



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, JUNE 9, 2022

No. 23

TABLE OF CONTENTS

70 CHESTER COUNTY REPORTS

Wolffington, et al vs. Bartkowski, et al

Motion for reconsideration 184 (2022)

Classified Ads. 26

Meeting Space - *West Chester*
Associate Attorney
Estates/Trusts Attorney

Legal Notices

See Table of Contents.1

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*

Wolfington, et al vs. Bartkowski, et al

Motion for reconsideration

Motions for reconsideration should only be granted when (a) there is an intervening change in the controlling law, (b) there is new evidence previously unavailable, or (c) there is a clear error made by the court that causes manifest injustice. Mere disagreement with the underlying order is not grounds for reconsideration.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2021-05143-CT; Patrick Wolfington, Timothy Earle and John Brablowski vs. Thaddeaus Bartkowski III, Catalyst Outdoor Advertising, LLC and Catalyst Experiential, LLC

Stanley B. Cheiken for Plaintiffs

Benjamin M. Mather and James C. Sargent, Jr. for Defendants

Binder, J., March 30, 2022:-

Wolffington, et al vs. Bartkowski, et al

184 (2022)]

PATRICK WOLFFINGTON, TIMOTHY
EARLE, and JOHN GRABOWSKI,
Plaintiffs

vs.

THADDEUS BARTKOWSKI III,
CATALYST OUTDOOR ADVERTISING,
LLC, and CATALYST EXPERIENTIAL,
LLC,

Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-05143-CT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 30th day of March, 2022, upon consideration of [Defendants’] Emergency Motion for Reconsideration filed February 25, 2022 and Plaintiffs’ Response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** as follows:

1. [Defendants’] Emergency Motion for Reconsideration is **DENIED**; and
2. Plaintiffs’ Motion to Compel Discovery filed December 23, 2021 is **GRANTED** and, subject to a reasonable confidentiality agreement, Defendants shall provide full and complete responses to Plaintiffs’ First Request for Production of Documents Addressed to Defendants and produce all responsive documents in their possession, custody or control within twenty (20) days of the entry of this order or risk sanctions upon further application to this court.

BY THE COURT:

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

MEMORANDUM

On February 22, 2022, this court granted Plaintiff's Motion to Compel Discovery filed December 23, 2021 as unopposed since Defendants filed no response in opposition and the parties had cooperated with regard to other discovery-related matters. On February 25, 2022, Defendants filed an Emergency Motion for Reconsideration. Defendants averred that this court's grant of Plaintiffs' Motion to Compel was premature because this court informed the parties on February 1, 2022¹ that a hearing would be scheduled on Plaintiffs' Motion to Compel. *See* Motion for Reconsideration, 2/25/2022, ¶¶ 1-2. Defendants also argued this court should not have granted Plaintiff's Motion to Compel because Defendants had filed a Supplemental Motion for Injunctive Relief and argued on February 1, 2022 that Plaintiffs had previously misappropriated Defendants' propriety information for their own unauthorized use. *See* Motion for Reconsideration, 2/25/2022, ¶ 3. Finally, Defendants averred they now have more reason to believe that Plaintiffs wrongfully misappropriated information and that "[u]nder the circumstances, the Order directing Defendants to produce documents responsive to Plaintiffs' Requests—which Requests are exceedingly broad and burdensome and would encompass a wealth of additional confidential internal records and trade secrets, beyond those Plaintiffs already have misappropriated—would be like placing the fox in the hen house." Motion for Reconsideration, 2/25/2022, ¶ 1-7.

Plaintiffs filed their Response on March 2, 2022. Plaintiffs denied that this court said oral argument would be scheduled on Plaintiffs' Motion to Compel. *See* Response, March 2, 2022, ¶ 1. To the contrary, Plaintiffs established that this court offered the parties the opportunity to request oral argument but that Defendants agreed that Plaintiffs' Motion to Compel would be decided on the papers. *See* Response, 3/2/2022, ¶ 1 (quoting N.T. 2/1/2022, pp. 29-31). *See also* Response, 3/2/2022, ¶ 2 ("as set forth above, counsel for Defendants informed the Court that no such hearing was necessary, and that Defendants trusted the Court to decide the Motion on the papers.").

It has long been established that motions for reconsideration are directed to the discretion of the court and should only be granted when (1) there is an intervening change in the controlling law, (2) there is new evidence previously unavailable, or (3) there is a clear error made by the court that causes manifest injustice. *See, e.g., Pennsylvania Railroad Co. v. Public Service Commission*, 179 A. 850 (Pa. Super. 1935). Mere disagreement with the underlying order is not grounds for reconsideration. *See Ellenbogen v. PNC Bank N.A.*, 731 A.2d 175 (Pa. Super. 1999); *Cox v. Monica*, 2008 WL 111991 (M.D. Pa. 2008). Here, Defendants argued that this court made a clear error that causes manifest injustice. However, Defendants in no way claimed this court was mistaken in its finding that Defendants filed no response in opposition to Plaintiffs' Motion to Compel. Indeed, the docket reflects that Defendants have not yet filed a response in opposition. Moreover, it would not have been proper for this court to have

¹ That February 1, 2022 proceeding concerned (1) Defendants' Motion to Compel Plaintiffs' Responses to Defendants' Notice to Produce filed October 4, 2021 and (2) Defendants' Motion to Compel Adam Stern to Produce Documents in Response to Defendants' Subpoena filed October 4, 2021. An administrative conference was also held on February 1, 2022 which produced a case management order agreed-to by the parties.

denied Plaintiffs' Motion to Compel by inferring the grounds upon which Defendants might have opposed the Motion based upon the general circumstances of the case and positions Defendants had taken on other petitions or motions. Finally, even if this court were to treat Defendants' Motion for Reconsideration as a response *nunc pro tunc* to Plaintiffs' Motion to Compel, Defendants averred only that Plaintiffs will misuse the information to wrongfully compete with Defendants. That claim is within the scope of Defendants' request for an injunction prohibiting Plaintiffs from wrongfully competing with Defendants and it is not an objection that Plaintiffs Motion to Compel seeks information irrelevant to Plaintiffs' claims against Defendants.²

Accordingly, for the reasons set forth above, this court will deny [Defendants'] Emergency Motion for Reconsideration filed February 25, 2022 and grant Plaintiffs' Motion to Compel Discovery filed December 23, 2021.

² Moreover, this Court entered an Order in open court on March 29, 2022 granting Defendants' Motion for Injunctive Relief and precluding Plaintiffs from competing.

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name 2
Estate Notices **1st Publication** 3
Estate Notices **2nd Publication** 4
Estate Notices **3rd Publication** 5
Nonprofit Corporation Notice 8
Public Notice (**2nd Publication of 3**) 8
Trust Notice (**3rd Publication of 3**) 9
Notice of Hearing (**3rd Publication of 3**) 10
Sheriff Sale of Real Estate (**3rd Publication of 3**) 41

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. 2022-03738-NC

NOTICE IS HEREBY GIVEN that the name change petition of Gordon Haiwei Hu was filed in the above-named court and will be heard on Monday, September 12, 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: Friday, May 27, 2022
Name to be changed from: Gordon Haiwei Hu to: Haiwei Hu

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. 2022-03200-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kelly Christine Goss was filed in the above-named court and will be heard on Monday, August 8, 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: Friday, May 6, 2022
Name to be changed from: Kelly Christine Goss to: Satrupananda Saraswati

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. 2022-03723-NC

NOTICE IS HEREBY GIVEN that the name change petition of Josephine Ann Heppelmann was filed in the above-named court and will be heard on Monday, September 12, 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: Friday, May 27, 2022

Name to be changed from: Josephine Ann Heppelmann to: Joseph Simon Heppelmann

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

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PA
NO. 2022-03434-NC**

NOTICE IS HEREBY GIVEN that the Petition for a Change of Name has been filed in the above-named Court, praying for a decree to change the name of EDITH GREGORIO MORALES MOCOTTE to EDDIE MORALES. The Court has fixed 9/12/22 at 2:00 p.m., in Courtroom 3, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

SAMUEL C. TOTARO, JR., Atty. for Petitioner,
CURTIN & HEEFNER, LLP, 2005 S. Easton Rd.,
Ste. 100, Doylestown, PA 18901, 267.898.0570

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

BELLOMA, Ronda T., late of Honey Brook. Taiana Belloma, 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.

CHELL, Eugene P., late of East Marlborough Township. Jean A. O'Donnell, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DIEHL, Dorothy L., a/k/a Dorothy E. Diehl, late of Uwchlan. Glenn R. Diehl, 1011 N. New Street, West Chester, PA 19380, Administrator. SUSAN K. GARRISON, Esquire, Garrison Law, 24 Veterans Square, Media, PA 19063, atty.

DOUGLAS, Glen E., late of East Pikeland Township. Mark F. Douglas, 390 Betcher Rd., Collegetown, PA 19426, Executor. NICHOLAS R. MONTALTO, Esquire, McBrien & Montalto, P.C., 325 Swede St., Norristown, PA 19401, atty.

FEDOR, Richard N., late of East Goshen Township. Joseph P. McDevitt, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

FINDLE, George L., late of New Garden Township. Daniel Findle, 286 Mountain View Drive, Jim Thorpe, PA 18229, Executor.

HARE, William S., late of Chester Springs. William S. Hare, Jr, 50 Senn Drive, Chester Springs, PA 19425, Executor. MARTIN S. KARDON, Esquire, Kanter, Bernstein & Kardon, P.C., 1617 John F. Kennedy Blvd., Philadelphia, PA 19103, atty.

HURST, Faye W., late of Malvern. Kevin L. Hurst, 11 Flintshire Road, Malvern, PA 19355, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Road, Building 400D,

West Chester, PA 19380, atty.

KEEN, Mark E., late of Caln Township. Michelle D. Keen, care of ASHLEY GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Administrator. ASHLEY GLICK, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

KNABLE, Alvin H., late of Thornbury Township. Thomas A. Knable, 615 Cricketwood Road, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

LeBRESO, Clara M., a/k/a Clara LeBresco, late of East Marlborough Township. Therese L. Money, Esq., care of 1022 Old Wilmington Pike, West Chester, PA 19382, Administrator C.T.A. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382, atty.

LOGUE, Patricia, a/k/a Patricia Anne Logue, late of Phoenixville Borough. Joseph Logue, 1213 Garfield Ave., Phoenixville, PA 19460, Administrator. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

MARTINOLI, Beverly M., late of Coatesville. John J. Martinoli, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

MASTRIANI, Shirley R., late of Uwchlan Township. Tara Peterson, 1540 Creek Rd., Glenmoore, PA 19343, Administratrix C.T.A. NICOLAS METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

MATCHICA, Joan, late of West Chester. Thomas N. Dooling, 1517 Ulster Way, West Chester, PA 19380, Administrator.

PELUSO, Christopher R., a/k/a Christopher Richard Peluso, late of Tredyffrin Township. Jennifer Peluso, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

STOUT, II, Gerald John, late of Newlin Township. Roslyn M. Savage, 558 Brandywine Dr., West Chester, PA 19382, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

THORNGATE, Robert L., late of Kennett Town-

ship. Bruce W. Thorngate III, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

VINING, SR., Barry Lee, late of East Coventry Township. Barry L. Vining, Jr., 16 Linda Lane, Spring City, PA 19475, Executor.

VOLOVICH, Tiffany L., late of Kennett Square. James A. Volovich, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

2nd Publication

BANGERT, Roger P., late of Penn Township. Jill K. Matson, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

BENNING, Lois C., late of Penn Township. Rebecca C. Taylor, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

CARMOSINO, Carole Frances, late of Coatesville. Toni Jaros, 360 Creamery Way, Apt. 2222, Exton, PA 19341, Executrix.

CLEET, Harold O., late of East Vincent Township. Karen K. Brown, 77 Cameron Court, Royersford, PA 19468, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

DAVIS-BAPTISTE, Larosa, a/k/a Larosa Baptiste, late of Westtown Township. Maurice Baptiste, care of STEPHEN D. POTTS, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Administrator. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

DePAOLI, John, late of Kennett Township. Lydia R. DePaoli, 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.

FREEMANN, JR., John E., a/k/a Jack Freemann, late of West Brandywine. Jill T. Daniels, 208 Port-

stewart, Williamsburg, VA 23188, Executor. PATRICIA M. LARRIMORE, Esquire, 704 Southwinds Drive, Bryn Mawr, PA 19010, atty.

FREESE, Andrew, late of West Pikeland Township. Jacquelyn Alutis, 443 Mayberry Road, Schwenskill, PA 19473, Executor. LINDSEY J. CONAN, Esquire, 755 North Monroe St., Media, PA 19063, atty.

FRIESE, Marian H., late of Honey Brook Township. Carol McGlade, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

GALLAGHER, Catherine M., late of Uwchlan Township. Kathryn M. Gallagher, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

HARDY, Joseph A., a/k/a Joseph Allen Hardy, late of West Caln Township. Tessa M. Nathan, 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.

KURKJIAN, Barbara A., late of West Pikeland Township. Daniel C. Kurkjian, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MATTIA, Gloria J., late of West Chester Borough. Donald N. Mattia, Jr., care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

McCORMICK, Kathleen L., a/k/a Kathryn S. Lisa McCormick, late of East Coventry Township. Lisa A. Weir, 1467 Harvey Ln., Pottstown, PA 19465, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

McGRATH, Mary Ellen, late of Radnor. Mimi McGrath, One Colonial Parkway, Yonkers, NY 10710, Executor. PATRICIA M. LARRIMORE, Esquire, 704 Southwinds Drive, Bryn Mawr, PA 19010, atty.

PETRANCURI, Darryl D., late of East Whiteland

Township. Marc Petrancuri, care of ROBERT E. O'CONNOR, Esquire, 341 West State Street, Media, PA 19063, Administrator. ROBERT E. O'CONNOR, Esquire, 341 West State Street, Media, PA 19063, atty.

PIGOTT, JR., Joseph Daniel, late of Upper Uwchlan Township. Susan L. Pigott, care of MARY ANN PLANKINTON, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

SCHAFER, Margaret T., late of West Brandywine. Beth Ann Romeo, 4862 Pine Eagles Court, Brighton, MI 48116, Executor. PATRICIA M. LAR-RIMORE, Esquire, 704 Southwinds Drive, Bryn Mawr, PA 19010, atty, atty.

SHORE, William D., late of East Goshen Township. Scott K. Shore, care of MARILYN SEIDE MITCHELL, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

SMIT, Gerard C., late of Kennett Square. Arthur D. Bielby, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Rd., Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Rd., Suite 1, Kennett Square, PA 19348, atty.

STICKLEY, Mildred C., late of East Goshen Township. Walter J. Stickley, Jr., care of BRIAN M. ANDRIS, Esquire, 206 N. Jennersville Road, Suite 201, West Grove, PA 19390, Executor. BRIAN M. ANDRIS, Esquire, Andris Law LLC, 206 N. Jennersville Road, Suite 201, West Grove, PA 19390, atty.

STRYCHARZ, Marie, late of Wayne. Joan Stevens, 1720 Gilbertsville Rd., Pottstown, PA 19464, Executrix. JAMES KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, 347 Bridge St., Phoenixville, PA 19460, atty.

WILLIAMS, Frederick L., late of Kennett Square. Kathy Worth Leo, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Mil-liner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

WILLIAMS, John R., late of Penn Township. Barbara Williams Fasick, 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.

3rd Publication

BETTENHAUSEN, John W., late of East Goshen Township. Lee H. Bettenhausen, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd, Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd, Ste. 211, Paoli, PA 19301, atty.

BIRELEY, Abbie A., late of Westtown Township. Kenneth R. Bireley, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Personal Representative. MARI-TA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

BOWER, Irvin D., late of West Whiteland Township. Gary Bower, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-05652, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-05652, atty.

BRITTINGHAM, Bessie C., late of Upper Uwchlan Township. Sandra Brown, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

CARROLL-NELSON, Paula, a/k/a Paula D. Carroll, late of Caln Township. Keith L. Nelson, 3136 Silbury Hill, Downingtown, PA 19335, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CLOWER, Robert E., late of Bradford Township. Matthew E. Clower, care of STEPHEN CARROLL, Esquire, P.O. Box 1440, Media, PA 19063, Executor. STEPHEN CARROLL, Esquire, Carroll & Karage-lion LLP, P.O. Box 1440, Media, PA 19063, atty.

CUNIUS, JR., John W., late of West Bradford. John W. Cunius, III and Anne Marie Corcoran, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Co-Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

DLUTOWSKI, John Bernard, late of Chester

Springs. Elizabeth Dlutowski, 6622 Soaring Eagle Way, Sarasota, FL 34241, Executor.

DOYLE, Joan A., a/k/a Joan Ann Doyle, late of West Chester. William J. Doyle, II, care of NEAL A. RICE, Esquire, 147 W. Airport Road, Suite 300, Lititz, PA 17543, Executor. NEAL A. RICE, Esquire, Legacy Law PLLC, 147 W. Airport Road, Suite 300, Lititz, PA 17543, atty.

FERRELL, William Michael, late of Chester County. David J. Ketchen, Jr., care of ROWAN KEENAN, Esquire, 376 E. Main Street, Colledgeville, PA 19426, Executor. ROWAN KEENAN, Esquire, Keenan, Ciccitto & Associates, LLP, 376 E. Main Street, Colledgeville, PA 19426, atty.

GAITENS, Kathie Lynn, late of Modena Borough. Heather Campbell, 52 Hogan Place, Coatesville, PA 19320, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GIANNONE, SR., John A., late of Willistown Township. John A. Giannone, Jr., 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.

GIER, Maybelle, late of Penn Township. Lynne C. Jensen, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GOHEAN, Arline B., late of East Coventry Township. Susan Griscom, 7 Clover Hill Drive, Poughkeepsie, NY 12603, Executor. PAUL A. PRINCE, Esquire, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

GOOD, Russell W., late of East Pikeland Township. Kathleen M. Knaub, 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.

GREEN, Francis Robert, late of Uwchlan Township. Jean Passo, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, Administratrix. DONALD J. WEISS, Esquire, Donald J. Weiss, Esq., P.C., 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, atty.

HAMMOND, Martha M., late of Coatesville. Scott D. Hammond, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Ex-

ecutor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

HATHAWAY, Ruth E., late of Tredyffrin Township. John W. Mohn, 33 Witherspoon Court, Chesterbrook, PA 19087, Executor. EDWARD N. FLAIL, JR., Esquire, 10 Harrow Circle, Wayne, PA 19087, atty.

HERNANDEZ, Jose Luis Escobar, late of New Garden Township. Jose Luis Escobar Castano and Agustina Hernandez Ortiz, 462 Pemberton Rd., Kennett Square, PA 19348, Executors. LATISHA BERNAND SCHUENEMANN, Esquire, Barley Snyder, 2755 Century Blvd., Wyomissing, PA 19610, atty.

HUNTER, Barbara R., late of West Whiteland Township. Kevin J. Rea, 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.

JENKINS, Marilyn Marie, a/k/a Marilyn Jenkins and Marilyn M. Jenkins, late of Highland Township. Charlotte Louise Ruby, 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.

JONES, Suzette S., late of West Sadsbury Township. Nanette Lee Jones, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

KLINE, Stephen W., late of Trydeffrin Township. Suzanne E. Kline, 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.

KURLYAK, Joseph M., late of Uwchlan Township. Joseph C. Kurylak, 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.

LEWIS, Christopher Hayden, late of New Garden Township. Michelle S. Lewis, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator C.T.A.

ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MARSHALL, Ursula Erika, late of Pocopson. Holly Darlene Marshall Hopkins, 170 Northbrook Rd., West Chester, PA 19382, Executrix.

MARTINEZ, Juanita, late of West Goshen Township. Teresita Faure, care of RICK MORTON, Esquire, 220 W Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 W Gay Street, West Chester, PA 19380, atty.

MORAN, Edward L., late of Kennett Square Borough. Michele L. Sutton, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W. Market Street, West Chester, PA 19382, atty.

MORAN, James H., late of Kennett Square Borough. Michele L. Sutton, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W. Market Street, West Chester, PA 19382, atty.

MULLIN, Jerry F., late of City of Coatesville. John Mullin, 308 Royal Hunt Way, Lititz, PA 17543, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

OBRECHT, Lisa Elizabeth, late of West Chester. Ross Hippely, 1806 Inn Ln., Wilmington, DE 19810, Administrator.

OPPERMAN, John Earl, late of Tredyffrin Township. Julie E. DiProspero, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg, PC, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

OTTEN, Edgar D., late of Uwchlan Township. John R. Otten, 400 Devon Dr., Exton, PA 19341, Executor.

PANELLA, Brad, late of East Vincent Township. Rick Panella, care of ROBERT P. SNYDER, Esquire, 121 Ivy Ln., King of Prussia, PA 19406, Administrator. ROBERT P. SNYDER, Esquire, Snyder Law Group, P.C., 121 Ivy Ln., King of Prussia, PA 19406, atty.

PEDICONE, Francis J., a/k/a Frank J. Pedicone and Frank Pedicone, late of Westtown Township. Tricia L. Pedicone, 1066 Powderhorn Dr., Westtown Township, PA 19342, Executrix. STEPHEN M. POR-

TER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

PEIRSON, Audrey E., late of Oxford. Lynne P. Sylvina, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

PERRICONE, Joseph J., late of Westtown Township. Kathryn Perricone, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Administrator. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

PRINCE, Jennifer M., late of Kennett Square. Constance H. Hickman, 304 Hessian Drive, Kennett Square, PA 19348 and Michael Happersett, 1559 Park Lane Road, Swarthmore, PA 19081, Administrators. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

RAHLING, William Joseph, late of East Whiteland Township. Joseph V. Somers, Jr., care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

ROTEN, Jerry T., late of New London Township. Wilma Tipton, care of STEPHEN M. ASBEL, Esquire, Cira Centre, 13 Floor, 2929 Arch Street, Philadelphia, PA 19104, Administrator. STEPHEN M. ASBEL, Esquire, Cira Centre, 13 Floor, 2929 Arch Street, Philadelphia, PA 19104, atty.

SARNAK, Thomas, late of East Vincent Township. Joan Malin, 242 Greene Avenue, 4C, Brooklyn, NY 11238, Executor. ANDREW P. GRAU, Esquire, 911 Easton Road, P.O. Box 209, Willow Grove, PA 19090, atty.

SIMES, Nancy, a/k/a Nancy F. Anderson, Nancy F. Anderson Simes, and Nancy F. Simes, late of East Fallowfield Township. Richard V. Simes, 1508 Robin Rd., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TAHIR, Harris S., late of Valley Township. Rashida Tahir, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Administrator. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

TOMPKINS, Alan A., late of East Goshen. Margaret Sowell Tompkins, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

TYERS, Ethel R., late of Westtown Township. Kenneth R. Bireley, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Administrator. MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

WHITE, Virginia B., a/k/a/ Virginia White, late of Coatesville City. Joyce W. Barnish and Cheryl W. Flanagan, care of KRISTEN L. MATTHEWS, Esquire, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, Executrices. KRISTEN L. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, atty.

WILSON, Charlotte Helene, late of East Goshen. John V. Glacken, 3106 Valley Dr., West Chester, PA 19382 and Christopher R. Wilson, 136 Marple Rd., Haverford, PA 19041, Administrators.

WINTERS, Merle C., late of West Brandywine Township. Anne E. Sheppard, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

YENTZ, Dorothy W., late of East Pikeland Township. Daniel W. Yentz, Kathleen M. Bernardin & Julie Y. Edmiston, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on 5/24/2022, Articles of Incorporation were filed with the Dept. of State for ACUPUNCTURE HEALING ARTS, INC., a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes. GAWTHROP GREENWOOD, PC, Solicitors, 17 E. Gay St., Ste. 100, P.O. Box 562, West Chester, PA 19381-0562

2nd Publication of 3

PUBLIC NOTICE TO SAMANTHA ANN DUKEMAN, JEFFREY ALAN WALSH, ARIK EDAN MATA, AND TRAVIS LEE SWEIGART

In Re: Adoption of Novah Storm Dukeman, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Novah Storm Dukeman. A Termination of Parental Rights Hearing has been scheduled for July 13, 2022, at 1:30 p.m., in Court Room No. 6003, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Novah Storm Dukeman (DOB: March 19, 2020), whose Fathers are Jeffrey Alan Walsh, Arik Edan Mata, and Travis Lee Sweigart and whose Mother is Samantha Ann Dukeman. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

ATTORNEY CONNECTION/YCBA MODEST MEANS

137 East Market Street
York, Pennsylvania 17401
717-854-8755

<http://www.yorkbar.com/?page=YCBAFindEsq>

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288

<http://yorkcountypa.gov/components/jdownloads/send/100-adopt-forms/824-packet-for-court-appt-ed-counsel-and-financial-affidavit.html>

Martin Miller, Esquire

Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

3rd Publication of 3

TRUST NOTICE

Trust Estate of George F. Cain, deceased, late of West Caln Township, Chester County, Pennsylvania. All persons having claims against the Trust Estate of George F. Cain are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to: Lisa Williams, Trustee, c/o Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, or to her attorney: Gordon W. Good, Esq., Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372.

**IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA
DOCKET NO. 2022-03195-RC**

**PETITION OF THE BOARD OF SCHOOL DIRECTORS OF PHOENIXVILLE
AREA SCHOOL DISTRICT FOR THE SALE OF REAL PROPERTY**

**NOTICE OF HEARING
ON THE PETITION OF THE BOARD OF SCHOOL DIRECTORS OF
PHOENIXVILLE AREA SCHOOL DISTRICT FOR THE SALE OF REAL
PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Phoenixville Area School District for the Sale of Real Property (“Petition”) and pursuant to Court Order, a hearing on the Petition will be held at 1:30 p.m. on Tuesday, June 21, 2022, in Courtroom No. 4 of the Chester County Courthouse, 201 W. Market Street, West Chester, PA. The property to be sold, and the subject of the Petition, consists of approximately ±0.32 acres of land improved with a single-family dwelling. The aforementioned property is identified as UPI 27-5C-16 with an address of 33 W. Pothouse Road in Schuylkill Township, Chester County, PA. For further information, you may contact:

FOX ROTHSCHILD LLP
David H. Comer, Esquire
10 Sentry Parkway, Suite 200
P.O. Box 3001
Blue Bell, PA 19422-3001
(610) 397-6500

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, June 16th, 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, July 18th, 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

3rd Publication of 3

SALE NO. 22-6-174

Writ of Execution No. 2020-05928

DEBT \$7,779.27

ALL THAT CERTAIN lot or piece of ground, East Fallowfield Township, County of Chester, and State of Pennsylvania.

Tax Parcel # 47-4P-33

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Harry E. McMinimee & Joan H. McMinimee**

SALE ADDRESS: 11 Prince Edward Drive, East Fallowfield, PA 19320

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

SALE NO. 22-6-175

Writ of Execution No. 2016-11415

DEBT \$4,209.65

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, Situate on the North side of Vanderslice Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 15-9-38

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **ATL Associates**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, PA 19460

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

SALE NO. 22-6-179

Writ of Execution No. 2020-05662

DEBT \$6,265.38

ALL THAT CERTAIN lot of ground SITUATE in Sadsbury Township, Chester County, Pennsylvania.

Tax Parcel # 37-4-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **David H. Mulvaney**

SALE ADDRESS: 939 Old Wilmington Road, Sadsbury Township, PA 19320

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

**SALE NO. 22-6-186
Writ of Execution No. 2018-00010
DEBT \$1,720.50**

**SALE NO. 22-6-183
Writ of Execution No. 2018-08621
DEBT \$1,348.60**

ALL THAT CERTAIN frame dwelling house and lot or parcel of land situate in the City of Coatesville, County of Chester and State of Pennsylvania.

ALL THAT CERTAIN lot of land, hereditaments and appurtenances upon which is erected the North half of a block of two brick dwelling houses designated as No. 72 South Sixth Avenue, SITUATE in the Second Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 16-6-306

Tax Parcel # 16-6-765

PLAINTIFF: City of Coatesville

PLAINTIFF: City of Coatesville

VS

VS

DEFENDANT: **Frederick Slater Butler, IV**

DEFENDANT: **Jeffrey C. Stanley, Executor of the Estate of Charles W. Stanley**

SALE ADDRESS: 15 N. Eighth Avenue, Coatesville, PA 19320

SALE ADDRESS: 72 S. Sixth Avenue, Coatesville, PA 19320

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

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

**SALE NO. 22-6-185
Writ of Execution No. 2020-05619
DEBT \$11,226.61**

**SALE NO. 22-6-188
Writ of Execution No. 2017-07771
DEBT \$4,879.48**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Caln, County of Chester and State of Pennsylvania.

Tax Parcel # 28-6-49

Tax Parcel # 39-3M-82

PLAINTIFF: Coatesville Area School District

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

VS

DEFENDANT: **Douglas Ricketts**

DEFENDANT: **Shane L. McNear**

SALE ADDRESS: 139 Creamery Road, West Caln Township, PA 19320

SALE ADDRESS: 1818 Olive Street, Caln Township, PA 19320

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

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

SALE NO. 22-6-189

Writ of Execution No. 2020-02407

DEBT \$360,456.82

PROPERTY SITUATE IN TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-01-0017.01E

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Manufacturers and Traders Trust Company, also known as M&T Bank Successor by Merger to Hudson City Savings Bank, FSB c/o Bank of America, N.A.

VS

DEFENDANT: **Jyll A. Spano & Richard A. Spano Jr.**

SALE ADDRESS: 10 Misty Meadow Drive, West Chester, PA 19382-7096

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

SALE NO. 22-6-190

Writ of Execution No. 2012-09196

DEBT \$638,783.91

PROPERTY SITUATE IN EAST NOTTINGHAM TOWNSHIP

TAX PARCEL # 69-3-161

IMPROVEMENTS thereon: a residential dwelling PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. F/K/A Countrywide Home Loans Servicing L.P.

VS

DEFENDANT: **Matthew J. Gibson**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352

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

SALE NO. 22-6-191

Writ of Execution No. 2020-00628

DEBT \$149,222.77

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

TAX PARCEL # 15-013-0660.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **Paul Levensgood Jr. & Nicole Wertz**

SALE ADDRESS: 236 Nutt Road, Phoenixville, PA 19460

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

SALE NO. 22-6-192

Writ of Execution No. 2021-00233

DEBT \$468,220.84

PROPERTY SITUATE IN TOWNSHIP OF UPPER UWCHLAN

TAX PARCEL # 32-4-30.5

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital 1 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. 22-6-193

Writ of Execution No. 2020-05027

DEBT \$295,338.11

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL # 8-02-0552

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS

DEFENDANT: **Dolly Ferebee & Nathaniel E. Snipe**

SALE ADDRESS: 859 West Chestnut Street, Coatesville, PA 19320

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

SALE NO. 22-6-194

Writ of Execution No. 2018-01898

DEBT \$276,897.37

PROPERTY SITUATE IN WEST BRADFORD TOWNSHIP

TAX PARCEL # 5005A03640000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Rocket Mortgage, LLC. F/K/A Quicken Loans, LLC FKA Quicken Loans, Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

SALE NO. 22-6-195

Writ of Execution No. 2019-03939

DEBT \$365,955.12

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF PARKESBURG, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 8-3-34.2

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1

VS

DEFENDANT: **Lawrence Hand & Dawn Hand**

SALE ADDRESS: 230 Washington Avenue, Parkesburg, PA 19365

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

SALE NO. 22-6-196

Writ of Execution No. 2019-10643

DEBT \$280,621.69

ALL THAT CERTAIN lot or tract of land situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Southdown (Marshallton Chase), prepared by Eastern States Engineering, Inc., dated April 19, 1996 and last revised April 16, 1997 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13851, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ridge Crest Drive as shown on

said Plan a corner of Lot 47 on said Plan; THENCE extending along the Southwesterly side of Ridge Crest Drive South 22 degrees 32 minutes 47 seconds East 41.50 feet to a point of curve, thence still along the same on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 6.19 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 20.87 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the left having a radius of 100.00 feet the arc distance of 149.90 feet to a point; thence extending along Lot 45 on said Plan South 63 degrees 47 minutes 38 seconds West 58.30 feet to a point; thence still along the same South 21 degrees 28 minutes 41 seconds West 130.00 feet to a point; thence still along the same North 84 degrees 16 minutes 32 seconds West 162.62 feet to a point; thence still along the same and through Wetlands on said Plan North 24 degrees 26 minutes 57 seconds West 163.12 feet to a point; thence extending along Lot 47 aforementioned North 51 degrees 31 minutes 00 seconds East 113.90 feet to a point; thence still along the same North 67 degrees 27 minutes 13 seconds East 278.00 feet to the point and place of beginning.

BEING Lot #46 on said plan.

BEING the same premises which Guy Radossevich and Suzanne Erwin, husband and wife, by Deed dated July 1, 2002 and recorded December 26, 2002 in the Office of the Recorder of Deeds for Chester County in Deed Book 5508, Page 238, granted and conveyed unto Robert Axenfeld and Paula Axenfeld.

BEING UPI Number 51-5-81.54

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A.

VS

DEFENDANT: **Robert Axenfeld a/k/a Robert R. Axenfeld & Paula Axenfeld**

SALE ADDRESS: 206 Ridge Crest Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP 215-979-1000**

**SALE NO. 22-6-197
Writ of Execution No. 2021-08867
DEBT \$44,030.23**

ALL THOSE TWO CERTAIN tracts of land, more particularly bounded and described as follows:

TRACT NO. 1 ALL THAT CERTAIN lot or piece of ground on Prospect Avenue, in that City of Coatesville, in the County of Chester and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the eastern curb line of Prospect Avenue distant one hundred and ten feet northward from the northern curb line of Coates Street and extending thence along said curb line nine degrees forty-nine minutes West, twenty feet to a corner of remaining land now or late of Robert Young, Senior; thence along said land North eighty degrees eleven minutes East, one hundred feet to the western side of twelve feet wide alley; thence along the western side thereof South nine degrees and forty-nine minutes East twenty feet to a corner of other land now or late of the Estate of Robert Young; thence along said land South eighty degrees and eleven minutes West, one hundred feet to the place of beginning.

CONTAINING two thousand square foot of land.

TRACT NO. 2 ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the City of Coatesville, Chester County, Pennsylvania, described as follow:

BEGINNING at a point in the Eastern curb line of Prospect Avenue, distant Northward from Northern curb line of Coates Street ninety feet and extending thence along said

Eastern curb line of Prospect Avenue, North nine degrees forty nine minutes West twenty feet to land now or late of Nelson B. Spencer, thence along said land North eighty degrees eleven minutes East one hundred feet to a twelve foot wide alley; thence along the twenty feet to a corner of land now or late of N. Lawrence; thence along said Lawrence land South eighty degrees eleven minutes West one hundred feet to the beginning.

CONTAINING two thousand square foot of land, more or less. Tax Parcel # 16-2-102

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: **Mary Jane Hardy & Michelle Hardy**

SALE ADDRESS: 409 Prospect Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQ 215-569-2400**

SALE NO. 22-6-198

Writ of Execution No. 2019-08739

DEBT \$469,320.03

ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 387, AS SHOWN ON A CERTAIN PLAN ENTITLED PROPOSED "ATWATER VILLAGE" FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1.

BEING THE SAME PREMISES CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION TO TODD BOYER, A SINGLE MAN BY DEED DATED MAY 21, 2018 AND RECORDED JUNE 19, 2018 IN BOOK 9761, PAGE 743, AS IN-

STRUMENT NUMBER 11613026.

BEING UPI NUMBER 42-2-309

PLAINTIFF: Citizens Bank NA f/k/a RBS Citizens NA

VS

DEFENDANT: **Todd Boyer & United States of America**

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

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

SALE NO. 22-6-199

Writ of Execution No. 2021-07836

DEBT \$288,894.97

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA AND DESCRIBED ACCORDING TO A PLAN THEREOF KNOWN AS "SUNSET GROVE" SECTION #3 SAID PLAN MADE BY EARL R. EWING, REGISTERED SURVEYOR, DATED 11/7/1958 AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF SUNSET LAND (40 FEET WIDE) AT THE DISTANCE OF 347.21 FEET MEASURED ON A BEARING OF NORTH 55 DEGREES 10 MINUTE EAST, ALONG THE SAID SIDE OF SUNSET LANE AND ITS EXTENSION FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF A PUBLIC ROAD; THENCE EXTENDING FROM SAID POINT OF BEGINNING NORTH 55 DEGREES 10 MINUTES EAST MEASURED ALONG THE SAID SIDE OF SUNSET

LANE 105 FEET TO A POINT; THENCE EXTENDING SOUTH 34 DEGREES 50 MINUTES EAST 248.11 FEET TO A POINT IN THE BED OF A CERTAIN 20 FEET WIDE EASEMENT; THENCE EXTENDING SOUTH 32 DEGREES 05 MINUTES WEST THROUGH THE BED OF THE EASEMENT 114.14 FEET TO A POINT; THENCE EXTENDING NORTH 34 DEGREES 50 MINUTES WEST, 292.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN DELMAR W. JONES BY DEED FROM DELMAR W. JONES AND BARBARA P. JONES, HUSBAND AND WIFE, DATED NOVEMBER 28, 1989 AND RECORDED DECEMBER 29, 1989 IN DEED BOOK 1832, PAGE 184. THE SAID DELMAR W. JONES DIED ON DECEMBER 6, 2019. ON DECEMBER 26, 2019, LETTERS OF TESTAMENTARY WERE GRANTED TO KATHY ANN LANDIS, NOMINATING AND APPOINTING HER AS THE EXECUTRIX OF THE ESTATE OF DELMAR W. JONES.

TAX I.D. # 41-08-0122.170

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **Kathy Ann Landis, Executrix of the Estate of Delmar W. Jones**

SALE ADDRESS: 520 Sunset Lane, West Chester, PA 19380

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

SALE NO. 22-6-201

Writ of Execution No. 2020-00425

DEBT \$143,178.96

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VAL-

LEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 3805C00860500

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **Michael Galli & Vincent Pasquarella**

SALE ADDRESS: 1011 Charles Street, Coatesville, PA 19320

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

SALE NO. 22-6-202

Writ of Execution No. 2020-07387

DEBT \$164,386.83

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

Tax Parcel # 690601700400

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11

VS

DEFENDANT: **James Lafferty, Jr.**

SALE ADDRESS: 114 Graves Road, Oxford, PA 19363

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

SALE NO. 22-6-203

Writ of Execution No. 2021-09836

DEBT \$222,841.65

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

Tax Parcel # 54-01Q-0245

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **Carl D. Snyder**

SALE ADDRESS: 109 Richmond Road, Paoli, PA 19301

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

SALE NO. 22-6-204

Writ of Execution No. 2020-02805

DEBT \$483,861.24

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

Tax Parcel # 1706 00721200

IMPROVEMENTS thereon: a residential property PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (Successor by Merger to Lasalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR Pursuant to the Pooling and Servicing Agreement Dated as of October 1, 2007

VS

DEFENDANT: **Patrick L. Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown, PA 19456

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

SALE NO. 22-6-205

Writ of Execution No. 2021-01935

DEBT \$118,871.28

ALL THAT CERTAIN lot, tract or piece of land with the buildings thereon erected, situate on the Northerly side of Ridge Avenue, in the 4th Ward of the Borough of Spring City, Chester County, Pennsylvania, being Lots No. 95 and 96 on Plan of "Emery Tract" as laid out by William P. Snyder, said Plan being of record in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book T-10, Vol. 241, page 72, the tract herein conveyed being bounded and described as follow, to wit:

BEGINNING at a point marking the intersection of the Northerly margin line of Ridge Avenue with the Easterly margin line of Glass Avenue; thence along the Easterly margin line of Glass Avenue, said line marking the Westerly side of Lot No. 96 on the aforesaid Plan, in a Northerly direction, 150 feet to the Southerly margin of an alley; thence along the Southerly margin of said alley, parallel with Ridge Avenue, in an Eastwardly direction, 60 feet to a point in a line dividing the aforesaid Lot No. 96 from Lot No. 94, premises of Daniel W. Smith, et ux, in a Southerly direction in parallel with Glass Avenue, 150 feet to a point in the Northerly margin line of Ridge Avenue; thence along the Northerly margin line of Ridge Avenue, in a Westerly direction, 60 feet to the first mentioned point and place of beginning.

BEING UPI No. 14-1-11

PLAINTIFF: Bryan Hydier

VS

DEFENDANT: **Robert C. Berkey, Sr.**

SALE ADDRESS: 445 Ridge Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **GREGORY W. PHILLIPS, ESQ. 610-323-1400**

SALE NO. 22-6-206
Writ of Execution No. 2021-02028
DEBT \$297,473.18

ALL THAT CERTAIN tract of land, with a single family dwelling and swimming pool thereon, situated on the southerly side of Leike Road (T-391) in West Sadsbury Township, County of Chester, and Commonwealth of PA, as the same appears as Lot No. 2 on a final Plan numbered 9033 prepared by N.M. Lake & Associated, Inc., Civil Engineers & Land Surveyors, Oxford, PA, and recorded in the Office of the Recorder of deeds in and for Chester County, PA, as Plan No. 11250, bounded and described as follows:

BEGINNING at a railroad spike found 1.58 feet South of the centerline of Leike Road (T-391), at the Northwest corner of lands of Harriss A., III, & Barbara Butler; thence (1) along lands of Butler, South 03 degrees 07 minutes 25 seconds West, 300.00 feet to a $\frac{3}{4}$ " iron pipe set, having passed over a $\frac{3}{4}$ " iron pipe set 23.42 feet South of the railroad spike; thence (2) along the line of land of Edward A. & Edna S. Stolzhus, North 86 degrees 52 minutes 35 seconds West, 150.00 feet to a $\frac{3}{4}$ " iron pipe set marking the Southeast corner of Lot No. 1; thence (3) along Lot 1, North 03 degrees 07 minutes 25 seconds East, 300.00 feet to a P.K. nail set in Leike Road at the Northeast corner of Lot 2, having passed over a $\frac{3}{4}$ " iron pipe set 23.06 feet South of the P.K. nail in Leike Road; thence (4) along and South of the centerline of Leike Road, South 86 degrees 52 minutes 35 seconds East, the point of Beginning.

ACCESS to Lot No. 2 is provided by an access easement across Lot No. 1 for Lot No. 3 to continue to use the existing driveway. Maintenance and repair of the existing driveway will be shared equally by the owners of Lots 1 and 2. The driveway easement is shown on the above mentioned plan

and described by the following courses and distances: Beginning at a $\frac{3}{4}$ " iron pipe set on the Southerly ultimate right-of-way line of Leike Road (T-391), 23.06 feet South of the P.K. nail set at a corner of Lots 1 and 2 in Leike Road (T-391); thence (1) South 03 degrees 07 minutes 25 seconds West, 145.00 feet to a point; thence (2) North 10 degrees 26 minutes 46 seconds West, 149.17 feet to a point; thence (3) South 87 degrees 18 minutes 05 seconds East, 7.85 feet to a point; thence (4) South 86 degrees 44 minutes 12 seconds East, 27.15 feet to a $\frac{3}{4}$ " iron pipe set, the point of Beginning.

CONTAINING 1.033 Acres Gros, 0.9533 Acres Net

BEING the same premises which Judith L. Fisher, by Deed dated 05/18/05 and recorded 06/07/05 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6511 Page 2235, granted and conveyed unto Charles F. Smith and Jennifer L. Smith, in fee.

UPI NO. 36-5-17.4

PLAINTIFF: Legacy Mortgage Asset Trust 2019-GS3

VS

DEFENDANT: **Charles F. Smith & Jennifer L. Smith**

SALE ADDRESS: 4730 Leike Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

SALE NO. 22-6-207
Writ of Execution No. 2017-03469
DEBT \$272,222.02

ALL THAT CERTAIN lot or piece of land situate in the West Whiteland Township, Chester County, State of Pennsylvania, as shown on Proposed Sub-Division of "Highland Glen Section No. 3", dated February 10th, 1966, and last revised July 23rd,

1969, made by Hottinger, Smith, Chatman, Royce Associates as follows, to wit:

BEGINNING at a point in the Southeast side of Scott Drive (fifty feet wide) a corner of Lot No. 104, thence along the same and leaving said Scott Drive South Eighteen degrees thirty-seven minutes East two hundred and no one hundredths feet to a point in line of Lots No. 133, thence along the same and Lot No. 112, South seventy one degrees twenty-three minutes West One hundred and no one hundredths feet to a point a corner of Lot No. 106; thence along the same North eighteen degrees thirty-seven minutes West Two hundred and no one hundredths feet to a point on the Southeast side of said Scott Drive; thence along the same North seventy-one degrees twenty-three minutes no seconds East one hundred and no one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 105 on said Plan.

BEING THE SAME PREMISES AS Kenneth F. McCormick and Christina T. McCormick, Husband and Wife, dated March 27, 1995, and recorded on March 27, 1995, by the Chester County Recorder of Deeds in Deed Book 3875, at Page 2178, as Instrument No. 15937, granted and conveyed unto Kevin P. Anderson and Alisa L. Anderson, as Tenants by the Entireties.

TAX PARCEL # 41-8B-57

PLAINTIFF: Waterfall Victoria Mortgage Trust II, Series G

VS

DEFENDANT: **Alisa L. Anderson & Kevin P. Anderson**

SALE ADDRESS: 482 Scott Drive, West Chester, PA 19380

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

SALE NO. 22-6-208

Writ of Execution No. 2015-03668

DEBT \$977,821.82

ALL THAT CERTAIN lot or piece of ground, situate in West Brandywine Township, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated May 4, 2004, last revised June 15, 2005, and recorded as Plan File No. 17557, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Pennswick Drive, a corner of Lot No. 46 on said Plan; thence extending along said Lot, South 7 degrees 25 minutes 36 seconds East 215.92 feet to a point in line of Open Space; thence extending along same the two following courses and distances:

(1) South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point in the Northerly right-of-way of Sunoco Pipeline L.P. easement; and

(2) North 7 degrees 25 minutes 36 seconds West 210 feet to a point on the Southerly side of Pennswick Drive, thence extending along the same, North 82 degrees 34 minutes 24 seconds East 100 feet to the first mentioned point and place of beginning.

BEING LOT NO. 45 on said Plan.

BEING THE SAME PREMISES AS Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006, and recorded on December 29, 2006, by the Chester County Recorder of Deeds in Deed Book 7045, at Page 1307, as Instrument No. 10716629, granted and conveyed unto Jerard Brown, an Individual.

UPI NO. 29-5-1.45

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, As-

set-Backed Certificates, Series 2007-HL1
VS

DEFENDANT: Jerard Brown & the United States of America

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335

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

SALE NO. 22-6-210

Writ of Execution No. 2019-12377

DEBT \$297,630.41

Property situate in the TOWNSHIP OF EAST VINCENT, CHESTER County, Pennsylvania

BLR # 21-5-197

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HBSC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-2

VS

DEFENDANT: David Kulp

SALE ADDRESS: 739 West Seven Stars Road, Phoenixville, PA 19460-2534

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

SALE NO. 22-6-211

Writ of Execution No. 2020-02535

DEBT \$239,033.94

ALL THAT CERTAIN message and four tracts of land situate in the Township of Lower Oxford, County of Chester and State of Pennsylvania, bounded and described as

follows, to wit:

TRACT #1: BEGINNING at a point in the middle of the public road leading from Lincoln University to Elkview, Chester County, Pennsylvania; thence along the middle of said Road, North 60 degrees East 82 feet and 6 inches to a point in said road; thence by lands now or late of D.R. Johnson, North 28 degrees West, 200 feet to a point by lands now or late of C.W. Shortlidge & Company, South 60 degrees West 87 feet and 6 inches to a point; thence by lands of the Lower Oxford Public School Board, South 30 degrees East 201.79 feet to the place of Beginning. Containing 17,478 square feet of land, be the same more or less.

TRACT #2: BEGINNING near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 100 feet; thence by land now or late of Henry Cope, South 31 degrees East 51 feet; thence by land now or late of D.R. Johnson, North 59 degrees East 100 feet, thence by land now or late of O.W. Shortlidge & Co. land, north 31 degrees West, 51 feet to the place of Beginning. Containing 5,100 square feet of land more or less.

TRACT #3: BEGINNING at a point in the middle of the public road leading from Harmony Grove School House toward Elkview Station, a corner of other lands now or late of Henry Cope, and running thence by other lands of the same which this was formerly a part, north 32 degrees West, 150 feet to a corner, thence by same South 57 degrees West 50 feet (erroneously omitted from previous deeds) to a corner; thence by the same South 32 degrees East, 150 feet to the middle of the public road aforesaid; thence along the middle of the said road, north 57 degrees 50 feet to the place of Beginning. Containing 7,500 square feet of land be the same more or less.

TRACT #4: BEGINNING at a post or stone, a corner of land now or late of John

Otley, and running thence South 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East, 50 feet to a stone; Thence by land late of Josiah Cope & Co., Now of the Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by lands now or late of Josiah Lukens, South 56.75 degrees West, 50 feet to the place of Beginning. Containing 7,500 square feet of land, be the same more or less.

Excepting and reserving thereout and therefrom all that certain message and lot of land which Louis W. Millis and Clara R. Millis, his wife, granted and conveyed unto Francis O'Connor and Mary O'Connor, his wife, by Deed dated September 15, 1946 and recorded in the Recorder of Deeds Office in and for the County and State aforesaid in Deed Book S-22, Volume 540, page 272, and bounded and described as follows: Beginning at a post or stone, a corner of lands now or late of John Otley and running thence south 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East 45 feet to a stone, thence by land now or late of Josiah Cope & Co., now or late of Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by land now or late of Josiah Lukens, South 56.75 West 45 feet to the place of Beginning. Containing 6,750 square feet of land. Also Beginning at a post or stone near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 45 feet; thence by land now or late of Louis W. Millis, South 31 degrees East 51 feet; thence by land now or late of Louis W. Millis, North 59 degrees East 45 feet; thence by land now or late of O.W. Shortlidge & Co., North 31 degrees West, 51 feet to the place of Beginning. Containing 2,295 square feet of land (surveyed 7/29/1911 magnetic bearing). And Also, excepting and reserving the following described tract of land: Beginning at the northwest corner of land

of Francis O'Connor, and wife; thence by land now or late of O.W. Shortlidge & Co., South 57 degrees West 5 feet to a corner of land above conveyed; thence by the same South 32 degrees East 201 feet to a point in the middle of the public road; thence by the middle of said road, North 57 degrees East 5 feet to a corner of land of O'Connor aforesaid; thence by said land, North 32 degrees West 201 feet to the point of beginning. Containing 1,005 square feet of land.

BEING THE SAME PREMISES which Charles M. Shoop and H. Jean Shoop by Deed dated March 7, 1978 and recorded March 8, 1978 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book N 52, Page 441, granted and conveyed unto Aaron M. Shoop and Clarabelle J. Shoop, husband and wife, as tenants by the entireties, in fee.

AND THE SAID Clarabelle J. Shoop departed this life on or about 06-22-2016 thereby vesting title unto Aaron M. Shoop by operation of law.

AND THE SAID Aaron M. Shoop departed this life on or about 09-10-2019 thereby vesting title unto Judy Shoop, Known Heir of Aaron M. Shoop, deceased and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased.

Tax ID # 56-10A-29

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: Judy Shoop, Known Heir of Aaron M. Shoop, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased

SALE ADDRESS: 103 Elkview Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: LOGS LEGAL

GROUP LLP 610-278-6800**SALE NO. 22-6-212****Writ of Execution No. 2015-10105****DEBT \$855,333.32**

All that certain tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey of Property made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S. Kimberton, PA, dated February 6, 1968 and revised February 13, 1968, as follow, to wit:

Beginning at a point on the Southeasterly side of PA Route #113 (LR 270-5)(sixty feet wide) which point is measured the two following courses and distances from a point of curve on the Northeasterly side of Conestoga Pike (LR. 15139) (Various widths) (as shown on said Plan); 1) extending from said point of curve on a line curving to the right having a radius of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen one-hundredths feet to an iron pin marking a pint of compound curve; and 2) on a line curving to the right having a radius of one thousand four hundred two and sixty-nine one hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning, thence extending from said beginning point, along the Southeasterly side of PA Route #113, on a line curving to the right having a radius of One thousand four hundred two and sixty-nine one hundredths feet the arc distance of Four hundred twenty-two and fifty-three one-hundredths feet to an iron pin, a corner of land now or late of Thomas H. Hall; thence extending along the same and long lands now of late of Everett C. McNear and Paul Charles Draper, North Eighty-Two degrees, five minutes, thirty seconds East, five

hundred forty-eight and seventeen one-hundredths feet to P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh; thence extending along the same South seven degrees, thirty-eight minutes, fifty seconds East, Four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham; thence extending along the same and partly along land now or late of George W. Griseman, South Eighty degrees, twenty-three minutes, fifty seconds West, Three hundred fourteen and one one-hundredths feet to an iron pin; thence extending still along land now or late of George W. Griseman, the following courses and distances: 1) South ten degrees, twenty-seven minutes, fifty seconds West, Seventy-five and eighty-four one-hundredths feet to an iron pin; and 2) South Seventy-nine degrees, fifty minutes, forty-five seconds West, Three hundred three and eighty-six one-hundredths feet to an iron pin; thence extending North Forty-five degrees, thirty-three minutes, fifty-three seconds West, Two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which George C. Morelli, Executor under the will of Loretta M. Cimeo, aka Loretta Morelli Cimeo, deceased, by Deed dated 9/26/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5937, Page 815, granted and conveyed unto Christopher C.J. Wurts, in fee.

BEING UPI Number 34-4-67.2

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **Christopher C.J. Wurts and United States of America**

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

Deeds Office at Book 6774, Page 601 and Instrument #10627282.

Being UPI 28-8-23.19

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **Kevin McCoy Hunt & Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

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

SALE NO. 22-6-213

Writ of Execution No. 2016-10019

DEBT \$425,627.83

SALE NO. 22-6-214

Writ of Execution No. 2016-10253

DEBT \$401,899.74

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View", prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan # 17245 as follow, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00 seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan # 17957, as follows, to wit:

BEING Lot #227, as shown on said Plan.

BEING THE SAME PREMISES which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

BEING TAX PARCEL # 18-1-442

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP

VS

DEFENDANT: **Anthony Dustin Locklear**

SALE ADDRESS: 199 South Savanna
Drive, Pottstown, PA 19465

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

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.



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 RELX Inc. Other products and services may be a trademark or registered trademark of their respective companies. Used under license. © LexisNexis. All rights reserved. 302P18 MNL 1

***** APPROVED FOR 3 CLE CREDITS *****



SIGN UP TODAY FOR ONLY \$69.00

Mandatory Notary Public Education

NOTARIES EQUIPMENT COMPANY

2021 Arch Street, Philadelphia, PA 19103

Call: 215-563-8190



www.NotariesEquipment.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





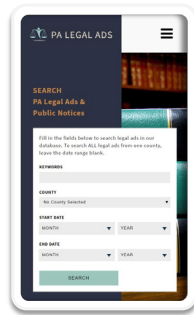
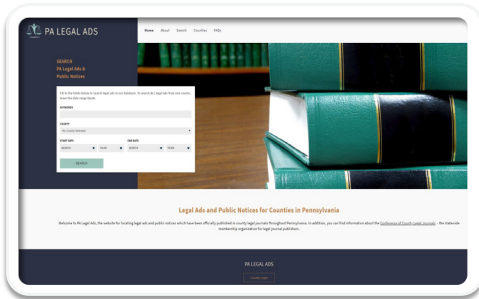
PA LEGAL ADS



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.



Skeptics say she will never start her own company.

A lawyer says she will.

She is denied her loan.

A lawyer helps her get one.

She can't get a lease for office space.

A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

Skeptics said she would never start her own company.

A lawyer helped her prove them wrong.

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

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

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

Nota

by M&T Bank

Banking built for law firms

Nota is a business banking platform designed specifically for solo and small law firms. **And it won't cost you a thing – just open a business checking or IOLTA at M&T¹**



Are you ready to make your life easier?



Best-in-class Pricing

- No monthly maintenance fees
- No wire or ACH fees
- Higher mobile check deposit limits



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



Visit

trustnota.com

Today

¹ There is no charge for the use of Nota. M&T Bank's standard deposit account and service fees may apply if not enrolled in Nota.

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.

ADROPTIONS[®]
Settling Cases Since 1993

- MEDIATION
- ARBITRATION
- MOCK TRIALS

CELEBRATING OUR 27th ANNIVERSARY

A. Roy DeCaro, Esq., MEDIATOR



- Mr. DeCaro joined ADR Options in 2019 and has been busy resolving cases in person as well as **virtually**.
- Roy has mediated and arbitrated over a hundred cases. Over 90% of those mediations have settled. He is sought after by both plaintiff and defense lawyers.
- Mr. DeCaro has tried more than 200 jury trials to verdict.
- On behalf of his clients, he has achieved over a dozen verdicts in excess of \$1,000,000.
- He has also represented defendants such as hospitals, doctors, law firms and other individuals and entities.
- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
- Best Lawyers recognized Mr. DeCaro in 2018 as the “*Best Personal Injury Lawyer of the Year*” for Philadelphia.
- Roy has been selected to the Super Lawyers list for 20 years and has been ranked as one of the top ten lawyers in Pennsylvania on two occasions.

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

ADROPTIONS[®]
Settling Cases Since 1993 – Decades of Experience

- Best Lawyers
- BEST LAW FIRMS
- USNews 2020
- MEDIATION
- ARBITRATION
- 27th Anniversary
- 2019
- Best Lawyers
- 2018
- Best Personal Injury Lawyer of the Year

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