



# Chester County Law Reporter

(USPS 102-900)

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Vol. 70

WEST CHESTER, PENNSYLVANIA, MAY 5, 2022

No. 18

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# 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*

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**Andrien v. Gerber**

Waiver of non-specific issues – Waiver of untimely-raised issues – Weight of evidence – Adverse possession

## 1925 Opinion

1. Weight of evidence challenges concede sufficient evidence to sustain the verdict and should not be reviewed on a ‘cold record’, especially when determinations of credibility are central to the verdict.
2. If a post-trial motion is non-specific, the issues raised in a concise statement of matters complained are waived. The court concluded that scenario occurred in the instant case. Further, the court concluded issues raised in Defendant’s brief in support of the post-trial motion were untimely filed. Accordingly, the court requests the appeal be dismissed.

## Decision

1. In order to establish adverse possession of title, the party making the claim must prove each element of actual, continuous, exclusive, visible, notorious, distinct and hostile possession of land for 21 years.
2. Occupation of the land sought to be adversely possessed must be exclusive and of such a character as to compel the title owner to take notice of possession.
3. The burden of proving adverse possession rests upon the party seeking title and each element must be established by credible, clear and definitive proof.
4. The element of hostility is implied when all the other elements of adverse possession are established.
5. Use of the titled owner’s property will be presumed to be permissive when the relationship between the parties is familial, fiduciary or otherwise special.
6. To succeed on an adverse possession claim, a party must present credible, clear and definitive proof.
7. Plaintiffs filed claims for quiet title and/or ejectment and trespass. Defendants filed a counterclaim for adverse possession. At trial, the court heard a dispute between deposition testimony and trial testimony as to the year Plaintiffs expressed boundary conflicts. The court credited the trial testimony of Plaintiffs that the disputes arose prior to the potential applicability of the running of 21 years necessary for adverse possession to apply. The court found in favor of Plaintiffs on their claims and against Defendant regarding adverse possession.

**Andrien v. Gerber**122 (2022)]

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C.C.P. Chester County, Pennsylvania, Civil Action No. 2019-08686-RC; Leonard R. Andrien and Vaune Louise Andrien v. Heather G. Gerber

Janice E. Falini and Therese L. Money for Plaintiffs

Joseph A. Crowe and Daryl J. Gerber for Defendant

Mahon, J., June 11, 2021 Opinion and November 24, 2020 Decision:-

**[Editor's Note: The Superior Court affirmed on 3/21/22 at 966 EDA 2021.]**

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 [70 Ches. Co. Rep. **Andrien v. Gerber**


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LEONARD R. ANDRIEN and : IN THE COURT OF COMMON PLEAS  
 VAUNE LOUISE ANDRIEN :  
 : CHESTER COUNTY, PENNSYLVANIA  
 V. :  
 : NO. 2019-08686-RC  
 HEATHER G. GERBER

Janice E. Falini, Esquire and Therese L. Money, Esquire, Attorneys for Plaintiffs  
 Joseph A. Crowe, Esquire and Daryl J. Gerber, Esquire, Attorneys for Defendant

### OPINION

**AND NOW**, this 11th day of June, 2021, pursuant to Pa.R.A.P. 1925(a), the Court offers this in response to Defendant's timely appeal and Concise Statement of Errors Complained of on Appeal.<sup>1</sup>

Defendant's Concise Statement of Errors contains nine (9) errors complained of, all of which the trial Court considers waived for failure to specify those issues in its motion for post-trial relief.<sup>2</sup> Defendant's post-trial motion is non-specific and generally challenges the Court's decision that Defendant did not establish adverse possession; that the Court's credibility determinations were erroneous and against the weight of the evidence;<sup>3</sup> and that the issues were preserved by introducing deposition testimony into the record and by impeaching witnesses based upon prior inconsistent

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<sup>1</sup> The trial Court entered its Decision on November 24, 2020. Defendant filed a post-trial motion on December 4, 2020 and a brief in support of that motion on January 4, 2021. Defendant's post-trial motion was denied by Order entered April 23, 2021. A notice of appeal was filed on May 7, 2021. On May 10, 2021, Defendant was ordered to file a concise statement of errors complained of on appeal and that concise statement was timely filed on May 25, 2021.

<sup>2</sup> Defendant's motion for post-trial relief was filed on December 4, 2020 and sets forth the following requests for relief:

1. Defendant requests this Honorable Court modify or change the decision entered on November 24, 2020, based upon this Court's error and/or abuse in discretion in applying the undisputed facts presented at trial to the law regarding Adverse Possession.
2. Defendant request this Honorable Court reconsider the decision entered on November 24, 2020, after review of all evidence entered at trial, including sworn depositions taken of the Plaintiffs which significantly and substantially differ from the testimony offered by Plaintiffs at trial and upon which Defendant's counsel relied to impeach their credibility based upon an abuse of discretion and/or error of law and against the weight of the evidence.
3. Defendant preserved the issues by properly introducing the sworn depositions into evidence at the trial, by impeaching the witnesses based on prior inconsistent statements made therein, and by presenting the facts as necessary to a just determination in closing argument.
4. Defendant has filed a transcript request concurrently with this Motion.

statements. *See Brindley v. Woodland Village Restaurant, Inc.*, 652 A.2d 865 (Pa. Super. 1995). Pa.R.C.P. 227.1(b)(2). Although Defendant’s brief in support of post-trial motion contains more specific grounds for relief more closely mirroring those issues raised in the concise statement, that brief was untimely filed outside of the required ten (10) day period after verdict. Pa.R.C.P. 227.1(c)(1). Furthermore, the Court did not address the specific post-trial motion issues raised in Defendant’s brief in support of the post-trial motion in its Order denying the motion.

It is also unclear whether Defendant adequately preserved any issues raised post-trial as presumptively acknowledged in paragraph number 3 of Defendant’s Post-Trial Motion. Defendant’s Post-Trial Motion is non-specific and as such the issues raised in Defendant’s Concise Statement of Matters Complained of on Appeal are waived. To the extent that those issues are addressed in Defendant’s brief in support of the Post-Trial Motion, those issues were untimely filed. Therefore, the trial Court respectfully requests that appeal be dismissed.<sup>4</sup>

BY THE COURT:

/s/ William P. Mahon, J.

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<sup>3</sup> Weight of the evidence challenges concede sufficient evidence to sustain the verdict and should not be reviewed on a “cold record” especially when determinations of credibility are central to the verdict. *See Armbruster v. Horowitz*, 744 A.2d 285 (Pa. Super. 1999).

<sup>4</sup> To the extent that the Superior Court wishes to substantively reach any of the matters complained of on appeal raised by Defendant, the trial Court respectfully directs the appellate court to its Decision filed November 24, 2020, a copy of which is attached for convenience.

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 [70 Ches. Co. Rep. **Andrien v. Gerber**


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LEONARD R. ANDRIEN and : IN THE COURT OF COMMON PLEAS  
 VAUNE LOUISE ANDRIEN :  
 : CHESTER COUNTY, PENNSYLVANIA  
 V. :  
 : NO. 2019-08686-RC  
 HEATHER G. GERBER

Therese L. Money, Esquire, Attorney for Plaintiffs  
 Daryl J. Gerber, Esquire, Attorney for Defendant

### DECISION

AND NOW, this 24th day of November, 2020, after conducting a non-jury trial on November 9, 2020, it is hereby ORDERED and DECREED that the Court finds in favor of Plaintiffs and against Defendant on all claims set forth in Plaintiffs' Complaint<sup>1</sup> and against Defendant on her counterclaim for adverse possession pursuant to 42 Pa. C.S.A. §5530.<sup>2</sup>

BY THE COURT:

/s/ William P. Mahon, J.

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<sup>1</sup> Plaintiffs' Complaint sets forth claims for quiet title and/or ejectment and trespass. The boundary lines in dispute relating to Plaintiffs' property and Defendant's property are as set forth in Exhibit P-17. These boundary descriptions are consistent with both Plaintiffs' and Defendant's chains of title since the Stacy Farms subdivision in 1978. *See* Exhibits P-1, P-13, P-14. Defendant shall remove structures, fencing, macadam or other encroachments on the Andrien property located to the east and north of Defendant's property lines as set forth in Exhibit P-17. The Court does not address herein any West Goshen Township zoning issues that can be addressed in a municipal zoning or private enforcement action pursuant to the Municipalities Planning Code.

<sup>2</sup> In order to establish adverse possession of title, the party making the claim must prove each element of actual, continuous, exclusive, visible, notorious, distinct and hostile possession of land for twenty-one (21) years. *See Johnson v. Tele-Media Company of McKean County*, 90 A.3d 736 (Pa. Super. 2014). Occupation of the land sought to be adversely possessed must be exclusive and of such a character as to compel the title owner to take notice of possession. *Id.* at 741. The burden of proving adverse possession rests upon the party seeking title and each element must be established by credible, clear and definitive proof. *Stevenson v. Stein*, 195 A.2d 268 (Pa. 1963). The element of hostility is implied when all the other elements of adverse possession are established. *Brennan v. Manchester Crossings, Inc.*, 708 A.2d 815 (Pa. Super. 1998). Use of the titled owner's property will be presumed to be permissive when the relationship between the parties is familial, fiduciary or otherwise special. *Brennan* at 823; *see also Waltimyer v. Smith*, 556 A.2d 912 (Pa. Super. 1989).

Generally, the property that Defendant claims by adverse possession is set forth in the red thatched lines on Exhibit D-4, as those lines were placed by counsel for Defendant. Defendant contends that Plaintiff's father, James Andrien, verbally described the property lines of Defendant's parcel as generally set forth in the red thatched area. Defendant's testimony was also generally supported by testimony of her father, George Gerber, and that of her friend, Susan Horner, that defendant periodically cut the grass in the red thatched area and planted/removed trees, shrubbery and flowers in the red thatched area as set forth in Exhibit D-4. This testimony does not present sufficient credible, clear and definitive proof of adverse possession because there was credible testimony presented by Plaintiffs that they, and their father, maintained that same property and Plaintiffs further disputed their father's claimed property line concessions.

Defendant purchased her property in 1984. At some point in the past, her property was land belonging to the Andrien family. Defendant and the Andrien family were very friendly and Defendant, attended Andrien family gatherings since her purchase of the property. Additionally, Defendant testified that Plaintiff, Leonard Andrien, as well as his father, James Andrien, were very helpful to her since she was a single woman trying to renovate and maintain her property and that they provided help to her since they were familiar with home maintenance and repairs. Defendant's father also asked the Andrien family to help her. Defendant testified that she and Plaintiff, Vaune Louise Andrien, were very friendly throughout the years. It appears from the credible testimony offered at trial that Defendant had a very friendly and supportive relationship with Plaintiffs and Plaintiffs' parents. The record supports that between 1984 and 2003, there were no significant boundary disputes relating to the respective properties.

Plaintiffs herein obtained title to the Andrien property in question when their father, James Andrien died in 2007. The credible testimony of Leonard Andrien, who resided at the Andrien homestead at least since 1953, was that in 1997, on a portion of the Andrien property, Defendant constructed a trash enclosure. Leonard Andrien further testified that he removed that trash enclosure structure in 2014. Defendant later rebuilt that trash enclosure on a different portion of the Andrien property located north of Defendant's northerly property line. Leonard Andrien testified that he removed that new trash enclosure structure in 2019. The credible testimony also offered by both Plaintiffs was that red thatched area, as set forth in Exhibit D-4, was always maintained by James Andrien, Leonard Andrien and Vaune Louise Andrien from at least 1953 until Defendant placed stockade and post and rail fencing on the Andrien property in 2003 that prevented them from engaging in further maintenance. Plaintiffs presented credible testimony that when that fencing was erected by Defendant in 2003 in conjunction with the installation of Defendant's in-ground pool, Plaintiffs, and primarily Leonard Andrien, confronted Defendant about the fence encroachments and attempted to work out the dispute with Defendant, to no avail. Plaintiff, Leonard Andrien, attempted to work out the fencing issues with Defendant as a good neighbor and as one who got along with Defendant "famously". These attempts included sharing the costs of a surveyor, which were rejected by Defendant. Plaintiffs then hired their own surveyor resulting in the creation of Exhibit P-17 (a smaller version of that plan was modified in red ink by counsel for Defendant and introduced as Exhibit D-4). In 2008, Defendant expanded her driveway two (2) feet onto the Andrien property. In 2010, she increased the trespass to approximately ten (10) feet of pavement. *See* Exhibits P-5 and P-6. Plaintiffs confronted Defendant about these trespasses. In approximately 2019, Plaintiffs put up a private property sign. (Exhibit P-6) and further removed Defendant's pavers and border stones from the Andrien property. (Exhibits P-7 and P-8). The Andriens engaged in formal opposition after receiving a letter from Defendant's attorney, which the Andriens considered threatening. *See* Exhibit P-9. Plaintiffs filed this action in an attempt to avoid adverse possession based upon conflicts arising in 2003.

Specifically, Defendant contends that Plaintiff, Leonard Andrien, during his deposition testimony taken January 14, 2020, stated that his boundary conflicts with Defendant initiated in 2008 and therefore the requisite twenty-one (21) year period necessary for adverse possession was satisfied since Plaintiffs did not dispute Defendant's possession from the time of her purchase in 1984 until 2008. However, the trial testimony offered by Plaintiffs was that expressed boundary conflicts with Defendant occurred in 2003 (with regard to the installation of an in-ground pool, pool house and fencing); 2008 (when Defendant paved her driveway which extended two (2) feet onto the Andrien property); 2010 (Defendant increased the driveway trespass to approximately ten (10) feet on the Andrien property); 2014 (removed Defendant's 1997 installed trash enclosure); and 2019 (removed Defendant's second trash enclosure on Andrien property north of Defendant's parcel, as well as other paving stone/borders on the western portion of the Andrien parcel). Leonard Andrien further testified that he and his sister were unable to formally dispute these boundaries issues with Defendant



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until 2008 since neither had a life estate in the property until after their father's death. The Court credits Plaintiffs' trial testimony.

Defendant must present credible, clear and definitive proof of adverse possession of the property claim. The only manifest evidence of record of the property over which Defendant claims title by adverse possession is the red thatched area on trial D-4. The modified D-4 trial exhibit is insufficient evidence to establish a clear and definitive description of the adversely claimed property. The evidence introduced at trial is that the post and rail and stockade fencing installed in 2003 bears insufficient correlation to Defendant's testimony that that fence line was the property line as she originally thought it to be. This unsurveyed modification of Exhibit D-4 does not constitute credible, clear and definitive evidence of the disputed property. Neither does the cumulative defense testimony offered establish the elements of adverse possession when there is equal and credible opposing testimony that the Andrien family owned, controlled and maintained the disputed property since 1984 and have explicitly opposed Defendant's claims since 2003.

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

**CIVIL ACTION****LAWS NO. 2022-02702-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Van Dung Diep was filed in the above-named court and will be heard on Friday, April 22, 2022 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: Monday, August 8, 2022  
Name to be changed from: Van Dung Diep to: Van Diep

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

**CORPORATION NOTICE  
NG PAINTING, CORP.**

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

**CORPORATION NOTICE**

NOTICE is hereby given that the **Certificate of Organization** has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **Chucktown, LLC** and the Certificate of Organization was filed on: **February 24, 2022.**

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

**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**

**AIKEN**, Brenda A., a/k/a Brenda Ashton Aiken, late of Birmingham Township. Bank of America, N.A., care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19382-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19382-0565, atty.

**ALLAN**, Mary K., late of Caln Township. Patricia Dodson, care of PATRICK C. O'DONNELL, Esquire, c/o Mae Beatty, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, c/o Mae Beatty, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**CLAUSEN**, Rose Marie, a/k/a Rose M. Clausen, late of West Goshen Township. John Clausen and Cheryl McWilliams, care of RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Rd., Drexel Hill, PA 19026, Administrators. RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Rd., Drexel Hill, PA 19026, atty.

**DAVIDHEISER**, Maryanne B., late of North Coventry Township. Anne M. Davidheiser, care of NICOLE B. LaBLETTA, Esquire, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, Executrix. NICOLE B. LaBLETTA, Esquire, LaBletta & Walters LLC, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, atty.

**GALLAGHER**, Donald L., late of Downingtown Borough. Julie A. Jameson, 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.

**GARDOCKI**, Jean L., a/k/a Jean Louise Allan Gardocki, late of East Nottingham Township. Amy A. Sharadin, 124 Winged Foot Court, Royersford, PA 19468, Executrix.

**GRANT**, James A., late of Willistown Township. Judith L. Grant, care of RONALD W. FENSTERMACHER, JR., Esquire, 1001 Conshohocken State Rd., Ste. 1-311, West Conshohocken, PA 19428, Executrix. RONALD W. FENSTERMACHER, JR., Esquire, Law Office of Ronald W. Fenstermacher, Jr., PC, 1001 Conshohocken State Rd., Ste. 1-311, West Conshohocken, PA 19428, atty.

**ISAAC**, Lamar, late of West Whiteland Township. Elisa Wiah, care of THOMAS J. BURKE, JR., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003, Executrix. THOMAS J. BURKE, JR., Esquire, Haws & Burke, P.C., 15 Rittenhouse Place, Ardmore, PA 19003, atty.

**KERN, JR.**, Richard C., late of West Brandywine Township. Lynn C Kern, 19 N Hawthorne Rd., Coatesville, PA 19320, Executrix.

**KING**, Rachel, late of Honey Brook Township. Floyd D. King and Jay Marvin King, care of NEVIN D. BEILER, Esquire, 105 S. Hoover Ave., New Holland, PA 17557, Executors. NEVIN D. BEILER, Esquire, Beiler Legal Services, P.C., 105 S. Hoover Ave., New Holland, PA 17557, atty.

**KLAPTOSKY**, Pauline M., late of North Coventry Township. Todd Klaptosky, 1052 West Meadowbrook Road, Pottstown, PA 19465, Executor.

**LANZILLOTTI**, Francis E., late of East Caln Township. Michael DiLabio, 117 Julie Road, Sanatoga, PA 19464, Administrator. NEIL M. HILKERT, Esquire, 229 W. Wayne Avenue, Wayne, PA 19087, atty.

**LEVENDIS**, James Michael, late of East Marlborough Township. Carol A. Speakman, care of JOSEPH E. LASTOWKA, JR., Esquire, 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, Executrix. JOSEPH E. LASTOWKA, JR., Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, atty.

**MAJESKE**, Harry, late of East Goshen Township. Gregor H. Majeske, 734 Carpenter Street, Philadelphia, PA 19147-3908, Executor. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media, PA 19063, atty.

**ONIMUS**, Edwin R., late of East Bradford Township. Eric S. Onimus, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 200, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 200, West Chester, PA 19382-2928, atty.

**PANKRATZ, SR.**, Richard R., late of East Bradford Township. Richard Pankratz, Jr., care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**PARMITER**, Nancy L., late of Uwchlan Township. James V. Parmiter, 538 Taylors Mill Rd., West Chester, PA 19380, Executor. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

**SERAPHIN**, Ann R., late of East Goshen Township. Beth Ann Witkowski McKenna and Thomas A. Witkowski, care of RODNEY S. FLUCK, Esquire, 630 Freedom Business Center, #108, King of Prussia, PA 19406, Executors. RODNEY S. FLUCK, Esquire, Butera Beausang Cohen Brennan, 630 Freedom Business Center, #108, King of Prussia, PA 19406, atty.

**SIMPSON**, Betty May, a/k/a Betty M. Simpson, late of Valley Township. Dennis A. Giancola, 1341 Robin Rd., East Fallowfield, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SMITH**, Bernice Waage, late of West Chester Borough. Laurie Smith Grab, 515 N Walnut St., West Chester, PA 19380, Executor.

**STOTT**, Stephen R., a/k/a Stephen Stott, late of West Caln Township. Dawn M. Ford, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Highway, Ste 110, Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Highway, Ste 110, Exton, PA 19341, atty.

**STROUSE**, Norma N., late of East Nantmeal Township. Robert H. Strouse, care of MARGARET E. W. SAGER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. MARGARET E. W. SAGER, Esquire,

Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

**TAGGART**, Patrick J., late of Charlestown Township. Terry Ann Taggart, care of MICHAEL F. FRISBIE, Esquire, 329A S. Main St., Doylestown, PA 18901, Executrix. MICHAEL F. FRISBIE, Esquire, Frisbie Legal Solutions, 329A S. Main St., Doylestown, PA 18901, atty.

**TAYLOR**, Josephine B., late of West Bradford Township. Robin F. Delehanty and Bruce B. Taylor, care of VANCE E. ANTONACCI, Esquire, 570 Lausch Ln., Ste. 200, Lancaster, PA 17601, Executors. VANCE E. ANTONACCI, Esquire, McNeese Wallace & Nurick, LLC, 570 Lausch Ln., Ste. 200, Lancaster, PA 17601, atty.

**THUMMEL**, Elizabeth A. Garner, a/k/a Elizabeth Ann Thummel and Elizabeth A. Thummel, late of West Whiteland Township. Joseph J. Thummel, Jr. and Melissa A. Bereda, care of JOSEPH C. DE MARIA, Esquire, 237 Weadley Rd., King of Prussia, PA 19406, Executors. JOSEPH C. DE MARIA, Esquire, Law Offices OF Joseph C. De Maria, 237 Weadley Rd., King of Prussia, PA 19406, atty.

**URBACH**, Marie Coleman, a/k/a Marie C. Urbach, late of West Goshen Township. Anne Marie Tyre, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**WANNER**, Helen M., late of Honey Brook Township. Alfred M. Wanner, Jr., care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**WERTZ**, James B., late of West Goshen Township. Jamie A. Wildermuth, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**WRIGHT**, Barry E., late of Caln Township. Wither E. Wright, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

## 2nd Publication

**BAINS**, Parminder K., late of Willistown Town-

ship. Kalvinder Sengha, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, Executrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, atty.

**BLEIGNIER**, John D., a/k/a John David Bleignier, late of East Goshen Township. Amy Diroff, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**BORGINIE**, Tova, late of East Goshen Township. David Johnson, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**CURA**, Beverly H., a/k/a Beverly Grace Cura, Beverly Hardy Cura, late of Honey Brook Township. David J. Cura, 103 Sunny View Court, Coatesville, PA 19320, Executor. MARCI S. MILLER, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

**DANNAKER**, Mary M., late of Tredyffrin Township. John M. Dannaker, 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.

**DARKOW, JR.**, Dwain Willard, a/k/a Dwain W. Darkow, Jr., Dwain Darkow and Dwain W. Darkow, late of East Vincent Township. Dwain Darrell Darkow, care of DAVID M. D'ORLANDO, Esquire, 53 S. Main St., Yardley, PA 19067, Administrator. DAVID M. D'ORLANDO, Esquire, The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

**FASIC**, George Wilson, late of East Goshen Township. G. Kevin Fasic, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**FRAYNE**, Elizabeth M., late of East Goshen Township. Patrick Frayne, 1113 Pottstown Pike, West Chester, PA 19380, Executor. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, atty.

**GALLAGHER**, Gray Barnes, late of Malvern. Andrea Pedisich Gallaga, 1734 W. Thorndale Ave-

nue, Chicago, IL, Executrix. NICOLE LaBLETТА, Esquire, Law Offices of Randy Hope Steen, LTD, 600 Eagleview Boulevard Ste 300, Exton, PA 19341, atty.

**GAWLIK**, Bertha H., late of West Chester Borough. Allen S. Gawlik, 16834 Middle Forest Dr., Houston, TX 77059 and Thomas D. Gawlik, 420 Fairmont Dr., Chester Springs, PA 19425, West Chester Borough. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

**GERHARDT**, Lola W., a/k/a Lola Winterheimer Gerhardt, late of East Goshen Township. Heather S. Gallagher, care of DANIELLE M. YACONO, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executrix. DANIELLE M. YACONO, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

**GIGGER**, Emery Vean, late of East Brandywine Township. Marbet B. Gigger, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, Administratrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, atty.

**JOHNSON**, Harland, late of Valley Township. Kirk Johnson, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

**KLALES**, Thomas C., late of West Whiteland Township. J. Michael Jacobs, 8628 Chester Court, Easton, MD 21601, Executor.

**KUDLA**, Mary E., late of West Vincent Township. Hudson L. Voltz, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19382, Executor. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19382, atty.

**LeBUHN**, William C., late of Willistown Township. Susan J. LeBuhn, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administratrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**McNALLY, JR.**, Harry D., late of Coatesville City. Scott A. McNally, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administrator C.T.A. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

**MILLER, JR.**, Edgar Raymond, a/k/a Edgar R. Miller, late of Kennett Township. Edgar R. Miller, III, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

**MILLIGAN**, Sean Patrick, a/k/a Sean P. Milligan, late of Coatesville. Denise M. Belknap, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**MORGAN**, Shirley, late of West Whiteland Township. Michael F. Furlong, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**PATRICK**, Elizabeth Ann, a/k/a Ann Patrick, late of West Whiteland Township. Jennifer A. Schneider and Rita J. Patrick, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrices. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

**PIA**, Norma Maria, a/k/a Norma M. Pia, late of Penn Township. Michael L. Pia, 7 Nine Gates Rd., Chadds Ford, PA 19317, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**QUEREAU**, James Van Dyke, a/k/a James Van Dyke Quereau, Jr., late of Tredyffrin Township. Wendy Hayes Quereau, care of C. THOMAS WORK, Esquire, 111 North 6th Street, P.O. Box 679, Reading, PA 19603, Executrix. C. THOMAS WORK, Esquire, Stevens & Lee, 111 North 6th Street, P.O. Box 679, Reading, PA 19603, atty.

**ROUSSEY**, Paul T., late of Pottstown. Mary Roussey, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, Executrix. JAMIE V. OTTAVIANO, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, atty.

**SAGNELLA**, Ronald C., late of West Chester. Diane Sagnella, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**SCHREFFLER**, Jack M., late of West Chester. Kenneth Schreffler, 1004 N. Phipps Wood Court, Glen Mills, PA 19342, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Road Building 400D, West Chester, PA 19380, atty.

**SYSESKEY**, Angelica A., late of West Brandywine Township. Ann A. Scheve, 410 S. 21st., Philadelphia, PA 19146, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**TRAVIS**, Doris L., late of West Goshen Township. Harry J. Travis, Jr., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**TRAVIS**, Timothy E., a/k/a Timothy Edwin Travis, late of Thornbury Township. Joan C. Travis, care of CAROLYN M. MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Administratrix. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

**TRAVIS, SR.**, Harry J., late of West Goshen Township. Harry J. Travis, Jr., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A., West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A., West Chester, PA 19380, atty.

**TROLIER**, Sarah Jane, late of Tredyffrin Township. Kimberly A. Trolier & Susan E. McKinstry, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Co-Executrices. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**VALENTI**, Diane J., a/k/a Diane Valenti, late of Schuylkill Township. Christopher R. Valenti, 463 W. High St., Phoenixville, PA 19460, Executor. JEFFREY M. COOPER, Esquire, Law Office of Jeffrey M. Cooper, 111 E. Township Line Rd., Upper Darby, PA 19082, atty.

**WAMBOLD**, Dorothy L., late of Honey Brook Township. Dawn L. Gammon, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**WHITNEY, SR.**, Ronald A., a/k/a Ronald A. Whitney, Jr., late of East Fallowfield Township. Ronald A. Whitney, Jr., 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.

**YATCILLA**, Joseph Lynn, late of Downingtown. Cynthia Aboff, 5 Eagle Rock Trail, Ormond Beach, FL 32174, Executrix.

**ZAAAYENGA**, Elizabeth Mary, late of Honey Brook. Wayne Zaayenga, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

### 3rd Publication

**BASS**, Harold C., late of Kennett Square. Donald F. Kohler Jr., Esquire, 27 South Darlington Street, West Chester, PA 19382, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**DeMARCO**, Ann Marie, late of Wayne. Dominic J. DeMarco, Jr., care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301, Administrator C.T.A. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301, atty.

**GARVEY**, Terrence, a/k/a Terry Garvey, late of Avondale. Mary Ellen Garvey, 659 Martin Drive, Avondale, PA 19311, Executrix.

**GOODWIN, SR.**, Richard L., late of West Caln Township. Amber R. Simione, 508 Tower Rd., Sellersville, PA 18960, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HARTZELL**, David Craig, late of Spring City. Jennifer John, 244 Creamery Road, Spring City, PA 19475, Executor.

**HOFFECKER**, Robert Allen, late of Spring City Borough. Timothy A. Hoffercker, 125 N. Penn St., Spring City, PA 19475 & Brian L. Hoffercker, 219 W. Welsh Dr., Douglassville, PA 19518, Executors.

**HOVINGTON III**, Frederick, late of East Goshen Township. Patricia Griffin, 149 Melissa Lane, West Chester, PA 19382, Administrator. RYAN W. C. BUCHANAN, Esquire, Fink & Buchanan Law Offices, LLC, 158 W. Gay Street, Suite 204, West Chester, PA 19380, atty.



**JACKSON**, Carol Ann, late of West Fallowfield Township. Robbin N. Lammey, Jr., and Herbert V. Lammey, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executors. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**KANDLER**, Joanne, a/k/a Joanne Johnson, late of East Coventry Township. Tiffany Burton, 29320 Revel Rd., Millsboro, DE 19966, Executor.

**KILGARIF**, Kathleen L., a/k/a Kathleen Lois, late of West Whiteland Township. Joseph M. Kilgarif, care of JAMES S. TUPITZA, Esquire, 212 W. Gay Street, West Chester, PA 19380, Executor. JAMES S. TUPITZA, Esquire, Tupitza & Associates, 212 W. Gay Street, West Chester, PA 19380, atty.

**KLAPTOSKY**, Pauline M., late of North Coventry. Todd Klapotosky, 1052 West Meadowbrook Road, Pottstown, PA 19465, Executor.

**KORN**, Jean Marie, late of Uwchlan Township. William A. Korn, 216 Clearview Lane, Lincoln University, PA 19352, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**LESNICZAK**, Victoria Ann, late of New Garden Township. Jaelyn Bruno, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator C.T.A. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MAGYAR**, Louis, late of Spring City. Jason E. Rarich, care of DAVID G. GARNER, Esquire, 635 E. High Street, Suite 2, Pottstown, PA 19464, Administrator. DAVID G. GARNER, Esquire, 635 E. High Street, Suite 2, Pottstown, PA 19464, atty.

**MORAN**, Michael J., late of Tredeffrin Township. William F. Moran, 413 Old Forge Xing, Devon, PA 19333, Executor.

**PRESCOTT**, Tyler Rhoads, late of West Chester. Jennifer Prescott, 4863 Ogle St, Philadelphia, PA 19127, Executor.

**PUFKO**, Michael Donald, late of Phoenixville Borough. Susanne Theresa Huster, 54 Ridge Road, Phoenixville, PA 19460, Executor. JOHN L. ROLINS, Esquire, 1408 Burke Road, West Chester, PA 19380, atty.

**SCARCELLA**, Florence M., late of West Brandywine Township. Joan McKinley, 16 Ridgewood Rd., Malvern, PA 19355 & Donna Sorgini, 417 Snowflake Circle, Norristown, PA 19403, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SEIDEL**, Elva K., late of Honey Brook Township. Jonathan K. Seidel, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

**STEWART, JR.**, Roy, late of Uwchlan Township. Susan R. Garthwaite, 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.

**WALCK**, James H., late of East Vincent Township. Christa L. Walck, care of JOHN H. MAY, Esquire, 49 North Duke Street, Lancaster, PA 17602, Administrator. JOHN H. MAY, Esquire, May, Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602, atty.

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#### 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*

**JNF Visionary Arts**, with its principal place of business at 133 Freedom Valley Circle, Coatesville, PA 19320. The application has been (or will be) filed on: Thursday, April 21, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Joshua Fletcher.

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#### NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, for the purpose of incorporating a nonprofit corp. under the PA Nonprofit Corporation Law 1988. The name of the corp. is: East Coventry Elementary School Parent Teacher Organization, Inc. The purposes for which it was organized are: to enhance and support the educational experience at East Coventry Elementary School and to bring into closer relation the home and the school and the general public. JOSEPH K. KOURY, Solicitor,



O'Donnell, Weiss & Mattei, P.C. 41 E. High St.,  
Pottstown, PA 19464

**1st Publication of 1**

NOTICE  
CIVIL ACTION  
COURT OF COMMON PLEAS  
CHESTER COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2020-02705-RC  
NOTICE OF ACTION IN MORTGAGE FORE-  
CLOSURE

PHH MORTGAGE CORPORATION, Plaintiff  
v.  
KARYN ZINSER, IN HER CAPACITY AS HEIR  
OF EUGENE RIGDON; SHAUN RIGDON, IN  
HIS CAPACITY AS HEIR OF EUGENE RIG-  
DON; ADRIANA HOGGE, IN HER CAPACITY  
AS HEIR OF EUGENE RIGDON; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE, OR INTEREST FROM OR  
UNDER EUGENE RIGDON, Defendants

To: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE,  
OR INTEREST FROM OR UNDER EUGENE  
RIGDON Defendant(s), 896 CONESTOGA ROAD  
, PA 19312

COMPLAINT IN MORTGAGE FORECLOSURE  
You are hereby notified that Plaintiff, PHH MORT-  
GAGE CORPORATION, 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.  
2020-02705-RC, seeking to foreclose the mortgage  
secured on your property located, 896 CONESTO-  
GA ROAD , PA 19312.

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 plain-  
tiff. 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 OF-  
FICE SET FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION ABOUT  
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAW-  
YER, THIS OFFICE MAY BE ABLE TO PRO-  
VIDE YOU WITH THE INFORMATION ABOUT  
AGENCIES THAT MAY OFFER LEGAL SER-  
VICES 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  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

**3rd Publication of 3**

**TRUST NOTICE**

THE MARY E. KUDLA REVOCABLE TRUST  
AGREEMENT, Mary E. Kudla, deceased. Late of  
West Vincent Township, Chester County, PA.  
This Trust is in existence and all persons having  
claims or demands said Trust or decedent are  
requested to make known the same and all persons  
indebted to the decedent to make payment without  
delay to Valerie Gravuer and Hudson L. Voltz,  
Esquire, Co-Trustees, c/o Hudson L. Voltz, P.C., 110  
Hopewell Rd., Ste. 200, Downingtown, PA 19335

**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, May 19th, 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, June 20th, 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 and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

**FREDDA L. MADDOX, SHERIFF**

**2nd Publication of 3**

**SALE NO. 22-5-142**

**Writ of Execution No. 2017-01190**

**DEBT \$1,576.42**

ALL THOSE two adjoining tracts of land, situate in the Southwest side of Strasburg Street, being Lots 2 and 3 of Famous Hills Development in West Bradford Township, Chester County, Pennsylvania.

Tax Parcel No. 50-5-179

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Dawn P. Handy**

SALE ADDRESS: 1856 West Strasburg Road, West Bradford, PA 19320

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

**SALE NO. 22-5-145**

**Writ of Execution No. 2017-05997**

**DEBT \$8,015.80**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Westtown, County of Chester and State of Pennsylvania.

Tax Parcel No. 67-3-429

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Ann Therese Dougherty**

SALE ADDRESS: 1703 Newmarket Court, Westtown Township, PA 19382

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

**SALE NO. 22-5-148**

**Writ of Execution No. 2017-09401**

**DEBT \$1,315.97**

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 47-6-162

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **John F. Glah**

SALE ADDRESS: 130 Bridle Path Lane, East Fallowfield, PA 19320

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

**SALE NO. 22-5-151  
Writ of Execution No. 2018-07052  
DEBT \$3,328.28**

**SALE NO. 22-5-149  
Writ of Execution No. 2018-06966  
DEBT \$4,202.85**

ALL THAT CERTAIN Lot or piece of ground, SITUATE in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania.

ALL THAT CERTAIN tract of land situated in West Bradford Township, Chester County, Pennsylvania.

Tax Parcel No. 55-4-130.1

Tax Parcel No. 29-7-6.1

PLAINTIFF: Easttown Township  
VS

PLAINTIFF: West Brandywine Township

DEFENDANT: **David C. Madeira**

VS

SALE ADDRESS: 501 Newtown Road, Easttown Township, PA 19312

DEFENDANT: **David Vanhorn**

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

SALE ADDRESS: 335 Hibernia Road, West Brandywine, PA 19320

**SALE NO. 22-5-152  
Writ of Execution No. 2017-10240  
DEBT \$1,408.08**

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

**SALE NO. 22-5-150  
Writ of Execution No. 2017-02001  
DEBT \$1,710.16**

ALL THAT CERTAIN lot or piece of land situate in the Northerly side of West Chester Road in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

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

Tax Parcel No. 47-2-10

Tax Parcel No. 16-2-281

PLAINTIFF: East Fallowfield Township

PLAINTIFF: City of Coatesville

VS

VS

DEFENDANT: **Bruce Holloway**

DEFENDANT: **Sally H. Holmes**

SALE ADDRESS: 2075 West Chester Road, East Fallowfield, PA 19320

SALE ADDRESS: 736 Merchant Street, Coatesville, PA 19320

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

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

**SALE NO. 22-5-153****Writ of Execution No. 2019-09130****DEBT \$308,645.97**

ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected Situate in the Township of Willistown, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan entitled Title Plan of Complex XXVIII & XXVIII made for Willistown Woods II by Biedeman and Comstock, Professional Land Surveyors, plan Dated November 14, 1968 and last revised December 15, 1988 as follows to wit:

BEGINNING at a point in the dividing line between lots 2905 and 2906, said point being located the five following courses and distances from the intersection of the centerline of Cornell Court and the centerline of Dartmouth Road: (1) North 23 degrees 4 minutes 30 seconds East the distance of 90.23 feet to a point; thence (2) Along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 34.09 feet to a point, thence (3) North 62 degrees 8 minutes 52 seconds East the distance of 217 feet to a point; thence (4) North 15 degrees 6 minutes 33 seconds East the distance of 58.77 feet to a point; thence (5) South 27 degrees 31 minutes 39 seconds East the distance of 98 feet to a point; and from said beginning point the four following courses and distances: (1) North 27 degrees 31 minutes 39 seconds West the distance of 18 feet to a point, thence (2) North 62 degrees 28 minutes 21 seconds East the distance of 66 feet to a point; thence (3) South 27 degrees 31 minutes 39 seconds East the distance of 18 feet to a point; thence (4) South 62 degrees 28 minutes 21 seconds West the distance of 66 feet to the first mentioned point and place of beginning.

BEING 2905 on the aforementioned plan.

BEING THE SAME PREMISES which Louie Nazirides, by Deed dated 11/30/2005 and recorded in the Office of the Recorder of Deeds of Chester County on 12/9/2005 in Deed Book Volume 6715, Page 1583, granted and conveyed unto Colette M. Modres a/k/a Colette M. Edwards.

Tax Parcel # 54-8-1034.0000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: UMB Bank National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII

VS

DEFENDANT: **Colette M. Modres a/k.a Colette M. Edwards**

SALE ADDRESS: 2905 Cornell Court, Newtown Square, PA 19073

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

**SALE NO. 22-5-155****Writ of Execution No. 2020-02652****DEBT \$178,488.25**

ALL THAT CERTAIN lot or piece of ground Situate in Upper Uwchlan Township Chester County and Commonwealth of Pennsylvania, bounded and described according to a Plan of Edgefield, drawn by Engineering Design Consultants, Inc., dated 8/2/1995 and recorded 2/8/1996 said Plan recorded in Chester County as Plan No. 13281 as follows to wit:

BEGINNING at a point on the Southwesterly side of Conestoga Road, a corner of land of Robert P. Barth as shown on said Plan; thence from said point of beginning, along the said Southwesterly side of Conestoga Road the three (3) following courses and distances (1) South

72 degrees 22 minutes 54 seconds East, 186.20 feet (2) South 73 degrees 15 minutes 20 seconds East, 68.04 feet to a point of curve (3) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 54.98 feet to a point on the Northwesterly side of Highview Road; thence along Northwesterly side of Highview Road the two (2) following courses and distances: (1) South 16 degrees 44 minutes 40 seconds West, 5028 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 135.49 feet to a corner of Lot No. 23; thence along Lot No. 23 North 45 degrees 01 minutes 34 seconds West, 299.83 feet to a point in line of land s of Robert P. Barth; thence along said lands of Robert P. Barth North 22 degrees 26 minutes 00 seconds East, 77.29 feet to the first mentioned point and place of beginning.

BEING Lot No, 22 as shown on said plan.

BEING THE SAME PREMISES which Kulwinder Singh, by Deed dated 09/02/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 09/07/2016 in Deed Book Volume 9385, Page 47, In Instrument No. 11495191 granted and conveyed unto James T. Gibbons and Jennifer Gibbons a/k/a Jennifer A. Gibbons.

\*PROPERTY IS BEING SOLD SUBJECT TO FIRST MORTGAGE\*

Tax Parcel # 32-3-54.080

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TFC NATIONAL BANK

VS

DEFENDANT: **James T. Gibbons & Jennifer Gibbons a/k/a Jennifer A. Gibbons**

SALE ADDRESS: 23 Highview Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **POWERS**

**KIRN, LLC 215-942-2090**

**SALE NO. 22-5-156**  
**Writ of Execution No. 2018-09801**  
**DEBT \$384,311.07**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A PLAN MADE FOR JOSEPH PALMER BY CHESTER VALLEY ENGINEERS, PAOLI, PENNSYLVANIA, DATED JUNE 2ND, 1958 AND REVISED AS TO THIS LOT DECEMBER 15TH AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHWEST SIDE OF OLD STATE ROAD, AS NOW WIDENED, SAID SIDE BEING 25 FEET NORTHWESTERLY AND AT RIGHT ANGLES TO THE ORIGINAL CENTER LINE THEREOF, AT THE DISTANCE OF 227.40 FEET MEASURED ALONG SAID NORTHWEST SIDE THEREOF FROM A POINT OF TANGENT OF A CURVE ON THE NORTHEAST SIDE OF CEDAR HOLLOW ROAD (50 FEET WIDE), THE TWO FOLLOWING COURSES AND DISTANCES: (1) ON A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 33.39 FEET; (2) NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST, 194.01 FEET; THENCE FROM SAID POINT OF BEGINNING, EXTENDING ALONG THE SAID NORTHWEST SIDE OF OLD STATE ROAD, NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST. 84.22 FEET TO A CORNER OF LOT #1; THENCE ALONG LOT #1, NORTH 09 DEGREES, 44 MINUTES, 20 SEC-

ONDS WEST, 172.67 FEET TO A POINT IN LINE OF LOT #43, THENCE ALONG THE SAME AND LOT #44, SOUTH 66 DEGREES, 54 MINUTES, 30 SECONDS WEST, 85.44 FEET TO A CORNER OF LOT #3, THENCE ALONG LOT #3, SOUTH 09 DEGREES, 19 MINUTES, 50 SECONDS EAST, 152.35 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #2 ON SAID PLAN.

BEING THE SAME PREMISES which Mary C. Furman, by Deed dated 1/2/1977 and recorded in the Office of the Recorder of Deeds of Chester County on 2/1/1977 in Deed Book Volume 50, Page 201, granted and conveyed unto Robert C. Hutchison and Jill P. Hutchison. Jill P. Hutchison departed this life on 12/9/2004.

Tax Parcel # 54-01Q-0284

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Robert C. Hutchison**

SALE ADDRESS: 61 Devon Road, Paoli, PA 19031

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

**SALE NO. 22-5-157**

**Writ of Execution No. 2019-05846**

**DEBT \$124,677.05**

ALL THAT CERTAIN property situated in the Township of Londonderry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #46-3-16 being more fully described in a Deed Dated 04/09/1998 and recorded 04/17/1998, Among the land records of the county and state set forth above, in Deed Volume 4334 and Page 1356, Tax Map or

Parcel id No: 46-03-0016.

Tax Parcel # 46-3-16

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven and Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxton Road, Cochranville, PA 19330

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

**SALE NO. 22-5-158**

**Writ of Execution No. 2019-07685**

**DEBT \$601,660.09**

Property situate in the TOWNSHIP OF CALN

Tax Parcel No. 39-04-0510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Raza Gilani & Shazia Hashmi**

SALE ADDRESS: 2820 Westerham Road, Downingtown, PA 19335

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

**SALE NO. 22-5-159**

**Writ of Execution No. 2019-07363**

**DEBT \$461,121.61**

Property situate in the WEST BRADFORD TOWNSHIP



Tax Parcel No. 50-5-112.10  
IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEY BANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY S/B/M WILLOW FINANCIAL BANK

VS

DEFENDANT: **Nancy E. Beery & Eric W. Reitelbach aka Eric Reitelbach**

SALE ADDRESS: 1301 Crestmont Drive, Downingtown, PA 19335

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

**SALE NO. 22-5-160**

**Writ of Execution No. 2015-05187**

**DEBT \$479,781.13**

Property situate in NEW GARDEN TOWNSHIP

Tax Parcel No. 60-06-0091

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Kathleen Morgan**

SALE ADDRESS: 9 West Shore Court, Landenberg, PA 19350

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

**SALE NO. 22-5-161**

**Writ of Execution No. 2019-10437**

**DEBT \$131,643.18**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and

appurtenances, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, and described according to a Certain Plan thereof, known as "Section of Lafayette Park" made by James R. Pennell, Registered Surveyor, on the 27th day of August A.D., 1953 as follows to wit:

BEGINNING at a point in the title line on the bed of Boot Road at the distance of 41.98 feet measured North 51° 12' West, along said title line in the bed of Boot Road form a point of tangent in the same, which point of tangent is at the distance of 100.08 feet measured in a Northwesterly direction, still along the said title line in the bed of Boot Road, on the arc of a circle, curving to the right with a radius of 780.40 feet form a point of curve in the same, which point of curve is at the distance of 206 feet measured North 58° 28' West, still along said title line in the bed of Boot Road form a point of tangent in the same, which point of tangent is at the arc distance of 100.02 feet measured in a Northwesterly direction, still along said title line in the bed of Boot Road, on the arc of a circle curving to the left with a radius of 3,189.60 feet from a point of curve in the same, which point of curve is at the distance of 224.50 feet measured North 58° 34' West, still along said title line in the bed of Boot Road from its point of intersection with the middle of Highland Avenue, thence extending from said beginning point South 33° 26' West, crossing the Southwesterly side of Boot Road, 225.51 feet to a point; thence extending North 56° 34' West, 100 feet to a point; thence extending 33° 26' East, recrossing the said Southwesterly side of Boot Road 232.90 feet to a point in the said title line in the bed of Boot Road; thence extending South 51° 12' East, along said title line in the bed of Boot Road 100.44 feet to the first mentioned point and place of BEGINNING.

CONTAINING 0.524 acres of land, be the same more or less.

BEING Lot No. 5 on the aforesaid Plan.

BEING THE SAME PREMISES which Vuong Le and Myson Pham; and Vincent Can Wong and Mimi T. Duong, by Deed dated 12/23/1996 and recorded 1/9/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4128, Page1432, granted and conveyed unto Anthony Tran.

Tax Parcel # 51-2-41

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Anthony Tran**

SALE ADDRESS: 1016 Boot Road, Downingtown, PA 19335

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

**SALE NO. 22-5-162**

**Writ of Execution No. 2019-03815**

**DEBT \$13,814.02**

Property situate in VALLEY TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 38-2-69

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, N.A. F/K/A First Union National Bank

VS

DEFENDANT: **Gerald F. Conway**

SALE ADDRESS: 150 Country Club Road, Coatesville, PA 19320

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

**SALE NO. 22-5-163**

**Writ of Execution No. 2016-02580**

**DEBT \$202,050.12**

ALL THAT CERTAIN message or tract of land, SITUATE in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey there-of made by J.W. Harry, C.E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as Manor Road; thence along the middle of the said Manor Road south 12 degrees West 208.71 feet to an iron pin; thence along said land formerly of Minnie M. Hayes, deceased, South 78 degrees East 208.71 feet to an iron pin, thence still along said land formerly of the said Minnie M. Hayes, deceased, North 12 degrees East 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased, North 78 degrees West 208.71 feet to an iron pin in the middle of the said Manor Road; thence the place of beginning.

EXCEPTING thereout the following tract of land; ALL THAT CERTAIN lot or tract of land, together with the buildings thereon erected, SITUATE in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas P. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas P. Dunlap, South 78 degrees East 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along other said land of Henry G. Saylor, et ux, North 12 degrees East 80



feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux North 78 degrees West 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, South 12 degrees West 80 feet to an iron pin, the point and place of beginning.

BEING THE SAME PREMISES which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entireties, in fee.

Tax Parcel # 29-8-9

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Joseph W. Stern Jr. and Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

**SALE NO. 22-5-164**

**Writ of Execution No. 2019-04318**

**DEBT \$125,638.78**

ALL THAT CERTAIN tract of ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc., dated July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

BEGINNING at a point on the easterly side of Lloyd Avenue, said point being the Southwesterly corner of Lot 55, as shown on said plan and being on the center line of a 20 feet wide right of way extending between Lot 52 and Lot 55 and being on the northwesterly corner of the about to be described tract, thence extending on said center line which is the boundary between Lots 52 and Lot 55, South 88 degrees 00 minutes 00 seconds East 137.58 feet to a point, a corner common to Lots 52, 53, and 55; thence along Lot 53, South 02 degrees 00 minutes 80 seconds West, 80.00 feet to a point in line of Lot 51 as shown on said plan; said point being on the center line of a 20 feet wide easement extending between Lot 52 and Lot 51; thence extending along center line which is the boundary between Lot 51 and Lot 52, North 88 degrees 00 minutes, 00 seconds West 137.50 feet to a point on the aforementioned easterly side of Lloyd Avenue; thence along said side of Lloyd Avenue passing through the aforementioned 20 feet wide easement and 20 feet wide right of way, North 02 degrees 00 minutes 00 seconds East 80.00 feet to the first mentioned point and place of beginning.

BEING Lot #52 on said plan.

UNDER AND SUBJECT to various conditions, agreements, obligations and easements for installation, maintenance and repair including but not limited to the following: common driveway, water sewer, gas, electric, telephone, cable TV and Storm water control systems.

SUBJECT to the use by owners of Lots 53, 54 and 55 to that part of the subject premises including the 20 feet wide driveway as shown on Recorded Plan #2337.

TOGETHER with the use of that part of the above mentioned 20 feet wide driveway not included in subject premises.

SUBJECT to a proportionate share of the cost of maintenance of said 20 feet wide common driveway.

SUBJECT to a life Estate Herein Granted by Grantors/Grantees to Alice S. Henley.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, on in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Robert E. Childs and Patricia Henley Childs as Tenants by the Entirety by deed from Robert E. Childs, Patricia Henley Childs and Alice S. Henley, dated 9/11/2007, recorded 3/4/2008, in the Chester County Clerk's Office in Deed Book 7376, Page 2179 as Instrument No. 10826085.

Tax Parcel #11-10-56.5A

PLAINTIFF: Cross Country Mortgage, Inc.

VS

DEFENDANT: **Robert E. Childs and Patricia Henley Childs**

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

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

**SALE NO. 22-5-165**

**Writ of Execution No. 2019-05158**

**DEBT \$315,710.79**

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

All that certain lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to the record Plan for "Northridge Village" Phase I, prepared by Conover and Smith Engineering, Inc., dated 9/4/2003, last revised 11/1/2004 and recorded in Chester County as plan #17241 as follows, to wit:

Beginning at a point on the Southerly side of Joplin Lane, a corner of Lot #25 as shown on said plan, thence from said point of beginning, along the said side of Joplin Lane South 89 degrees, 42 minutes, 18 seconds East 22.00 feet to a corner of Lot #27; thence along Lot #27 South 00 degrees 17 minutes 42 seconds West 75.00 feet to a point on the northerly side of Rosemary Alley; thence along the said side of Rosemary Alley North 89 degrees 42 minutes 18 seconds West 22.00 feet to a corner of Lot #25; thence along Lot #25 North 00 degrees 17 minutes 42 seconds East 75.00 feet to the first mentioned point and place of beginning.

Under and subject to covenants, easements and restrictions of record.

BEING Lot #26.

BEING THE SAME PROPERTY CONVEYED TO BRIAN M. VARANO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION, DATED APRIL 11, 2012, RECORDED JULY 27, 2012, AT DOCUMENT ID 11198776, AND RECORDED IN BOOK 8480, PAGE 1364, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 15-04-0697

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane,

Phoenixville, PA 19460

**SALE NO. 22-5-168**

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

**Writ of Execution No. 2020-01079  
DEBT \$369,738.80**

**SALE NO. 22-5-167**

**Writ of Execution No. 2019-04500**

**DEBT \$195,763.18**

ALL THAT CERTAIN parcel of ground, Situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u43, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as instrument number 10383988 in Plan File Number 16944 as follows to wit.

BEING Lot No.46.

BEING THE SAME PREMISES which James C. Schwarz, by Deed dated November 20, 2009 and recorded December 16, 2009 and Book 7830 Page 2211 #10982753, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Brooks A. Courtney and Lindsay E. Courtney, in fee.

UPI # 37-4-40.17C

PLAINTIFF: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F

VS

DEFENDANT: **Brooks A. Courtney and Lindsay E. Courtney**

SALE ADDRESS: 508 Broad Meadow Drive, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Easttown Township, County of Chester and State of Pennsylvania, described according to a Survey thereof made by Alva L. Rogers, Civil Engineer, Ardmore, PA, dated January 12, 1957, as follow, to wit:

BEGINNING at a point on the Southerly side of Conestoga Road, as shown on said plan, which point is measured the two following courses and distances from the point formed by the intersection of the center line of said Conestoga Road with the center line of Woodside Avenue; (1) extending from said point of intersection in a West-erly direction along the said center line of Conestoga Road, Seven hundred forty and ninety-five one-hundredths feet to a point; and (2) South four degrees, twenty minutes East, thirty feet and thirteen one-hundredths of a foot to the point and place of beginning; thence extending from said beginning point South four degrees, twenty minutes East, Two hundred seven and seventy-two one-hundredths feet to a point; thence extending South eighty-five degrees, forty-four minutes West, one hundred feet to a point thence extending North four degrees, twenty minutes West, two hundred twenty and eighty-four one-hundredths feet to a point on the Southerly side of Conestoga Road, aforesaid; thence extending along the same, the two following courses and distances: (1) South eighty degrees East, sixty-six and eighty-nine one-hundredths feet to a point; and (2) North eighty degrees, nineteen minutes East, thirty-five and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions and covenants as now appear of record.

BEING the same premises which Charles M.W. Russell and Frances M. Russell, husband and wife by Deed dated June 20, 1994 and recorded in the Office of the Recorder of Deeds of Chester County on June 27, 1994 at Book 3775, Page 691 granted and conveyed unto Karen J. Grozinski.

Tax Parcel #55-02H-0134

PLAINTIFF: CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

VS

DEFENDANT: **Karen J. Grozinski**

SALE ADDRESS: 328 West Conestoga Road, Devon, PA 19333

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

**SALE NO. 22-5-169**

**Writ of Execution No. 2020-01918**

**DEBT \$267,887.52**

Property situate in the BOROUGH OF PARKESBURG

Tax Parcel No. 08-07-0019.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Katlyn M. Broomell & Taylor W. Megill**

SALE ADDRESS: 815 West 8th Avenue AKA 815 W 8th Avenue, Parkesburg, PA 19365

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

**SALE NO. 22-5-170**

**Writ of Execution No. 2018-10282**

**DEBT \$185,315.67**

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

BLR # 47-05-0041

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Jack Lebow**

SALE ADDRESS: 30 Lloyd Street, Coatesville, PA 19320

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

**SALE NO. 16-11-799**

**Writ of Execution No. 2008-08440**

**DEBT \$3,778.43**

ALL THAT CERTAIN unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa.

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSONRAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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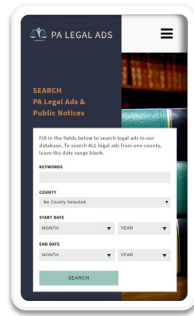
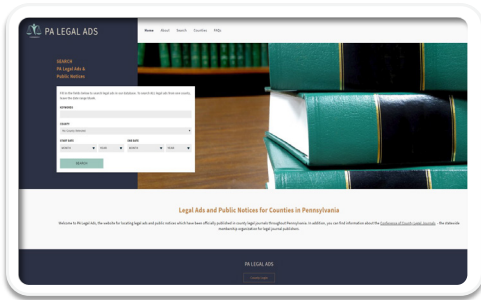






### PALEGALADS.ORG

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
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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.

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 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
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- Coffee & tea provided

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- Coffee & tea provided



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# 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](http://www.ALA-Independence.org) or contact Membership Chair Joan Wean at 215-661-0400 or via email at [jwean@hrmml.com](mailto:jwean@hrmml.com)

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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.

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The cancer clinic gives her a death sentence.

*A lawyer says she has the right to live.*

Her health plan rejects her claim.

*A lawyer says they can't.*

Her boss "lets her go."

*A lawyer gets her job back.*

Her landlord tries to evict her.

*A lawyer won't let him.*

The clinic gave her a death sentence.

*A lawyer gave her hope.*

You have rights. Lawyers protect them.  
Pennsylvania Bar Association  
Chester County Bar Association



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**Line Lexington, PA**  
**Starting Bid at \$200,000**  
**SOLD \$361,900**



**Richlandtown, PA**  
**Starting Bid at \$700,000**  
**SOLD \$1,061,000**



**Doylestown, PA**  
**Starting Bid \$375,000**  
**SOLD \$481,800**



**North Wales, PA**  
**Starting Bid at \$300,000**  
**Comp \$350,000**  
**SOLD \$424,600**

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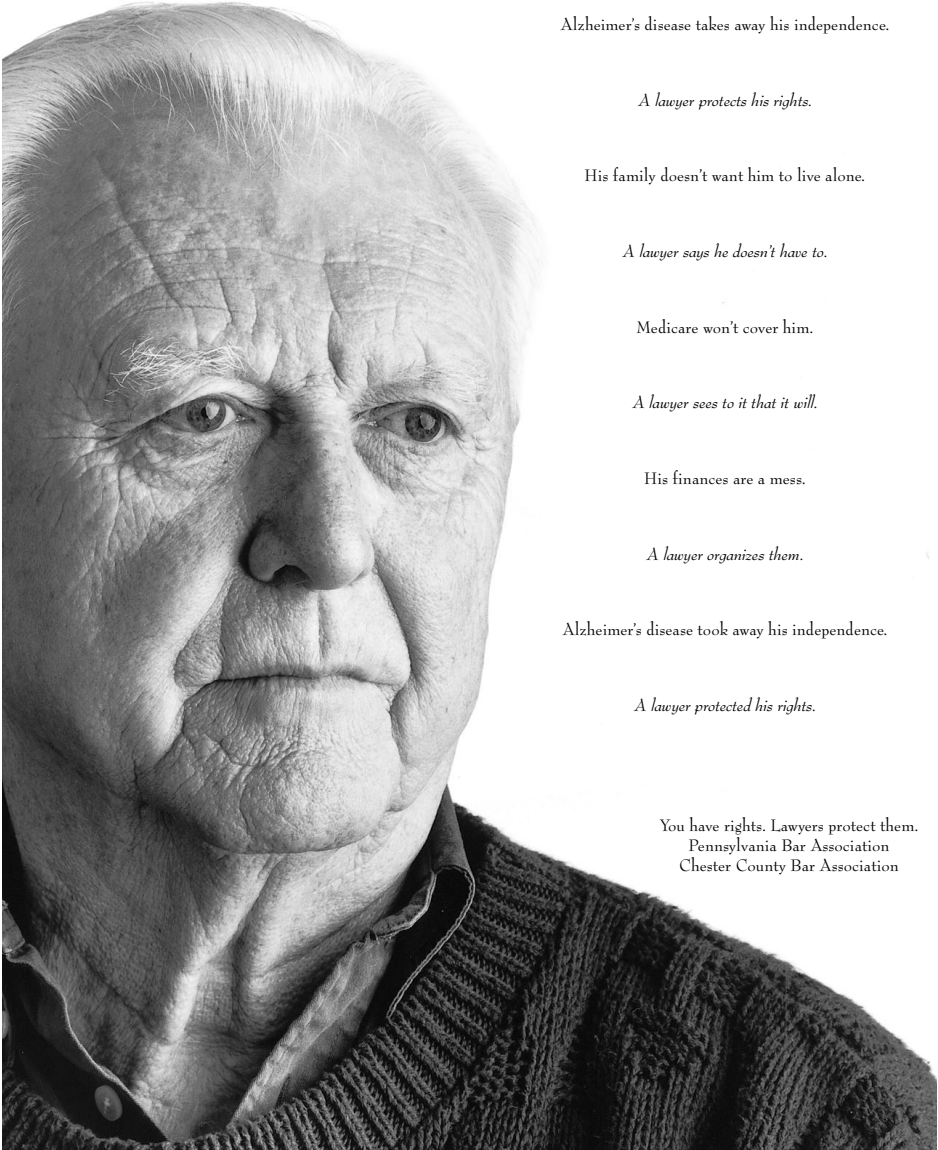
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Alzheimer's disease takes away his independence.

*A lawyer protects his rights.*

His family doesn't want him to live alone.

*A lawyer says he doesn't have to.*

Medicare won't cover him.

*A lawyer sees to it that it will.*

His finances are a mess.

*A lawyer organizes them.*

Alzheimer's disease took away his independence.

*A lawyer protected his rights.*

You have rights. Lawyers protect them.  
Pennsylvania Bar Association  
Chester County Bar Association



**CHESTER COUNTY LAW REPORTER  
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The Official Legal Publication for Chester County  
Legal Advertising Rates effective January 1, 2020

Estate Notices* (3 publications; 1 proof) .....	\$90.00
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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
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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](mailto:lawreporter@chescobar.org)

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

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