



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, OCTOBER 6, 2022

No. 40

TABLE OF CONTENTS

70 CHESTER COUNTY REPORTS

Gross vs. Grentz

Attorney's fees 274 (2022)

Classified Ads.	14	Legal Notices
Meeting Space - <i>West Chester</i>		See Table of Contents.
Associate Attorney		1
Estates/Trusts Attorney		
Family Law Attorney		

Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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

Copyright ©2022 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2022 CCBA Officers

Michelle Bernardo-Rudy, *President*
Brian Nagle, *Vice President*
Don Lynn, *Treasurer*
James Doyle, *Secretary*
John Fiorillo
Immediate Past President

Executive Director

Matt Holliday

2022 CCBA Directors

Jennifer Fink (2024)
Ryan Jennings (2022)
Kelly Jurs (2024)
Wes Legg (2022)
Jon Long (2023)
Helen Mountain (2023)
A.J. Ober (2022)
Hon. Analisa Sondergaard (2024)

2022 YLD Division

Blaine Feinauer, *Chair*
Amanda Grant, *Chair-Elect*
Michelle Barone, *Immediate Past Chair*

Gross vs. Grentz

Attorney's fees

1. A litigant cannot recover counsel fees from an adverse party unless there is express statutory authorization, a clear agreement of the parties, or some other established exception.
2. Plaintiff innocently testified she attended a medical examination at the request of Defendant's insurance company. The Court granted Defendant a mistrial. Defendant sought a court order by which Plaintiff would compensate Defendant for the counsel fees Defendant owed her trial counsel for time leading up to the mistrial which will have to be duplicated at a second trial. The Court Held Defendant's motion for attorney's fees was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2020-03229; Tracy Gross vs. Casey Grentz.

Vincent J. Bonaventura, Jr. for Plaintiff
James Andrew Godin for Defendant
Binder, J., May 23, 2022:-

Gross vs. Grentz

274 (2022)]

TRACY GROSS

Plaintiff

vs.

CASEY GRENTZ

Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-03229-TT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 23rd day of May, 2022, upon consideration of Defendant Casey Grentz's Motion for Attorney's Fees filed May 16, 2022 and Plaintiff's Response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **DENIED**.

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

MEMORANDUM

Plaintiff testified during the jury trial on May 9, 2022 that she attended a medical examination at the request of Defendant's insurance company. Defendant moved for a mistrial which this court granted on the record in open court. This court filed a separate Order and Memorandum on May 10, 2022.

On May 16, 2022, Defendant filed Defendant Casey Grentz's Motion for Attorney's Fees. Defendant asked this court to order Plaintiff to compensate Defendant for the counsel fees she owes to her trial counsel for his time leading up to the mistrial which will have to be duplicated at a second trial. Motion, 5/16/2022, ¶¶ 6, 10. Defendant argued that this court has "discretion to award costs and reasonable attorney's fees when a party causes mistrial." Motion, 5/16/2022, ¶ 7 (citing Davis v. Southeastern Pennsylvania Transportation Authority, 680 A.2d 1223 (Pa.Cmwlth. 1996) and Zito v. Merit Outlet Stores, 647 A.2d 573 (Pa. Super. 1994)). Motion, 5/16/2022, ¶ 7. Plaintiff filed a Response on May 17, 2022 arguing that Defendant has no right to reimbursement because Plaintiff's mention of Defendant's insurance company was caused by "unintentional and innocent inadvertence." Response, 5/17/2022, ¶ 6-10.

"Under the American Rule, applicable in Pennsylvania, a litigant cannot recover counsel fees from an adverse party unless there is express statutory authorization, a clear agreement of the parties, or some other established exception." Trizechahn Gateway LLC v. Titus, 976 A.2d 474, 482-83 (Pa. 2009) (citing Mosaica Charter School v. Commonwealth, Department of Education, 813 A.2d 813, 822 (Pa. 2002)).

Here, Defendant argued that this court has "discretion to award costs and reasonable attorney's fees when a party causes mistrial." Motion, 5/16/2022, ¶ 7. Defendant supported that claim by citation to Davis v. Southeastern Pennsylvania Transportation Authority, 680 A.2d 1223 (Pa.Cmwlth. 1996) where the trial judge precluded evidence of the plaintiff's drug convictions, the defendant's attorney willfully attempted to elicit that evidence at trial, the trial judge declared a mistrial, and the trial judge properly fined the defendant's attorney \$500 and charged the defendant for the court's wasted time. Defendant also cited Zito v. Merit Outlet Stores, 647 A.2d 573 (Pa. Super. 1994) where the jury was selected and trial set to begin, the unprepared counsel for the plaintiffs requested a recess to take a physician's video deposition which the trial judge granted, and the trial judge properly charged plaintiffs for the county/city's wasted time since the delay was "directly attributable to the failure of counsel to timely prepare for trial or earlier advise the court of scheduling problems." 647 A.2d at 576-77.

This court does not read Defendant's cases to stand for the broad proposition that causing a mistrial is an established exception to the American rule. It is true that "the courts possess inherent power to enforce their orders and decrees by imposing penalties and sanctions for failure to comply." Yeager v. Kavic, 765 A.2d 812, 814 (Pa. Super. 2000) (citing Brocker v. Brocker, 241 A.2d 336 (Pa. 1968)

and *Travitzky v. Travitzky*, 534 A.2d 1081, 1084 n. 3 (Pa.Super. 1987)). However, it is also true that “there can be no recovery of counsel fees from the adverse party in the absence of express statutory allowance of the same.” *Yeager*, 765 A.2d at 814-15 (citing *DeFulvio v. Holst*, 362 A.2d 1098, 1100 (Pa.Super. 1976)). In *Yeager* the trial judge precluded testimony on syndromes that cause nerve paralysis after surgery but a defendant’s expert witness testified during cross-examination as to the statistical likelihood of long thoracic nerve palsy following surgery. The trial judge declared a mistrial and ordered the defendant to pay the plaintiffs’ counsel fees pursuant to 42 Pa.C.S. § 2503(7) for dilatory, obdurate, or vexatious conduct but without making a “specific finding that a participant-party, counsel, or witness had engaged in dilatory, obdurate or vexatious conduct.” 765 A.2d at 815. The trial judge’s shifting of fees without statutory authority or a showing of bad faith was an abuse of discretion and the Superior Court reversed the trial judge’s award of counsel fees for causing the mistrial.

Similarly, it is not enough here that Plaintiff caused a mistrial. Plaintiff’s mention of Defendant’s insurance company was an innocent mistake. The question asked by Plaintiff’s counsel was in no way intended to elicit mention of Defendant’s insurance company and Plaintiff in no way mentioned Defendant’s insurance company in an attempt to prejudice the jury. Here there was no misconduct that warrants sanctions and Defendant has not identified any established exception to the American Rule that would authorize this court to order Plaintiff to reimburse Defendant for her counsel fees leading up to the mistrial. Under these circumstances the law provides no remedy for Defendant’s loss.

Accordingly, for the reasons set forth above this court will enter an order denying Defendant Casey Grentz’s Motion for Attorney’s Fees filed May 16, 2022.

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name 2
Corporation Notice 3
Estate Notices **1st Publication** 3
Estate Notices **2nd Publication** 4
Estate Notices **3rd Publication** 6
Fictitious Name Notice 7
Public Notice (**2nd Publication of 3**) 7
Trust Notice (**3rd Publication of 3**) 8
Sheriff Sale of Real Estate (**2nd Publication of 3**) 9

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

LAW NO. 2022-04340-NC

NOTICE IS HEREBY GIVEN that the name change petition of Sara Mona Liberace was filed in the above-named court and will be heard on Monday, September 26, 2022 at 2:00 PM in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, June 22, 2022

Name to be changed from: Sara Mona Liberace to: Saramona Tobey Fasulo

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2022-07442-NC

NOTICE IS HEREBY GIVEN that the name change petition of En Lu on behalf of minor child Xinyi Xu was filed in the above-named court and will be heard on Monday, November 21, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, September 23, 2022

Name to be changed from: Xinyi Xu to: Cindy Xinyi

Xu

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2022-07441-NC

NOTICE IS HEREBY GIVEN that the name change petition of En Lu on behalf of minor child Tianyi Xu was filed in the above-named court and will be heard on Monday, November 21, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, September 23, 2022

Name to be changed from: Tianyi Xu to: Tony Tianyi Xu

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION - No. 2022-

07060-NC - NOTICE IS HEREBY GIVEN that on 9/15/22, the Petition of ZOE ISABELLA BARRETT, Petitioner, was filed in the above-named Court, praying for a Decree to change Petitioner's name to NIXX VESPERTINE BARRETT. The Court has fixed 12/12/22, at 2:00 P.M. in Courtroom 17, 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. BENJAMIN L. JERNER & KENNETH R. PUGH, Attys. for Petitioner, JERNER LAW GROUP, P.C., 5401 Wissahickon Ave., Philadelphia, PA 19144, 215.843.6000

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION - No. 2022-

05602-NC. NOTICE IS HEREBY GIVEN that on 7/26/22, the Petition of ABRAHAM ZYLBERBERG, Petitioner, was filed in the above-named Court, praying for a Decree to change his name to ALAN SILVERBERG. The Court has fixed 10/24/22, at 2:00 P.M. in Courtroom 18, 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. NATALIE L. FAMOUS, Atty. for Petitioner, FOX ROTHSCHILD LLP, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, 215.345.7500

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – For Profit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 9/16/2022 for: ITS Holdings, Inc.

Having a registered office address of:
20 Hagerty Drive, Suite 1
West Chester, PA 19382

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

ANDRESEN, Nora T., late of Kennett Township. Catharine Andresen, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executrix. TERRANCE A. KLINE, Esquire, Law Office Of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

CARLOW, Vivian S., late of West Chester. Jeffrey A. Carlow, care of JOSEPH M. KEMPTER, Esquire, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033, Executor. JOSEPH M. KEMPTER, Esquire, Kulzer & DiPadova, P.A., 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033, atty.

CATON, Elenore I., late of East Goshen Township. Kelly Ann Copeland, care of STEPHEN LOESTER, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063, Executrix. STEPHEN LOESTER, Esquire, Gibson & Perkins, P.C., 100 W. 6th St., Ste. 204, Media, PA 19063, atty.

DePAOLI, Lydia R., late of Kennett Township. Lisa Johnson, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DiFABIO, Carmela, late of West Chester. James C. DiFabio, Jr., 1306 Legend Circle, Vallejo, CA 94591 & Richard A. DiFabio, 679 Plantation Key Circle, Apt. 103, Ocoee, FL 34761, Executors. VINCENT P. DiFABIO, Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

DUFFY, John P., late of West Chester. Mark J. Duffy, 314 Third Avenue, Haddon Heights, NJ 08035, Executor. JOSEPH T. KENNEY, Esquire, Kulzer & DiPadova, P.A., 76 East Euclid Avenue, Suite 300, Haddonfield, NJ 08033-2342, atty.

FALLON, Martin J., late of Uwchlan Township. Martin J. Fallon, care of JAMES B. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

KOVACH, Maryann, late of Phoenixville. Executor, Paul Kovach, 280 Township Line Rd., Perkiomenville, PA 18074, Executor.

LABRESCO, SR., Dominick J., late of East Coventry Township. Dominick J. Labresco, Jr., 1589 Maple Ave., Paoli, PA 19301 and Anthony P. Labresco, 1011 Snyder Ave., Phoenixville, PA 19460, Executors. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St. Pottstown, PA 19464, atty.

LYNN, SR., Donald B., late of East Brandywine Township. Donald B. Lynn, Jr., 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.

MARTINELLI, Marie C., late of East Goshen Township. Gregory F. Martinelli, care of KARYN L. SEACE, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

MILLER, Barbara J., late of West Nantmeal Township. William B. Miller, Jr., care of SANDRA M. LIBERATORI, Esquire, 933 N. Charlotte St., Suite 3-B, Pottstown, PA 19464, Executor. SANDRA M. LIBERATORI, Esquire, Rick Stock Law, 933 N. Charlotte St., Suite 3-B, Pottstown, PA 19464, atty.

NASSAU, Sarah C., a/k/a Sarah Nassau, late of Tredyffrin Township. Henry N. Nassau, care of MAURICE D. LEE, III, Esquire, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, Executor. MAURICE D. LEE, III, Esquire, Saul Ewing Arnstein & Lehr LLP, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, atty.

NORRIS, Curtis L., late of Tredyffrin Township. William J. Perrone, 1289 Shadow Oak Drive, Malvern, PA 19355, Executor. WILLIAM J. PERRONE, Esquire, 1289 Shadow Oak Drive, Malvern, PA 19355, atty.

NUNAN, Joseph Howard, a/k/a Joseph Howard Nunan, III, Joseph H. Nunan, late of Willistown Township. Qian Liu, care of KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Administratrix. KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

O'BRIEN, John Thomas, late of Wallace Township. Thomas D. O'Brien, Sr., care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

PUOCI, Glenda Carol, late of South Coatesville. Lawrence D. Tolbert, Jr., 380 James Street, Honey Brook, PA 19340, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PURKISS, Richard A., a/k/a Richard Allen Purkiss, late of Easttown Township. Richard Allen Purkiss, Jr., care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Suite 1-300, West Conshohocken, PA 19428-2950, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Suite 1-300, West Conshohocken, PA 19428-2950, atty.

RYAN, Edward Richard, late of Tredyffrin Township. Edward A. Ryan, 52 Lily Pond Ln., Chester Springs, PA 19425, Administrator. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

TILLMAN, JR., J. Donald, late of West Caln Township. John M. Tillman, 22 W. 10th Avenue, Coatesville, PA 19320 & Robert J. Cook, 315 East Wynwood Drive, Willow Street, PA 17584, Executors. ROBIN J. MARZELLA, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110, atty.

TREGO, Anne, a/k/a Anne F. Trego, late of Upper Uwchlan Township. Cheryle T. Burkey, 550 Milford

Road, Downingtown, PA 19335, Executor.

TRUEX, Jean R., late of Tredyffrin Township. Howard E. Truex and Marsha J. Bottegal, care of ALBERT P. MASSEY, JR, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executors. ALBERT P. MASSEY, JR, Esquire, Lentz Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty.

VALOCCHI, Rosalie, a/k/a Rosalie D. Valocchi, Rosalie Vietri Valocchi, Rosalie Delores Valocchi, late of Valley Township. Albert J. Valocchi, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WACHTER, Michael L., late of Tredyffrin Township. Susan M. Wachter, care of MARK J. DEAL, Esquire, Cira Centre, 2929 Arch St., Philadelphia, PA 19104-2808, Executrix. MARK J. DEAL, Esquire, Dechert LLP, Cira Centre, 2929 Arch St., Philadelphia, PA 19104-2808, atty.

WHISLER, Hester Etta, a/k/a Hester E. Whisler, late of West Caln Township. Cynthia L. Marcantonio, care of 16 High Street, Phoenixville, PA 19460, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

YOUNG, Thomas N., late of West Chester Borough. Thomas A. Young, care of JENNIFER BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

2nd Publication

ANGELUCCI, Rosemary A., late of Kennett Township. Richard C. Angelucci, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BAIRD, George W., late of Easttown Township. Joanne C. Baird, 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.

BEALE, Patricia, late of Malvern. John Ostaseski, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administrator. DOUGLAS W. OLSHIN, Esquire, 442 North High

Street, West Chester, PA 19380, atty.

COLETTI, Patricia L., late of West Whiteland Township. Christa L. Sladden and Vincent Coletti, II, 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.

CORCORAN, John J., late of East Goshen Township. Robert A. Corcoran, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

CURTIS, Elaine T., late of Pocopson Township. Matthew Greenjack, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executor. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

DEROLF, M. Robert, late of North Coventry Township. Sheila K. Stephens, 148 Brownstone Dr., Pottstown, PA 19465, Executrix.

GERMANOVICH, JR., George M., a/k/a/ George M. Germanovich, late of London Grove Township. Jeannine Casoli, care of JOHN M. PELET, III, Esquire, 200 S. Broad St., Ste. 600, Philadelphia, PA 19102, Administratrix. JOHN M. PELET, III, Esquire, Astor Weiss Kaplan & Mandel, LLP, 200 S. Broad St., Ste. 600, Philadelphia, PA 19102, atty.

GIFFI, JR., Frank C., late of East Coventry Township. Stacey A. Tornetta, 27 Mitchell Dr., Pottstown, PA 19465, Executrix. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

GROW, Terrance M., late of West Brandywine Township. Michelle L. Grow, 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.

HILL, Cornelia, late of Pennsbury Township. David C. Hill, 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.

IRVINE, JR., John W., a/k/a John W. Irvine, late of Phoenixville. Mary Patricia Kane, 4437 Virginia Drive, Bethlehem, PA 18017, Executor. MICHAEL L. SALAD, Esquire, Cooper Levenson, P.A., 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401, atty.

KRESSLEY, Dale Franklin, late of Glenmoore. Paula Rae Edwards, PO Box 542, Uwchland, PA 19480, Executrix.

LePORE, Pasquale A., late of New Garden Township. Margaret A. Esposito, 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.

LU, Hoshen Richard, late of Pennsbury Township. Glenn E. Lu, 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.

LYNAM, AJ, late of Willistown Township. Connie M. Lynam, 16 Willow Pond Rd., Malvern, PA 19355, Administratrix. JOHN B. ZONARICH, Esquire, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101, atty.

LYONS, Janet M., a/k/a Janet Marie Lyons, late of Kennett Square Borough. Debra J. Pubusky, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

MACON, Bertha Mae, late of South Coatesville Borough. Theresa Macon-Sadler, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

MALENKE, Parker Ford, late of East Coventry Township. Neil Todd Malenke, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executor. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

McINTYRE, Shirley Emma, a/k/a Shirley E. McIntyre, late of Uwchland Township. J. Kenneth McIntyre, 195 Woodlan Dr., Downingtown, PA 19335, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

NAGORNY, George W., a/k/a George William Nagorny, late of West Goshen Township. William Jeffery Nagorny, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West

Chester, PA 19381-0660, atty.

NORTON, John R., late of Pennsbury Township. Megan Basilio, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlet LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PREPERATO, Michael J., a/k/a Michael Preperato, late of Tredyffrin Township. Barbara J. Faller, care of SHAWN M. PIERSON, Esquire, 105 E. Oregon Road, Lititz, PA 17543, Executrix. SHAWN M. PIERSON, Esquire, Law Office of Shawn M. Pierson, 105 E. Oregon Road, Lititz, PA 17543, atty.

SHOEMAKER, Margaret C., late of Kennett Square Borough. Sarah S. Evans, 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.

THOMAS, Mary L., a/k/a Mary Louise Thomas, late of West Goshen Township. Karen M. Tooke, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

WESTBROOK, Dennis Michael, late of Coatesville. Chris Christian, P.O. Box 2218, Villa Rica, GA 30180, Executor.

WRIGHT, Mark C., late of East Vincent Township. David S. Wright, 607 Kulp Rd., Pottstown, PA 19465, Administrator. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

3rd Publication

ALSTON, Nathaniel, late of Caln Township. Fairfax Davis, 5414 Ludlow Drive, Temple Hills, MD 20748, Executrix. NATHAN A. NEAL, Esquire, Law Offices of Neal and Haney, PLLC, 209 Kennedy Street, NW, Washington, DC 20011-5214, atty.

ANDERSON, Gail E., late of West Whiteland Township. Tyler Wolfe, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

CINORRE, Virginia M., a/k/a Ginny Cinorre and Virginia Marie Cinorre, late of East Goshen Township. Karen M. Cinorre, care of STANLEY A. PELLI, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia,

PA 19103, Executrix. STANLEY A. PELLI, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

CLEARY, William J., late of Honey Brook. Justin Cleary, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

COSGROVE, SR., John E., late of West Chester Borough. John E. Cosgrove, Jr., 300 Berkley Lane, West Chester, PA 19380, Trustee.

DAVIS, Virginia S., late of Mendenhall. Herbert Mac Combie, 160 Sunnyside Rd., West Grove, PA 19390, Executor.

DeVITO, Congie, late of Uwchlan Township. Roberta DeVito, 14 Castleknock Drive, #103, Asheville, NC 28803, Administratrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

HUGHES, Peter J., late of East Goshen Township. Edward J. Hughes and Ronald W. Hughes, care of GLENN R. WEISER, Esquire, 2000 Market St., Ste. 2820, Philadelphia, PA 19103, Executors. GLENN R. WEISER, Esquire, McCarthy Weidler, P.C., 2000 Market St., Ste. 2820, Philadelphia, PA 19103, atty.

IRVINE, JR., John W., a/k/a Irvine, John W., late of Phoenixville. Mary Patricia Kane, 4437 Virginia Drive, Bethlehem, PA 18017, Executrix. MICHAEL L. SALAD, Esquire, Cooper Levenson, P.A., 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401, atty.

LAGORE, Shirley V., late of East Goshen Township. Joseph D. Lagore, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

LYKENS, Carol Ann, a/k/a Carol Chase Lykens, late of Coatesville City. Nancy S. Jones, care of DENNIS R. PRIMAVERA, Esquire, 3200 Magee Ave., Philadelphia, PA 19149, Executrix. DENNIS R. PRIMAVERA, Esquire, 3200 Magee Ave., Philadelphia, PA 19149, atty.

MESSINA, Rosario Joseph, a/k/a Rosario J. Messina, late of West Chester Borough. Anthony Messina, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

NOOK, Ann, late of Berwyn. Karen Nook, 10748 Red Dahlia Drive, Woodstock, MD 21163, Executrix. **MARILYN S. MITCHELL**, Esquire, Herr, Potts & Potts, LLC, Strafford Office Building #2, Suite 106, 200 Eagle Road, Wayne, PA 19087-3115, atty.

PERRI, Michael J., a/k/a Michael Joseph Perri, late of Caln Township. Christina M. Perri, care of **THOMAS E. WYLER**, Esquire, 22 East Third Street, Media, PA, 19063, Executrix. **THOMAS E. WYLER**, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA, 19063, atty.

PHILLIPS, William Lee, late of East Fallowfield Township. Aaron D. Phillips, care of **BARRY S. RABIN**, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. **BARRY S. RABIN**, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

PHILLIPS, Donald P., a/k/a Donald Pusey Phillips, late of Kennett Township. Steven Phillips, care of **JUSTIN C. ESPOSITO**, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executor. **JUSTIN C. ESPOSITO**, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

RASER, Margaret A., a/k/a Margaret Ann Raser, late of North Coventry. Ann R. Long, Russell N. Raser, and Richard C. Raser, care of **CAROLYN MARCHESANI**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executors. **CAROLYN MARCHESANI**, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

SANDERSON, Charles E., late of West Bradford Township. Greg C. Sanderson, care of **KRISTEN R. MATTHEWS**, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. **KRISTEN R. MATTHEWS**, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

SANTANGELO, Virginia, a/k/a Virginia Eleanor Santangelo, late of East Whiteland Township. Jenna Santangelo, care of **JOHN A. GAGLIARDI**, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. **JOHN A. GAGLIARDI**, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

SKILES, Barbara A., late of East Caln Township. Robin Skiles Srogota, 7855 Milkshed Place, Elkridge, MD 21075 and Tracy Blake DeVlieger, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executrices. **TRACY BLAKE DeVLIEGER**, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drum-

mers Ln., Ste. 210, Wayne, PA 19087, atty.

SOMMERVILLE, John Hunter, late of Tredyfrin Township. Janice E Smith, 25 E Circular Ave 1st Floor, Paoli, PA 19301, Executrix.

VANAMAN, Patricia A., late of Upper Uwchlan Township. Lucy E. Edelmayer, P.O. Box 157, Thornton, PA 19373, Executrix. **PAUL J. RUBINO**, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, 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

Morgan Francis Realty, with its principal place of business at 223 Church Street, Phoenixville, PA 19460. The application has been (or will be) filed on: Friday, September 9, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Joseph Robins

2nd Publication of 3

PUBLIC NOTICE

Petition of Board of School Directors of the Coatesville Area School District To Make Private Sale of Unused and Unnecessary Land: All parties interested are notified that the Coatesville Area School District desires to sell unused and unnecessary real property consisting of approx. 1.0+/- acres of land located on the Coatesville Area School District High School Campus, and comprising a portion of parcel Chester County Tax Parcel Number APN: 39-3-139.2 by private sale for the purchase price of \$95,000.00 and has filed a Petition for approval of the private sale of this unused and unnecessary land in the Court of Common Pleas of Chester County. All parties interested are notified that a hearing on the Petition is scheduled on October 17, 2022, at 9:30 a.m. in Courtroom No. 4 of the Chester County Justice Center, located at 201 West Market Street, West Chester,

PA. Any party interested shall appear to be heard.

3rd Publication of 3

TRUST NOTICE

JOHN E. COSGROVE, SR., Deceased
Late of West Chester Borough, County, PA
This Trust is in existence and all persons having
claims or demands against said Trust or decedent are
requested to make known the same and all persons
indebted to the decedent to make payment without
delay to:

John E. Cosgrove, Jr., TRUSTEE,
300 Berkley Lane, West Chester, PA 19380

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, October 20th, 2022 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, November 21st, 2022.** 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

2nd Publication of 3

SALE NO. 22-10-283

Writ of Execution No. 2022-02158

DEBT \$187,917.49

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

Tax Parcel Number: 38-5-47.29

PLAINTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **SANDRA L. PROPER**

SALE ADDRESS: 150 Maple Avenue,

Coatesville, PA 19320

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

SALE NO. 22-10-285

Writ of Execution No. 2019-05412

DEBT \$170,569.15

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

BLR# 40-2B-12

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, F.S.B F/K/A WORLD SAVINGS BANK, F.S.B.

VS

DEFENDANT: **JOHN M. SUPER JR & LAURIE G. SUPER**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335

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

SALE NO. 22-10-287

Writ of Execution No. 2021-08595

DEBT \$250,402.16

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

Tax Parcel Number: 38-2G-83

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR

HOME EQUITY LOAN TRUST 2007-C
VS
DEFENDANT: **BERNADETTE J. MARCUM & MARLIN D. MARCUM**

SALE ADDRESS: 316 Revere Court, Coatesville, PA 19320

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

SALE NO. 22-10-288

Writ of Execution No. 2012-09163

DEBT \$271,103.35

Situate in the Township of West Nottingham, County of Chester, State of Pennsylvania, The Real Property. Or its address commonly known as 213 Veterans Drive, Nottingham, Pa.19362. Recorded October 9, 2003 in Chester County in Deed Book 5928 Page 2344.

UPI # 68-6-2.3N

PLAINTIFF: SMS Financial Recovery Services, LLC

VS

DEFENDANT: **Woody Jackson**

SALE ADDRESS: 213 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **DOLCHIN, SLOTKIN & TODD, P.C. 215-665-3506**

SALE NO. 22-10-289

Writ of Execution No. 2020-09495

DEBT \$209,415.14

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL NO. 38-02Q-0009.060

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2002-A

VS

DEFENDANT: **ALLEN T. SMITH**

SALE ADDRESS: 919 North Walnut Street, Coatesville, PA 19320

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

SALE NO. 22-10-290

Writ of Execution No. 2020-02567

DEBT \$146,019.43

ALL THAT CERTAIN lot or parcel of land situated in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 1994 and recorded in the Office of the Chester County Recorder of Deeds on September 7, 1994, in Deed Book Volume 3805 at Page 1786

Tax Parcel No 28-07-0005

PLAINTIFF: U.S. Bank Trust National Association, as Trustee for the Lodge Series IV Trust

VS

DEFENDANT: **Carol A. Deatrick**

SALE ADDRESS: 100 Summit Ridge Road, Parkesburg, PA 16365 f/k/a 104 Summit Ridge, Gap, PA 17527 and 102 Summit Ridge Road, Parkesburg, PA 19365

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

SALE NO. 22-10-291

Writ of Execution No. 2020-02264

DEBT \$294,825.64

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

BLR# 13-04-0005

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **CHRISTINE JADE CAMUNAS A/K/A CHRISTINE J. CAMUNAS & TOMMY C. CAMUNAS, SR.**

SALE ADDRESS: 14 West Main Street, Elverson, PA 19520

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

SALE NO. 22-10-292

Writ of Execution No. 2022-03101

DEBT \$88,582.60

Property situated in Valley Township

Tax Parcel #38-6A-13.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **Long Term Ventures LLC**

SALE ADDRESS: 62 Gap Road, Coatesville, 19320

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

SALE NO. 22-10-293

Writ of Execution No. 2018-13132

DEBT \$512,698.01

PROPERTY SITUATE IN TREDYFFRIN TOWNSHIP

TAX PARCEL NO. 43-09D-0016

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST c/o RUSHMORE LOAN MANAGEMENT SERVICES

VS

DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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

SALE NO. 22-10-294

Writ of Execution No. 2021-01950

DEBT \$107,697.27

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated March 22, 1990 and recorded in the Office of the Chester County Recorder of Deeds on March 26, 1990, in Deed Book Volume 1932 at Page 83.

Tax Parcel No. 04-02-0012.050

PLAINTIFF: Hoffy Unlimited, LLC

VS

DEFENDANT: **James H. Norman & Detra A. Brison a/k/a Detra A. Brison-Nor-**

man

SALE ADDRESS: 403 Thompson Street, Avondale, PA 19311

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

SALE NO. 22-10-295

Writ of Execution No. 2003-04081

DEBT \$267,586.06

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL #54-1P-299

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S.BANK NA, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST, 2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355

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

SALE NO. 22-10-296

Writ of Execution No. 2021-00233

DEBT \$468,220.84

PROPERTY SITUATE IN TOWNSHIP OF UPPER UWCHLAN

TAX PARCEL NO. 32-04-0030.050

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6

VS

DEFENDANT: **ANITA MASTROG AKA ANITA D. MASTROG & F. MICHAEL MASTROG**

SALE ADDRESS: 705 Orchard Valley, Chester Springs, PA 19425

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

SALE NO. 22-10-297

Writ of Execution No. 2013-05089

DEBT \$823,524.28

PROPERTY SITUATE IN WEST PIKE-LAND TOWNSHIP

TAX PARCEL NO. 34-04-0260

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBOR VIEW MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-3

VS

DEFENDANT: **TRACY E. BEAVER-MCKEON & MICHAEL MCKEON**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

SALE NO. 22-10-298

Writ of Execution No. 2019-06231

DEBT \$2,276,263.86

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a record plan of "Shadow Oak" First Valley Forge Corporation, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated 9/15/1977 and last revised 7/25/1978.

Tax Parcel # 43-9A-31

PLAINTIFF: Ajax Mortgage Loan Trust 2019-E, Mortgage-Backed Securities, Series 2019-E, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Crescent Wings, LLC**

SALE ADDRESS: 2275 Swedesford Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, ESQ. 850-422-2520**

SALE NO. 22-10-301

Writ of Execution No. 2020-02281

DEBT \$64,998.36

City of Coatesville, Chester County, Pennsylvania

Tax Parcel # 16-9-264

PLAINTIFF: Albert P. Abdala, III

VS

DEFENDANT: **Robert Law**

SALE ADDRESS: 52 Scott Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY E. THOMPSON 610-431-3300**

SALE NO. 22-10-302

Writ of Execution No. 2022-02054

DEBT \$544,557.49

ALL THAT CERTAIN lot or parcel of land situated in the West Goshen Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 26, 2007 and recorded in the Office of the Chester County Recorder of Deeds on July 30, 2007, in Deed Book Volume 7225 at Page 162.

Tax Parcel No. 52-06E-0052

PLAINTIFF: CSMC 2020-RPL2 Trust VS
DEFENDANT: **Michael C. Zeminski & Amy P. Zeminski**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382

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

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

ESTATES/TRUSTS ATTORNEY

Estates/Trusts Attorney sought for growing, collegial Main Line firm. Send resume with cover letter and salary requirements, in confidence to responses10@gmail.com

ASSOCIATE ATTORNEY

LaMonaca Law is seeking associate attorneys to join our expanding main line law firm. Required: minimum of 2 years family law experience, transportation, career oriented, ability to multi-task in a fast paced environment. Send resume and salary requirements to Kristy@LaMonacaLaw.com.

**LaMonaca Law is seeking
Family Law Attorneys!**

Join our award-winning team in an atmosphere that promotes career advancement, flexibility, and cutting-edge technology. Family law experience preferred. Send resume and salary requests to Kristy@lamonacalaw.com.



The Right Words Win

Build your strongest argument using language proven to persuade your judge.

Interested? Contact your LexisNexis Representative for more information

David Tobin
 david.tobin@lexisnexis.com
 410.340.9501



LexisNexis, Lexis, and the Knowledge Burst logo are registered trademarks of RELEX Inc. Other products and services may be a trademark or registered trademark of their respective companies. Used under license. © LexisNexis. All rights reserved. 102998 MNL 1

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

CORPORATION OUTFITS AND LIMITED LIABILITY COMPANY OUTFITS

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURR KEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

PHONE: (215) 563-8113 FAX: (215) 977-9386

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

a
align.Space

A place to work and meet.

Located just blocks away from the courthouse, three floors of beautiful flex workspace and meeting rooms, as well as a roster of convenient amenities such as complimentary coffee.

- Monthly Memberships**
- Day Passes**
- Conference Room Rentals**

**2 W. Market St
484-473-8400
www.align.space**



Shared Workspace





**DO YOU NEED A QUALIFIED LAWYER?
LET US CONNECT YOU!**



The Chester County Bar Association's
Lawyer Referral Service

(610) 429-1500

Call us... we can help.

15 W. Gay Street | 2nd Floor
West Chester, PA 19380
www.chescobar.org





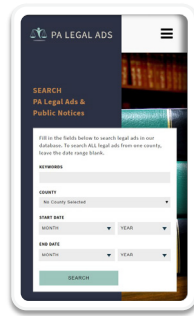
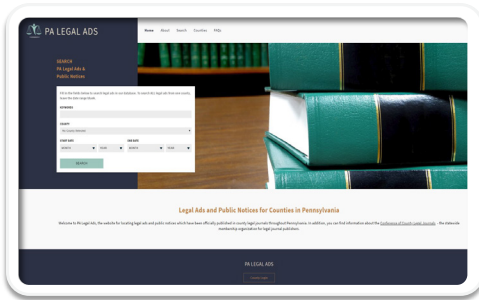
PA LEGAL ADS



EXPERIENCE OUR FRESH, NEWLY REDESIGNED: **PALEGALADS.ORG**

PALEGALADS.ORG

Is the website for locating legal ads and public notices which have been officially published in county legal journals throughout Pennsylvania. Here you can also find information about the **Conference of County Legal Journals** - the statewide membership organization for legal journal publishers.



PALEGALADS.ORG

Allows users to search by keyword, county, and publication date. Examples of ads and notices that can be found on the website include:

- Action to Quiet Title
- Articles of Amendment
- Audit List
- Bankruptcy Filings
- Certificate of Authority
- Change of Name Notice
- Dissolution
- Request for Proposals
- Estate Filings
- Trust Filings
- Fictitious Name
- Incorporations
- Organization
- Sheriff Sales
- Sunshine Act Meeting Notices
- Miscellaneous Notices
- Notice of Intent to Consider Adoption of Ordinances

NEW, RESPONSIVE WEBSITE DESIGN MAKES SEARCH + DISCOVERY EASIER THAN EVER!



In existence for over 30 years, the **Conference of County Legal Journals (CCLJ)** is the representative organization for the official Legal Journals of the Commonwealth of Pennsylvania.

LAWPAY®

AN AFFINIPAY SOLUTION

“I love LawPay! I’m not sure why I waited so long to get it set up.

– Law Firm in Ohio

Trusted by more than 150,000 professionals, LawPay is a simple, secure solution that allows you to easily accept credit and eCheck payments online, in person, or through your favorite practice management tools.



22% increase in cash flow with online payments



Vetted and approved by all 50 state bars, 70+ local and specialty bars, the ABA, and the ALA



62% of bills sent online are paid in 24 hours



Member Benefit Provider

lawpay.com/chescobar

866-352-4482

Data based on an average of firm accounts receivables increases using online billing solutions. LawPay is a registered agent of Wells Fargo Bank N.A., Concord, CA and Synovus Bank, Columbus, GA.



Planning a meeting, event, training or deposition?

*The Chester County Bar Association can accommodate your needs!
 Located right in the heart of the borough of West Chester at 15 W. Gay Street
 Two blocks from the courthouse and right next to the Warner Hotel*



- Classroom seating for 80-100 (full) or 30-40 (half); greater capacity for theater style or reception
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided

- 22 person capacity
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided



- 10 person capacity
- Perfect space for small meetings, training and depositions



- Classroom seating for 32
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided
- Great, open space for receptions



Parking:

- Metered street parking (payable via quarters, credit card and app)
- Chestnut Street Parking Garage (14 E. Chestnut Street)

Visit www.chescobar.org for more information

For rates and availability, contact Tyler Szabo:
 phone: 610-692-1889 email: tszabo@chescobar.org



Banking built for law firms

Nota is a business banking platform designed specifically for solo and small law firms. **Schedule a demo to learn more about how to open a business checking or IOLTA at M&T**



Are you ready to make your life easier?



Best-in-class Features

- 3-way Reconciliation with real-time bank data
- Assign funds in and out of your account to specific clients
- Easily set up categories to track income and expenses



Law Tech Integrations

- Connect your bank account with **Clio, Quickbooks and LawPay**
- Minimize time spent in multiple systems



Premier Service

- Support from real humans who know law firms
- Branchless account opening saves you time



trustnota.com

Today

Scan QR Code



Banking services powered by M&T Bank, Member FDIC.

Nota is a product/service offered by M&T Bank and is available to attorneys whose offices and practices are in NY, NJ, MD, PA, DE, CT, VA, DC, FL, or WV. IOLTA accounts held by lawyers in these states must be subject to applicable state rules and regulations. The advertised product/services and their features and availability are subject to change without notice at any time. Use of the product/service is subject to and governed by certain terms, conditions, and agreements required by M&T Bank.

©2022 M&T Bank. All Rights Reserved.

The Practice of Law is Just Part of a Successful Firm – Your Legal Administrator Takes Care of the Rest

The Association of Legal Administrators, Independence Chapter, provides education, support, and professional networking opportunities to law firm administrators and office managers.



Is your legal administrator in this photo? If not, why?

SEATED— FRONT ROW (FROM LEFT) – Diane Burkhardt, Lewis Brisbois Bisgaard & Smith LLP; Cristin Buccigliola, Saul Ewing Arnstein & Lehr LLP; Sandy Caiazzo, Marshall Dennehey Warner Coleman & Goggin.

SECOND ROW (FROM LEFT) – Vickie Klein, Webster Law P.C.; Sharon O'Donnell, Joanne DiFrancesco, High Swartz LLP; Joan Wean, Hamburg Rubin Mullin Maxwell & Lupin; Diane Scholl, Law Offices of William L. Goldman PC; Linda Andrews, Lentz Cantor & Massey Ltd; Michele Kissling, Marshall Dennehey Warner Coleman & Goggin; Conni Sota, Heckscher Teillon Terrill & Sager.

THIRD ROW (FROM LEFT) – Maureen Austin, Blank Rome LLP; Anne Paisley, Heckscher, Teillon, Terrill & Sager; Carmela Ginsberg, Berger & Montague PC; Ellen Freedman, PA Bar Association; Adelaine Williams, Kaplin Stewart; Michele Scarpone, Wisler Pearlstone LLP; Janet Molloy, Sweet Stevens Katz & Williams LLP; Darlene Sellers, High Swartz LLP.

BACK ROW (FROM LEFT) – Amy Coral, Pepper Hamilton LLP; Janette Chamberlin, Pepper Hamilton LLP; Marlys Hickman, Fox Rothschild LLP; Donna Day, O'Donnell Weiss & Mattei PC; Lisa Blair, Burns White LLC; Suzanne Cressman, Rubin Glickman Steinberg & Gifford PC; Maureen Stankiewicz, Law Offices of Caryl Andrea Oberman; Kathleen Remetta, Blank Rome LLP; Alissa Hill, Fisher & Phillips LLP.

Legal administrators manage more than a law firm's personnel, finances, technology, and human resources – they assist in managing your firm's level of service and reputation for quality. As they navigate the daily pressures of firm management, who can they turn to to improve their skills?

The Independence Chapter of the Association of Legal Administrators brings together legal administrators from Berks, Bucks, Chester, Delaware, Lehigh and Montgomery counties for:

- Educational Opportunities Seminars in finance, human resources, technology, disaster recovery, ethics, marketing, and professional development.
- Networking and Leadership Opportunities
- Collegial Support through Monthly Luncheons



A Chapter of the Association of Legal Administrators

For membership and meeting information, view www.ALA-Independence.org or contact Membership Chair Joan Wean at 215-661-0400 or via email at jwean@hrmml.com

ACCELERATE YOUR BUSINESS



With FMFCU

- › **Business Loans**
- ›› **Business Accounts**
- ››› **Treasury Management**

Get started by contacting
Relationship Manager Rob Croll today!

 484-259-1942

 robertc@fmfcu.org



**FRANKLIN MINT
FEDERAL CREDIT UNION**
The Credit Union of Choice!®

Equal Housing Lender

Federally insured by NCUA

ADROPTIONS[®]
 Settling Cases Since 1993
 MEDIATION
 ARBITRATION
 MOCK TRIALS

Laurie A. Salitas, Esq., MEDIATOR



Attorney Salita’s practice, for over 20 years, has concentrated on tort and commercial litigation with particular emphasis on matters arising from aviation, products liability, catastrophic loss, transportation accidents, negligence, insurance coverage and contractual disputes.

Ms. Salita has completed training in mediation and conflict resolution through Harvard University Law School and Villanova University School of Law.

Laurie mediates cases dealing with the following areas:

- Aviation
- Transportation accidents/incidents
- Products Liability causing personal injury, wrongful death, property damage as well as related tort claims such as breach of warranty
- Premises Liability
- Equine Liability causing injury/death, premises liability and property damage along with various other facets of equine disputes including sale/purchase, lease, boarding agreements, etc.
- All negligence disputes and related torts including professional negligence, misrepresentation, fraud, tortious interference
- Contractual disputes of both manufacturing and service

To schedule a case please email mcarney@adroptions.com or call 215-564-1775

ADROPTIONS[®]
 Settling Cases Since 1993 - Decades of Experience
 MEDIATION
 ARBITRATION
 Best Lawyers BEST LAW FIRMS USNews 2022
 Best of 2021 WINNER
 Best of 2020 WINNER
 ONLINE ADR RESOURCE
 ADR COURNEY

Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

Stevens & Lee

1500 Market Street, East Tower, Suite 1800, Philadelphia, PA 19102 • 215.568.7560 • tiv@stevenslee.com

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia "Lawyer of the Year" Ethics and Professional Responsibility Law and Legal Malpractice Law

1500 Market Street, East Tower, Suite 1800 • Philadelphia, PA 19102
(215) 751-2863



**CHESTER COUNTY LAW REPORTER
ADVERTISING RATES**

The Official Legal Publication for Chester County
Legal Advertising Rates effective January 1, 2020

Estate Notices* (3 publications; 1 proof)	\$90.00
Fictitious Name* (1 publication; 1 proof)	\$90.00
Corporation Notices* (including, Dissolution, Charter*, Certificate of Authority, Nonprofit, and Limited Liability (1 publication; 1 proof)	\$90.00
Change of Name Notice* (1 publication; 1 proof)	\$90.00
Adoption Notice (3 publications; 1 proof)	\$200.00
Private Sheriff Sale Notices (1 proof; 1 publication)	\$400.00
County Sheriff Sale Notices (printed monthly; 3 publications)	\$420.00
Annual Tax Sale (County)	\$3.00 per line + layout costs
Orphans' Court Accounts (printed monthly; 2 publications).....	\$70.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Mortgage Foreclosure, Municipal Notices, Annual Meetings and all other legal notices (1 publication; 1 proof)	\$.20 per space & character
Additional Proof of Publication	\$15.00

*A standard form is available. Complete online or download form at: www.chescobar.org
Call 610.692.1889 for assistance

COMMERCIAL AND CLASSIFIED RATES:

The Chester County Law Reporter is published weekly, 52 issues per year. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file to lawreporter@chescobar.org

For more information: Emily German at 610-692-1889 or egerman@chescobar.org

	Week (1 Issue)	Month (4 Issues)	Quarter (12 Issues)	Year (52 Issues)
Full Page	\$375	\$1,000	\$1,500	\$4,000
1/2 Page	\$275	\$700	\$1,000	\$3,000
1/3 Page	\$175	\$500	\$750	\$2,000

AD DIMENSIONS:

Full Page 4.75 in. W x 7.675 in. L.	1/2 Page 4.75 in W x 3.75 in. L	1/3 Page 4.75 in. W x 2.375 in. L
--	------------------------------------	--------------------------------------

(All ads are printed in black and white)

COST TO PLACE AD THAT IS ALL COPY: \$.20 PER SPACE AND CHARACTER