3) along the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet to a point, being the first mentioned point

and place of beginning.

BEING THE SAME PREMISES AS Matthew M. Kinsch and Elizabeth M. Kinsch, by Deed dated August 3, 2018 and recorded on August 6, 2018, by the Chester County Recorder of Deeds in Deed Book 9790, at Page1216, as Instrument No. 11622107, granted and conveyed unto Richard A. Wojtowicz, an Individual.

TAX PARCEL NO. 47-2-20.70

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

DEFENDANT: **Richard A. Wojtowicz**

SALE ADDRESS: 308 Trestle Lane, East Fallowfield Township, Coatesville, PA 19320

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

SALE NO. 23-4-135

**Writ of Execution No. 2018-09948
DEBT \$270,610.22**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Beacon Hill by Robert O. Drake & Associates, Inc., Engineers, Surveyors and Site Planners, Kennett Square, PA , dated March 6, 1992, last revised January 3, 1994 and recorded June 8, 1994, as Plan # 12523, as follows, to-wit:

BEGINNING at a point of curve on the Northwest-erly side of Cambridge Way (50 feet wide), said point being a corner of Lot #46 (as shown on said plan); thence from said point of beginning, extending along said way the following 2 courses and distances: (1) on a line curving to the left having a radius of 175.00 feet an arc distance

of 14.91 feet to a point; thence (2) North 72 degrees 39 minutes 32 seconds West 76.31 feet to a point, being a corner of Lot #48; thence leaving said way extending along Lot #48 North 17 degrees 20 minutes 30 seconds East 127.28 feet to a point in line of Lots # 50, being a corner of Lot #48; thence extending along Lot #50 and partially along Open Space South 71 degrees 56 minutes 29 seconds East (erroneously stated as South 71 degrees 56 minutes 29 seconds West on plan), 129.00 feet to a point, being a corner of Lot #46; thence leaving said Open Space extending along Lot #46 South 34 degrees 00 minutes 00 seconds West 131.83 feet to the first mentioned point and place of beginning.

BEING Lot # 47 on the above mentioned plan.

BEING THE SAME PREMISES AS Mudar Hanaimidi, by Deed date December 30, 2014, and recorded January 5, 2015, by the Chester County Recorder of Deeds in Deed Book 9040, at Page 916, as Instrument No. 11384972, granted and conveyed unto Joseph M. Matonti IV, an Individual.

AND THE SAID Joseph M. Matonti IV departed this life on November 15, 2021, intestate, leaving as his known Heirs-at-Law: Allison R. Matonti.

WHEREUPON TITLE TO THE AFOREMENTIONED PREMISES vested with Allison R. Matonti and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Joseph M. Matonti IV, Deceased by Operation of Law.

TAX PARCEL NO. 38-2G-68

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **Allison R. Matonti, Solely As Heir of Joseph M. Matonti IV, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL**

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH M. MATONTI IV, DECEASED

SALE ADDRESS: 205 Cambridge Way, Valley Township, PA 19320

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

SALE NO. 23-4-136

Writ of Execution No. 2022-02944

DEBT \$393,960.79

ALL THAT CERTAIN property situated in the Township of Valley in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI #38-2-274 being more fully described in a Deed Dated February 28, 2006 and recorded March 02, 2006. Among the land records of the county and state set forth above, in Deed Volume 6778 and Page 408

TAX PARCEL NO.: 38-2-274

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, inTrust for Registered Holders of Long Beach Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA 19320

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

SALE NO. 23-4-137

Writ of Execution No. 2019-03448

DEBT \$368,284.40

PROPERTY SITUATE IN TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-1-212

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEW RESIDENTIAL MORTGAGELoAN TRUST 2018-2

VS

DEFENDANT: **PERRY CAMERLENGO, JR A/K/A PERRY J. CAMERLENGO, JR. AKA PERRY CAMERLENGO & ZAROUHI SARA CAMERLENGO**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348

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

SALE NO. 23-4-138

Writ of Execution No. 2022-07996

DEBT \$224,603.73

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

Tax Parcel Number: 4705 02380000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-2

VS

DEFENDANT: **VINCE J. LYONS; KAREN D. LYONS A/K/A KAREN DIANE LYONS A/K/A KERRIE DIANE LYONS**

SALE ADDRESS: 121 Bellvue Drive a/k/a 121 Bellvue Road, East Fallowfield, PA 19320

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

SALE NO. 23-4-139

Writ of Execution No. 2022-08218

DEBT \$277,587.81

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VALLEY, IN THE COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO: 38-2-131.1C

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

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

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

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

SALE NO. 23-4-140

Writ of Execution No. 2022-07904

DEBT \$57,967.23

Property situate in the TOWNSHIP OF SCHUYLKILL, CHESTER County, Pennsylvania

BLR # 27-06G-0076

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK

VS

DEFENDANT: **NANCY J.C. DAVIS-SANDERS; STEPHEN SANDERS**

SALE ADDRESS: 5 South Spring Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **BROCK &**

SCOTT, PLLC 844-856-6646

SALE NO. 23-4-142

Writ of Execution No. 2021-00391

DEBT \$274,785.67

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL # 54-02-0057.240

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2004-3

VS

DEFENDANT: **LOIS M. EGAN & GERRARD P. EGAN**

SALE ADDRESS: 4 Woodford Lane, Malvern, PA 19355

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

SALE NO. 23-4-143

Writ of Execution No. 2016-06126

DEBT \$346,964.84

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

TAX PARCEL NUMBER: 37-04-0115 and 37-04-0116

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LOANCARE, LLC

VS

DEFENDANT: **JOSEPH J. ZYDINSKY; UNITED STATES OF AMERICA**

SALE ADDRESS: 2085 Valley Road, Park-

esburg, PA 19365

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

SALE NO. 23-4-144

Writ of Execution No. 2020-05651

DEBT \$3,970.93

All That Certain lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-2-346

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 116 North Ninth Avenue, Coatesville, PA 19320

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

SALE NO. 23-4-147

Writ of Execution No. 2019-12740

DEBT \$656,364.35

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

BLR # 58-3-33.67

IMPROVEMENTS thereon: a 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, PLLC 844-856-6646**

SALE NO. 23-4-148

Writ of Execution No. 2021-07259

DEBT \$257,910.24

ALL THOSE TWO (2) CERTAIN lots of land with the buildings and improvements thereon erected, Situate in Lower Oxford Township, Chester County, Pennsylvania, being Lots 28 and 29 on the Plan of Lots of "Oxford Heights", which plan is recorded in the Office of the Recorder of Deeds of Chester County, in Plan Book 1 page 273, each of said Lots being 25 feet in width and of that width in length or depth between parallel lines a distance of 200 feet.

Being the same premises which Jayack, LLC, by Indenture dated December 28, 2016 and recorded January 4, 2017 in the Office of the Recorder of Deeds in the County of Chester Record Book 9468, page 2335, granted and conveyed unto W.C. Real Estate Properties, LLC, in fee.

Title to said Premises vested in Daniel William Wissman, as sole owner by Deed from WC Real Estate Properties LLC dated July 26, 2017 and recorded July 28, 2017 in the Chester County Recorder of Deeds in Book 9587, Page 12.

UPI # 56-8-91

PLAINTIFF: Fairway Independent Mortgage Corporation

VS

DEFENDANT: **Daniel William Wissman**

SALE ADDRESS: 192 Limestone Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**

SALE NO. 23-4-150

Writ of Execution No. 2021-01544

DEBT \$667,455.18

Property to be sold is situated in the Township of East Goshen, County of Chester and State of Pennsylvania

Tax Parcel Number: 5304R0037000

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Tiki Series III Trust

VS

DEFENDANT: **Kathleen A. Earley**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP 212-471-5100**

SALE NO. 23-4-151

Writ of Execution No. 2019-10792

DEBT \$515,388.80

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

A portion of the premises located in the Commonwealth of Pennsylvania, being Chester County tax parcel no. 60-7-19.10, which is part of a parcel of land located in both the Commonwealth of Pennsylvania and the State of Delaware and which has a mailing address of 10 Ironwood Dr., Newark, DE 19711, LOCATED IN NEW GARDEN TOWNSHIP, PA.; CHESTER COUNTY

TAX PARCEL NO. 60-7-19.10

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"

VS

DEFENDANT: **CHARLES A. FERRIS &**

BRENDA B. FERRIS

SALE ADDRESS: 10 Ironwood Drive,
Newark, DE 19711 located in New Garden
Township, PA, A portion of a Dual-State
residential property

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

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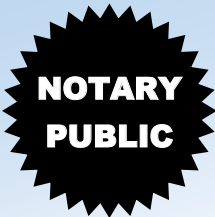
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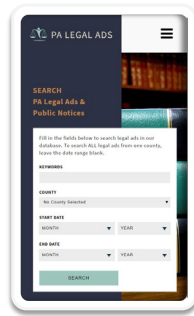
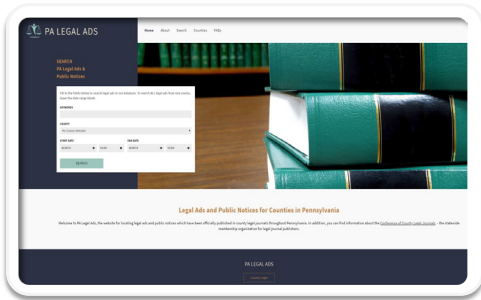
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