



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, MAY 12, 2022

No. 19

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Chester County Law Reporter

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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
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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.

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Kimble v. Laser Spine Institute

Timeliness of post-trial motions by joint trial defendants – Waiver – Reply memoranda – Proceeding with trial after denial of non-suit – Request for binding instruction – Judgment notwithstanding the verdict - *Frye* hearing – Credibility – Inconsistent verdict – Delay damages

1. To permit joint trial defendants, represented by the same counsel throughout both trial and post-trial, to request post-trial relief on behalf of one jointly represented defendant, and then timely file successive requests for post-trial relief on behalf of the other jointly represented defendants raising identical post-trial issues outside the 10 day period as an “other” party would artificially extend the period for filing additional requests for post-trial relief.
2. When a brief contains ten or more points, a presumption arises that there is no merit to any of them as advocacy is measured by effectiveness, not loquaciousness.
3. To obtain post-trial relief on any ground, the bases for relief must be properly raised in pre-trial or trial proceedings and must be specified in the post-trial motion as to how the issue was preserved in the record. Failure to do so waives the request for relief.
4. Reply memoranda are not permissible filings, especially when new arguments are raised.
4. If a court denies a non-suit motion and defendants proceed with their cases, the correctness of that ruling becomes moot.
5. Despite the filing of the request for binding instructions, the absence of a specific request and ruling and/or objection on the binding instruction request does not preserve the issues in regard to judgment notwithstanding the verdict.
6. If defendants failed to make objection, including at the conclusion of the court’s final charge to the jury and prior to the discharge of the jury, defendants have failed to preserve their right to judgment notwithstanding the verdict.
7. A party must make a timely and specific objection at the earliest possible stage of the adjudicatory process in order to afford the trial court the first opportunity to remedy any wrong and avoid appeal; otherwise, the issue is not preserved for appellate review.
8. Failure to request a *Frye* hearing on the methodology that forms the basis for Plaintiffs’ experts’ opinions, coupled with a failure to object at trial to the admission of testimony of those experts at trial, waives any post-trial objection to the scientific principles upon which the experts’ testimony is based.
9. The credibility of all testimony is within the sole province of the jury.
10. The value of a marital relationship to a surviving spouse is left to the determination of the wisdom of a jury. Comparison of other verdicts to determine an appropriate award strikes at the independence of the jury process.

11. Counsel waives an inconsistent verdict against individual corporate defendants by not raising it prior to the discharge of the jury and not raising it in a timely post-trial motion.
12. Delay damages for the time period between the filing of a writ and the complaint should be awarded when a defendant did not compel the filing of the complaint and there is no indication the delay in filing the complaint delayed the trial.
13. The trial court sought affirmance of its decisions by the Superior Court.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2016-00569; Robert Kimble, administrator and personal representative of the Estate of Sharon Kimble, deceased, and Robert Kimble in his own right v. Laser Spine Institute Philadelphia, Laser Spine Institute of Pennsylvania, LLC, Laser Spine Institute, LLC, Glen Rubinstein, M.D.

Martin S. Kardon, James E. Beasley and Lane R. Jubb for Plaintiffs
Kevin H. Wright, Maureen M. McBride and James C. Sargent for Laser Spine
Institute Defendants
Kevin H. Wright and John J. Hare for Defendant Glenn Rubenstein, M.D.
Mahon, J., July 22, 2019:-

[Editor's Note: Affirmed by the Superior Court on September 30, 2021; 617 EDA 2019, 618 EDA 2019.]

[70 Ches. Co. Rep. **Kimble v. Laser Spine Institute**

ROBERT KIMBLE, administrator
and personal representative of the
Estate of Sharon Kimble, deceased,
and ROBERT KIMBLE in his own right

V.

LASER SPINE INSTITUTE
PHILADELPHIA,
LASER SPINE INSTITUTE OF
PENNSYLVANIA, LLC,
LASER SPINE INSTITUTE, LLC,
GLENN RUBENSTEIN, M.D

IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

NO. 2016-00569

Martin S. Kardon, Esquire, James E. Beasley, Esquire and Lane R. Jubb, Esquire,
Attorneys for Plaintiffs
Kevin H. Wright, Esquire, Maureen M. McBride, Esquire and James C. Sargent, Esquire,
Attorneys for Laser Spine Institute Defendants
Kevin H. Wright, Esquire and John J. Hare, Esquire, Attorneys for Defendant Glenn
Rubenstein, M.D.

PA. R.A.P. 1925(a) OPINION

AND NOW this 22nd day of July, 2019, upon consideration of Defendants Concise Statements of Matters Complained of on Appeal, the trial Court respectfully refers the Superior Court to its Order dated December 28, 2018; January 10, 2019; and February 22, 2019, copies of which are attached as **Attachment A** for the Court’s convenience and consideration.

Many of the issues raised by Defendants in post-trial motions resulted in a finding of waiver because trial counsel substantially received the trial that he requested, with the exception of some evidentiary rulings. This statement is especially true as to how the Laser Spine Defendants agreed to be referred to during the trial and on the Verdict slip. As to the remainder of Defendants’ issues, the trial Court refers the Appellate Court to its Orders in **Attachment A**. Defendants seek to raise issues post-trial that could have been corrected, if erroneous, before the discharge of the jury. However, Defendants failed to raise those issues in a timely fashion.

Defendants further allege an abuse of discretion regarding evidentiary issues wherein the trial Court did not permit the introduction of detailed prior marital discord information, a prior protection from abuse (PFA) finding and evidence that Robert Kimble suffocated (murdered) his wife. Defendants fail to emphasize that the parties remarried and reconciled after the alleged prior marital discord and PFA. Not only did

trial counsel not have the appropriate admissible evidence to introduce this discord before the jury, he was attempting to introduce collateral issues that would create unnecessary and confusing trial issues.

Defendants also claim discretion error in not permitting defense medical experts to review police and court records to opine regarding Robert Kimble's homicidal intent. The defense medical experts were not so qualified to opine. However, the trial Court did permit husband's contributory negligence to be argued and included the appropriate special interrogatory on the verdict slip.

Defendants additionally question the legal sufficiency of Plaintiff's causation theory of the synergistic effect of administered medications thereby causing death. Both Plaintiff and defense medical experts agree about the synergistic effect of the prescribed medications. They just disagree with each other whether the effect in this case caused Sharon Kimble's death. This disagreement is classically addressed through expert testimony. The jury believed Plaintiff's experts.

Finally, Defendants raise issues not addressed by the trial Court because a Notice of Appeal was filed. *See* the trial Court's Order of February 22, 2019 in **Attachment A**. Defendants seek therein to collaterally challenge their trial waivers regarding individually identifying the Laser Spine Defendants by challenging the entry of judgment against those Defendants.¹

The trial Court respectfully seeks affirmance of its decisions.

BY THE COURT:

/s/ William P. Mahon, J.

¹ This Court has taken judicial notice of an action assigned to the undersigned's docket at Chester County No. 2017-11459 captioned Smith v. Laser Spine Surgery Center of Pennsylvania, LLC and Laser Spine Institute, LLC, et al., Chester County Docket No. 2017-11459. A copy of the docket is attached in **Attachment B**. Attached hereto as **Attachment C** is a copy of the trial Court's May 15, 2019 Order and the underlying verified Motion filed by the LSI Defendants (without exhibits) (collectively referring to themselves as "LSI") and the attached "Notice of Assignment for the Benefit of Creditors Proceedings" seeking a stay because on March 14, 2019, the LSI Defendants filed for asset protection in the State of Florida and have ceased operations. The trial Court seeks guidance from the Appellate Court regarding the status of the asset receivership of the LSI Defendants and the judgments entered against them herein by Plaintiff should the trial Court need to further address judgment and/or delay damage issues. *See also*, the LSI Assignee website at <https://lsi-assignee.com/>.

[70 Ches. Co. Rep. **Kimble v. Laser Spine Institute**

ROBERT KIMBLE, administrator
and personal representative of the
Estate of Sharon Kimble, deceased,
and ROBERT KIMBLE in his own right

V.

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PHILADELPHIA,
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Attorneys for Laser Spine Institute Defendants
Kevin H. Wright, Esquire and John J. Hare, Esquire, Attorneys for Defendant Glenn
Rubenstein, M.D.

ORDER

AND NOW, this 28th day of December, 2018, upon consideration of Defendants’
Post-Trial Motions, and all responses thereto, and after conducting argument on June 29,
2018,¹ it is hereby ORDERED and DECREED that the Motions are DENIED IN PART
and GRANTED IN PART.² Judgment notwithstanding the verdict on the survival claim
award only is GRANTED. All other relief is DENIED.

BY THE COURT:

/s/ William P. Mahon, J.

¹ A jury returned a verdict on March 28, 2018. On April 6, 2018, Defendants Laser Spine Institute, LLC and Glenn Rubenstein timely filed for joint post-trial relief. Thereafter, on April 10, 2018, the same trial and post-trial counsel filed for post-trial relief on behalf of Defendants Laser Spine Institute Philadelphia and Laser Spine Institute of Pennsylvania, LLC. On May 17, 2018, additional counsel entered an appearance on behalf of Glenn Rubenstein only and on June 8, 2018, original post-trial counsel withdrew their appearance for Glenn Rubenstein only. Trial counsel on behalf of all Defendants has remained counsel for all Defendants throughout trial and post-trial.

Philadelphia and Laser Spine Institute of Pennsylvania, LLC were considered by all parties as one entity, the “Laser Spine Defendants” (“LSF”) collectively. They were all referred to as the Laser Spine Institute and represented, without objection, as that one entity on the verdict slip. Therefore, the filing of the April 10, 2018 motions for post-trial relief on behalf of Laser Spine Institute Philadelphia and Laser Spine Institute of Pennsylvania, LLC, thirteen (13) days after the jury verdict, is untimely pursuant to Pa.R.C.P. 227.1(c) despite the provisions that permit any **other** party to file a post-trial motion within ten (10) days after the filing of another party’s timely post-trial motion (emphasis added). To permit joint trial defendants, represented by the same counsel throughout both trial and post-trial, to request post-trial relief on behalf of one jointly represented defendant, and then acknowledge as timely successive requests for post-trial relief on behalf of the other jointly represented defendants raising identical post-trial issues outside the 10 day period as an “other” party would artificially extend the period for filing additional requests for post-trial relief by a period of time equal to ten days times the number of jointly represented defendants, less ten days. Such an interpretation of the rule would improperly compromise the ten day time period for an initial timely filing.

However, the post-trial motions on behalf of Defendants Laser Spine Institute, LLC and Glenn Rubenstein, filed on April 6, 2018, are substantially identical to those filed on behalf of Laser Spine Institute Philadelphia and Laser Spine Institute of Pennsylvania, LLC filed on April 10, 2018.

Defendants collectively seek JNOV (judgment notwithstanding the verdict); new trial; new trial on damages only or remittitur and in support of this relief have listed at least forty-five (45) different errors or contentions in support of their request for post-trial relief. Initially, we note that Defendants would do well to remember the words of the Honorable Ruggero J. Aldisert of the United States Court of Appeals for the Third Circuit:

With a decade and a half of federal appellate court experience behind me, I can say that even when we reverse a trial court it is rare that a brief successfully demonstrates that the trial court committed more than one or two reversible errors. I have said in open court that when I read an appellant’s brief that contains ten or twelve points, a presumption arises that there is no merit to any of them. I do not say that it is an irrebuttable presumption, but it is a presumption nevertheless that reduces the effectiveness of appellate advocacy. Appellate advocacy is measured by effectiveness, not loquaciousness.

United States v. Hart, 693 F.2d 286, 287 n.1 (3d Cir. 1982). See also Com. V. Ellis, 626 A.2d 1137 (Pa. 1998); Krishnan v. Cutler Group, Inc., 171 A.3d 856 (Pa. Super. 2017).

Although Judge Aldisert was referring to issues raised on appeal, we find his reasoning equally applicable to post-trial motion practice.

Pa.R.C.P. 227.1(b)(1), (2) requires that to obtain post-trial relief on any ground, the bases for relief must be properly raised in pre-trial or trial proceedings and must be specified in the post-trial motion as to how the issue was preserved in the record. Failure to do so waives the request for relief. Defendants’ post-trial motions contain no reference to the record other than blanket statements that their requests were preserved through appropriate pre-trial and trial motions and objections. See 4/6/18 Motion for Judgment N.O.V. at paragraph 1; 4/16/18 Motion for a New Trial at paragraph 1. This rule is critical because, as in this case, there is otherwise no requirement to file post-trial briefs, unless ordered by court to do so. Willistown Township Bd of Sup. v. Main Line Gardens, 155 A.3d 39 (Pa. 2017). The only reference to the record to preserve the right to JNOV is a reference to proposed binding jury instructions. See LSI Defendants Memo of Law in Support, pg. 6 n.2. Dr. Rubenstein simply argues in his memorandum of law that LSI and Dr. Rubenstein preserved their right to JNOV because of a denied nonsuit request.

Defendants filed Motion for Post-Trial Relief on April 6, 2018. By Order of April 12, 2018, the Court granted all Defendants thirty (30) days after receipt of the complete trial transcript to submit additional reasons for post-trial relief. On April 16, 2018, Plaintiffs’ filed their answer to Defendants’ Post-Trial Motions. On May 17, 2018, LSI filed Supplemental Post-Trial Motions as did counsel for Dr. Glenn Rubenstein. On May 25, 2018, Plaintiffs filed their response in opposition to all Defendants supplemental motions. On June 7, 2018 all Defendants filed memoranda of law in support of their post-trial motions. On

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June 21, 2018 Plaintiffs filed their Brief in Opposition to Defendants post-trial motions. On June 28, 2018, Defendants respectively filed their reply memoranda which are not permissible filings, especially when new arguments are raised. In addition, those filings are violative of the Court's Order of April 12, 2018. On November 29, 2018 both Defendants again filed Supplemental Memorandum of Law in Support of their post-trial motions. The June 28 and November 29 filings are untimely and in violation of the Court's prior Order.

² Defendants contend that there is no basis for finding vicarious liability against LSI since Plaintiffs did not establish that Dr. Rubenstein was its employee or agent in their case in chief. The Court denied the non-suit motion and Defendants proceeded with their cases. Therefore, the correctness of the trial Court's ruling on Defendants' non-suit motion is MOOT. Dr. Rubenstein subsequently testified to vicarious responsibility and counsel stipulated same. See *Tong-Summerford v. Abington Mem. Hosp. & Cardiology Grp. Of Abington*, 190 A.3d 631 (Pa. Super. 2018); *F.W. Wise Gas Co. v. Beech C.R. Co.*, 263 A.2d 313 (Pa. 1968); *Whitaker v. Frankford Hospital*, 984 A.2d 512 (Pa. Super. 2009).

Defendants further contend that they have preserved their rights to request JNOV by way of proposed binding jury instructions. Although Defendants did submit a proposed directed verdict charge (See "requests for binding instructions ..." at paragraphs 1., 2. and 3., filed March 16, 2018 at docket reference number 185), counsel were informed that the Court was not inclined to give non-standard jury instructions. (See N.T. 3/27/2018 at page 40.) There was no formal denial of those specific instructions pursued by counsel for Defendants nor were any specific denial rulings made of record. (See N.T. 3/27/2018 pages 24 through 42; N.T. 3/28/2018 pages 2 through 6; pages 79 through 82; pages 89-90). Despite the filing of the request for binding instructions, the absence of a specific request and ruling and/or objection on the binding instruction request does not preserve the issues for JNOV. See *Thomas Jefferson University v. Wapner*, 903 A.2d 565 (Pa. Super. 2006); see also *Faherty v. Gracias*, 874 A.2d 1239 (Pa. Super. 2005); *Corvin v. Tihansky*, 184 A.3d 986 (Pa. Super. 2018). Defendants failed to make objection, including at the conclusion of the Court's final charge to the jury and prior to the discharge of the jury. Defendants have failed to preserve their right to JNOV. See *Straub v. Cherne Industries*, 880 A.2d 561 (Pa. 2005). However, since Plaintiffs have filed a Praecipe to Withdraw Opposition to JNOV on November 27, 2018, as to the Survival Act Award, that motion is GRANTED as to all Defendants.

Defendants also seek a new trial claiming that the verdict against LSI is unsupported in the record. However, that issue was not properly preserved at trial. One basis raised by Defendants is essentially that LSI should not have been placed on the verdict slip since Plaintiffs were pursuing a vicarious liability claim against those Defendants as a result of the actions of its employee, Dr. Glenn Rubenstein. Therefore, since no separate corporate negligence claim was sought against LSI, LSI should not have been included on the verdict slip except on the issue of damages. The verdict slip submitted to the jury is as proposed by all Defendants and Plaintiffs with regard to inclusion of LSI. (See Proposed verdict sheet of Defendants filed March 27, 2018 at docket reference number 193 and at docket reference number 148, filed March 13, 2018, for Plaintiffs.) There was no objection raised by Defendants or Plaintiffs to the submission of the verdict slip except as to the inclusion of damages on Plaintiffs' non-economic survival act claim (the Court has granted JNOV on that award). The inconsistency now claimed by Defendants was never raised with the trial court prior to the discharge of the jury and as such is not preserved for review. See *Stapas v. Giant Eagle, Inc.*, 2018 WL 6070787 (Pa. 11/21/18); *Goldberg v. Isdaner*, 780 A.2d 654 (Pa. Super. 2001), rev'd on other grounds by *Vogelsberger v. Magee-Womens Hospital*, 903 A.2d 540 (Pa. Super. 2006); *Tong-Summerford, supra*. Defendants cannot fail to object to a self-created claimed inconsistency prior to the discharge of the jury and subsequently argue in post-trial motions that a verdict resulting from their failure to timely object to trial error is improper. *Stapas v. Giant Eagle, Inc. supra*. A party must make a timely and specific objection at the earliest possible stage of the adjudicatory process in order to afford the trial court the first opportunity to remedy any wrong and avoid appeal; otherwise the issue is not preserved for appellate review. *Hong v. Pelagatti*, 765 A.2d 1117 (Pa. Super. 2000). Even if not waived, LSI was properly included on the verdict slip based upon vicarious liability for the actions of LSI employee, Nurse Sean Perez, for failure to administer medication as ordered by Dr. Rubenstein. Such negligence was argued in Plaintiffs' closing argument without objection and the jury was instructed on vicarious negligence.

Defendants further challenge that the jury's finding of negligence and factual cause of harm alleged by Plaintiffs. Defendants contend that the testimony of Plaintiffs' experts lack a sufficient scientific

basis and is without merit. Defendants did not seek to challenge the methodology underlying the testimony of Plaintiffs' experts prior to trial and have offered no basis or authority to challenge those opinions post-trial. Failure to request a *Frye* hearing on the methodology that forms the basis for Plaintiffs' experts' opinions, coupled with a failure to object at trial to the admission of testimony of those experts at trial, waives any post-trial objection to the scientific principles upon which the expert's testimony is based. See *Dilliplaine v. Lehigh Valley Trust Co.*, 322 A.2d 114 (Pa. 1974); *Hong v. Pelagatti*, *supra*.

Plaintiffs presented, without objection, the expert testimony of Dr. Ian Hood, the Chester County Deputy Coroner and a forensic pathologist, as well as Dr. Jeffrey Brent and Dr. Miles Dinner, that the synergistic effect of the magnitude of medication administered by Dr. Rubenstein and Nurse Perez depressed Plaintiff's central nervous system and CO2 receptors, causing an increased risk of causing Mrs. Kimbel's death. This synergistic effect was affirmed by defense expert, Dr. Neil Hoffman, forensic pathologist. He confirmed that the synergistic effect of the administered medications could depress Mrs. Kimbel's central nervous system but did not believe that the medications administered to Plaintiff in this case rose to that level. However, Dr. Hoffman appears to contradict himself when he testified that Plaintiff's central nervous system was so depressed by her administered medications that her CO2 receptors were not properly functioning and therefore, only slight pressure from a pillow or other soft object on her face, could cause respiratory obstruction and death. Dr. Hoffman also agreed with Plaintiffs' experts that the administered medications would not dissipate from the brain as quickly as from the blood stream. As such, the medication build up in the brain would exceed that measurable in the blood stream. This medication build up would manifest post discharge. The cumulative testimony could be viewed by the jury as supportive of Plaintiffs' causation claims and not supportive of Defendants comparative negligence claim. The credibility of all testimony is within the sole province of the jury and this testimony, if credited, is sufficient to support the verdict. Defendants attempted to mitigate any potential liability by seeking a comparative negligence claim, through both husband's suffocation of his wife and/or because of his failure to properly follow post discharge instructions. Those claims were rejected by the trier of fact despite the introduction of trial evidence of a prior Protection from Abuse Order ("PFA") issued against husband in 2011 (3/22/18 N.T. pp. 68-69) and which was still in existence. Additionally, Defendants introduced evidence of a divorce in 2012 (3/22/18 N.T. pp. 69-77). Defendants were permitted to confront husband about a 2004 domestic assault conviction involving decedent. (3/19/18 N.T. p. 47) but did not do so. The jury also heard that despite this marital discord, the Kimble's remarried on October 6, 2012, six months after the finalization of the prior divorce.

All Defendants further argue that the Court made erroneous evidentiary rulings that require the granting of a new trial. In particular, preventing the "robust questioning" of Mr. Kimble regarding a 2011 PFA and a 2012 divorce decree, both issued in the State of Ohio. In essence, Defendants wanted to re-litigate the 2011 PFA and the 2012 divorce actions. The documents that Defendants intended to introduce as evidentiary support were hearsay documents and not properly authenticated pursuant to 42 Pa. C.S.A. §5328. The documents were not public records nor self-authenticating and as such are hearsay. Defense trial counsel was made aware that he had to call a witness to authenticate the documents but failed to do so. The possession of non-authenticated copies of those documents provided a sufficient basis for defense counsel to question Mr. Kimble regarding what they represent, which counsel attempted, but the trial Court ruled that counsel was limited to the witness's answers since counsel could not properly admit them without proper Ohio authentication or direct authentication through Mr. Kimble. The Court was not going to permit a PFA trial or a divorce trial within the context of the medical malpractice trial. Defendants were permitted to show surviving spouse the hearsay copy of the documents and, if properly authenticated (which they were not), to introduce them into the record in support of closing arguments and for review by the jury. When the witness was shown the PFA document, he testified that he did not agree with that which was contained in it. Defense counsel could not thereafter introduce it into the record because it was not properly authenticated. Defense counsel then attempted to question spouse further about the PFA and the Court sustained objections regarding litigation of the collateral PFA issue. Defendants argue the admissibility of the PFA pursuant to Pa. R.E. 803(8) but fail to recognize that the document must first be authenticated pursuant to 42 Pa. C.S.A. §5328.

Similar analysis is applicable to the purported Ohio divorce document. Defendants failed to acknowledge that the Court permitted questioning that Mr. and Mrs. Kimble were divorced in early 2012. Upon further questioning, husband testified that he did not know that there was a divorce decree entered against him. Since spouse did not know that a divorce decree had been entered against him, there was no purpose in pursuing the matter with an unauthenticated hearsay document. Defendants' arguments that the divorce documents were self-authenticating pursuant to Pa. R.E. 902(2) are clearly misplaced.

Defense trial counsel never requested that these Ohio documents be used to refresh the recollection of the witness. Defendants failed to acknowledge that defense trial counsel did not use previously taken discovery depositions of decedent's husband at trial, which would have been proper to explore impeachment issues. The trial Court did not instruct defense trial counsel not to ask any further questions in these areas other than ones that would go outside of the contents of non-hearsay documents or initiate a collateral trial regarding the 2011 PFA or the 2012 divorce proceedings. Defense trial counsel could have properly introduced the PFA Order, the divorce decree and any 2004 statements made to the police by Mr. Kimble if those documents were properly authenticated ... but they were not. The trial rulings were an appropriate restriction in order to prevent the trial of collateral matters that had occurred many years before. Defense trial counsel was not prohibited from introducing non-hearsay documents or non-hearsay testimony regarding these matters... counsel simply failed to do so.

Finally, Defendants argue that the Court's evidentiary rulings prevented them from adequately pursuing the defense that Mr. Kimble suffocated his wife. In pursuit of that argument, Defendants attempted to present the testimony of medical experts that, based upon their review of records related to Mr. Kimble's 2004 arrest, the 2011 PFA and the 2012 divorce, in their opinion, Mrs. Kimble was suffocated by her husband, which was the cause of death. The Court precluded such testimony as being outside the scope of permissible medical expert testimony. The Court did not prevent questioning and testimony regarding suffocation. *See* testimony of Ian Hood, M.D. 3/23/18 N.T. pp. 114-116 (who performed the autopsy of Mrs. Kimble). The Court also permitted questioning of Dr. Hood regarding his efforts related to his preparation of his autopsy report, including his review of materials, and whether he interviewed employees of the Marriott Hotel who first found Mrs. Kimble, the emergency responders, the police or Mr. Kimble himself. Dr. Hood explained that he does not conduct an investigation and if he had any specific questions or suspicions, he could have asked the deputy coroner to further investigate, but he had no suspicions of criminal conduct. *See* 3/23/18 N.T. pages. 117 to 134.

Defendants have waived and are otherwise not entitled to JNOV. The wrongful death claim award does not shock the conscience of the Court and is supported by the weight of the evidence. *See Rettger v. UPMC Shadyside*, 991 A.2d 915 (Pa. Super. 2010), appeal denied 15 A.3d 491 (Pa. 2011); *Tong – Summerford v. Abington*, *supra*. The evidence of record clearly is sufficient to support the jury's wrongful death verdict. How much is a marital relationship worth to a surviving spouse? We leave that determination to the wisdom of a jury. To compare verdicts of other juries/fact finders in order to determine an appropriate award herein strikes at the independence of the jury process. To rule otherwise would permit other juries, hearing other evidence about other marriages, to create a "data bank" of acceptable ranges of compensation for the loss of a spouse. Defense trial counsel never objected to the amount of the verdict prior to jury discharge and did not request to poll the jury. Neither did counsel ask to view the verdict slip at any time before the jury was discharged. And finally, any complained of evidentiary rulings made by the Court were correct rulings or harmless error in light of the evidence found credible by the jury.

**Robert Kimble, Administrator and
Personal Representative of the Estate
of Sharon Kimble, deceased and
Robert Kimble in his own right
Plaintiffs,**

**CHESTER COUNTY
COURT OF COMMON PLEAS**

Case No.: 16-00569

v.

JURY TRIAL DEMANDED

**Laser Spine Institute – Philadelphia,
et al.
Defendants.**

ORDER

AND NOW, this 10th day of January, 2019, upon consideration of Plaintiff’s Amended Motion for Delay Damages Pursuant to Pa.R.C.P. 238 and this Honorable Court’s 31 December 2019 Order, it is hereby ORDERED and DECREED that the said Amended Motion is GRANTED. Delay damages in the amount of \$500,273.97 are added to the verdict on the \$10,000,000.00 Wrongful Death Act damages by the jury; that verdict is now \$10,500,273.97.¹

BY THE COURT:

/s/ William P. Mahon, J.

¹ Defendants did not object to the mathematical calculations contained in Plaintiffs’ original Motion filed on March 29, 2018.

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ROBERT KIMBLE, administrator
and personal representative of the
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and ROBERT KIMBLE in his own right

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Attorneys for Laser Spine Institute Defendants
Kevin H. Wright, Esquire and John J. Hare, Esquire, Attorneys for Defendant Glenn
Rubenstein, M.D.

ORDER

AND NOW, this 22nd day of February, 2019, Defendants’ Joint Emergency Motion for Reconsideration of the January 10, 2019 Order awarding Plaintiff delay damages, shall not be ruled upon.¹

Laser Spine Institute Defendants’ Emergency Motion to Strike Praecipe to Enter Judgment or Judgment shall not be ruled upon.²

Defendants’ Motion for Leave to File a Reply Brief shall not be ruled upon.³

The Unopposed Motion to Stay Execution on Judgment upon Posting of Appellate Security, filed on February 11, 2019, shall not be ruled upon.³

BY THE COURT:

/s/ William P. Mahon, J.

¹ Defendants seek to challenge the entry of judgment against the individual corporate defendants by collaterally attacking this issue that was waived throughout trial multiple times and waived again post-trial.

Defense trial counsel specifically requested and agreed to vicarious liability for all three (3) of the named Laser Spine Institute entities (Laser Spine Institute Philadelphia; Laser Spine Institute of Pennsylvania, LLC; and Laser Spine Institute, LLC) and agreed to collectively refer to all three on the verdict slip as “Laser Spine Institute” and repetitively and collectively referred to them throughout trial and post-trial as “Laser Spine” or “LSI”. Defense trial counsel sought non-suit on behalf of “Laser Spine Institute” at the close of Plaintiffs’ case and DID NOT seek a directed verdict on behalf of each individual corporate Defendant prior to jury discharge because of any now claimed defendant misnomer issue. Defense trial counsel also did not object to the trial court instructing the jury that the corporate defendant was Laser Spine Institute. Furthermore, defense trial counsel waived contesting any inconsistent verdict against the individual corporate defendants now challenged by not raising it prior to the discharge of the trial jury. Finally, this issue is again waived since it was not presented in a timely post-trial motion. However, the Court is without jurisdiction to rule giving a Notice of Appeal was filed on February 15, 2019.

² Defendants have not previously contested, nor do they contest herein, Plaintiff’s mathematical calculations for a reduced amount of delay damages. Delay damages for the time period between the filing and timely service of Plaintiff’s Writ and the filing of the Complaint should be awarded since Defendants did not compel the filing of a complaint through an appropriate Rule nor is there indication that the delay in filing the complaint delayed trial. However, the Court is without jurisdiction to rule herein because of a Notice of Appeal filed on February 15, 2019.

³ However, the Court is without jurisdiction to rule giving a Notice of Appeal was filed on February 15, 2019.

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NOTICES

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

CIVIL ACTION**LAW NO. 2022-01958-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jacob Anthony Klanica was filed in the above-named court and will be heard on Monday, June 27, 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: Thursday, March 17, 2022

Name to be changed from: Jacob Anthony Klanica to: Catherine Joanne Klanica

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. 2022-02716-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Amanda Zhou 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: Saturday, April 23, 2022

Name to be changed from: Amanda Zhou to: Wei Wang

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. 2022-02642-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Rita Stephanie Lewis was filed in the above-named court and will be heard on Monday, August 1, 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: Thursday, April 21, 2022

Name to be changed from: Rita Stephanie Lewis to: Raven Stephanie Lewis

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Lakes Region Clinical Pharmacology Services LLC, a Pennsylvania Limited Liability Company, with an address of 806 Plumry Drive, West Chester, Pennsylvania, 19382, have approved a proposal that the limited liability company voluntarily dissolve/terminate, and that the Board of Directors is now engaged in winding up and settling the affairs of the company under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Rick Morton, Esquire

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

ANDERSON, Nancy E., a/k/a Nancy Ellen Anderson, late of Valley Township. Kevin W. Anderson, 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.

BARI, Joseph R., late of East Vincent Township. Linda L. Sechrist, 1244 Farmington Avenue, Pottstown, PA 19464, Administrator. NEIL M. HILKERT, Esquire, 229 W. Wayne Avenue, PA 19087, atty.

BODDY, Linda Carter, late of West Grove Borough. Kimberly Boddy, PO Box 332, Nottingham, PA 19362, Administrator.

BONOMO, Frank A., a/k/a Frank Anthony Bonomo, late of West Grove. Susan D. Bonomo, 6 Violet Lane, West Grove, PA 19390, Executrix. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pazzo, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

BOSWELL, Doris L., late of Phoenixville. Alice Corkum, care of CAROLE HENDRICK, Esquire, 3927 Mill Road, Colledgeville, PA 19426, Executrix. CAROLE HENDRICK, Esquire, 3927 Mill Road, Colledgeville, PA 19426, atty.

BYRNE, John P., late of Tredyffrin Township. Sheila R. Byrne, 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.

CHADWICK, Robert Allan, a/k/a Robert A. Chadwick, late of Pennsylvania Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

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

DOYLE, Russell G., a/k/a Dr. Russell Gordon Doyle, MD, late of Oxford Borough. Faye R. Doyle, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane, PC, P.O. Box 381, Oxford, PA 19363, atty.

EVANS, Sylvia B., late of Pocopson Township. R. Paul Evans, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

FOY, Dessell D., late of East Goshen Township. Maureen F. Brown, 1428 Cooper Circle, West Chester, PA 19380, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

GOODWIN, Barbara L., late of Elverson Borough. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HANCOCK, John D., a/k/a John David Hancock, late of East Pikeland Township. Donna J. Devlin, 126 Orchard Hills Lane, Shamokin, PA 17872, Executrix. JOSEPH C. MICHETTI, JR., Esquire, Hiehl, Dluze, Michetti & Michetti, 1070 Market Street, Sunbury, PA 17801, atty.

HARRINGTON, John G., late of Tredyffrin Township. James J. Ruggiero, Jr., 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.

JOHNSON, Christina, late of Tredyffrin Township. Lisa Shema, 2020 Cahill Rd., Telford, PA 18969, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

PELLEGRINI, Louis P., late of Tredyffrin Township. Stacey A. Pellegrini, care of ADAM GRANDWETTER, Esquire, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, Executrix. ADAM GRANDWETTER, Esquire, Royer Cooper Cohen Braunfeld, LLC, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, atty.

PRATT, Carl R., a/k/a Carl R. Pratt, Sr., late of West Caln Township. Barbara P. Brown, 112 Hatfield Rd., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SNIPES, Ingeborg L., a/k/a Inge Snipes, late of Kennett Square. Hannah Hogan, 664 Dolphin Ave., Key Largo, FL 33037, Executrix.

WATERS, Ann Chapman, late of Kennett Square. Paula Jane Waters, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

WHITE, Shirley U., late of West Chester Borough. John P. White and David M. White, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Co-Executors. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

YOHEM JR., Richard James, late of East Coventry Township. Rebecca Yochem & Lance Yochem,

5216 Sapling Sprout Dr., Orlando, FL 32829, Administrators.

2nd Publication

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

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

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

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

GALLAGHER, Donald L., late of Downingtown Borough. Julie A. Jameson, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

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

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

PC, 1001 Conshohocken State Rd., Ste. 1-311, West Conshohocken, PA 19428, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THUMMEL, Elizabeth A. Garner, a/k/a Elizabeth Ann Thummel and Elizabeth A. Thummel, late of West Whiteland Township. Joseph J. Thummel, Jr.

and Melissa A. Bereda, care of **JOSEPH C. DE MARIA**, Esquire, 237 Weadley Rd., King of Prussia, PA 19406, Executors. **JOSEPH C. DE MARIA**, Esquire, Law Offices OF Joseph C. De Maria, 237 Weadley Rd., King of Prussia, PA 19406, atty.

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

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

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

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

3rd Publication

BAINS, Parminder K., late of Willistown Township. Kalvinder Sengha, care of **PETER E. BORT**, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, Executrix. **PETER E. BORT**, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, atty.

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

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

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

DANNAKER, Mary M., late of Tredeyffrin Township. John M. Dannaker, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

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

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

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

GALLAGHER, Gray Barnes, late of Malvern. Andrea Pedisich Gallaga, 1734 W. Thorndale Avenue, Chicago, IL, Executrix. NICOLE LaBLETITA, Esquire, Law Offices of Randy Hope Steen, LTD, 600 Eagleview Boulevard Ste 300, Exton, PA 19341, atty.

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

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

GIGGER, Emery Veau, late of East Brandy-

wine Township. Marbet B. Gigger, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, Administratrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, atty.

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

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

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

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

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

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

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

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

PATRICK, Elizabeth Ann, a/k/a Ann Patrick, late

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

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

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

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

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

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

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

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

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

CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

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

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

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

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

WHITNEY, SR., Ronald A., a/k/a Ronald A. Whitney, Jr., late of East Fallowfield Township. Ronald A. Whitney, Jr., care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

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

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

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is **Tailwind Miracle** Articles of Incorporation were filed on Monday, April 25, 2022

The purpose or purposes for which it was organized are: to provide medical services to dogs without owners and assist low-income families in paying for veterinary invoices

Donald J Weiss Esq, Solicitor
6 Dickinson Dr, Ste 110
Chadds Ford, PA 19317

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation for a Domestic Nonprofit Corporation for **Musunuri Family Foundation** were filed with the Commonwealth of Pennsylvania. The address of the corporation's registered office is 482 Byers Road, Chester Springs PA 19425 in Chester County. This Corporation is incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

1st Publication of 1**NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that the following Chester County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated March 23, 2022, pursuant to Rule I(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 22, 2022 for Compliance Group 2.

Haeberle, Jennifer Lynn
Juste, Cassandre Lucie

Suzanne E. Price Attorney Registrar
The Disciplinary Board of the Supreme Court of
Pennsylvania

1st Publication of 1

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA

TRUIST BANK
3750 Brookside Parkway, Suite 150
Alpharetta, GA 30022-1434
Plaintiff

v.

ZACHERY A. PICKARD
119 Howard Road
West Chester, PA 19380

and

AMANDA L. BRANDT
119 Howard Road
West Chester, PA 19380

Defendants

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* Case No. 2021-07119-RC
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* Civil Action
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* Mortgage Foreclosure
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Truist Bank has filed a lawsuit seeking a judgment in mortgage foreclosure against Zachary A. Pickard and Amanda L. Brandt by filing a Complaint in Mortgage Foreclosure with the Court of Common Pleas of Chester County, Pennsylvania commencing case number 2021-07119-RC. Joshua D. Bradley and Rosenberg Martin Greenberg, LLP, are counsel to the Plaintiff Truist Bank and can be reached at (410)727 6600.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

**Lawyer Referral Service of the Chester
County Bar Association
Chester County Bar Center
15 West Gay Street
West Chester, Pennsylvania 19380
Telephone: (610) 429-1500**

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, May 19th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, June 20th, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 22-5-142

Writ of Execution No. 2017-01190

DEBT \$1,576.42

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

Tax Parcel No. 50-5-179

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Dawn P. Handy**

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

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

SALE NO. 22-5-145

Writ of Execution No. 2017-05997

DEBT \$8,015.80

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

Tax Parcel No. 67-3-429

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Ann Therese Dougherty**

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

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

SALE NO. 22-5-148

Writ of Execution No. 2017-09401

DEBT \$1,315.97

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

Tax Parcel No. 47-6-162

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **John F. Glah**

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

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

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

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

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

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

Tax Parcel No. 55-4-130.1

Tax Parcel No. 29-7-6.1

PLAINTIFF: Easttown Township
VS

PLAINTIFF: West Brandywine Township

DEFENDANT: **David C. Madeira**

VS

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

DEFENDANT: **David Vanhorn**

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

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

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

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

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

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

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

Tax Parcel No. 47-2-10

Tax Parcel No. 16-2-281

PLAINTIFF: East Fallowfield Township

PLAINTIFF: City of Coatesville

VS

VS

DEFENDANT: **Bruce Holloway**

DEFENDANT: **Sally H. Holmes**

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

SALE ADDRESS: 736 Merchant Street, Coatesville, PA 19320

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

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

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

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

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

BEING 2905 on the aforementioned plan.

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

Tax Parcel # 54-8-1034.0000

IMPROVEMENTS thereon: a residential property

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

VS

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

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

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

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

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

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

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

BEING Lot No, 22 as shown on said plan.

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

PROPERTY IS BEING SOLD SUBJECT TO FIRST MORTGAGE

Tax Parcel # 32-3-54.080

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TFC NATIONAL BANK

VS

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

SALE ADDRESS: 23 Highview Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **POWERS**

KIRN, LLC 215-942-2090

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

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

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

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

BEING LOT #2 ON SAID PLAN.

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

Tax Parcel # 54-01Q-0284

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Robert C. Hutchison**

SALE ADDRESS: 61 Devon Road, Paoli, PA 19031

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

SALE NO. 22-5-157

Writ of Execution No. 2019-05846

DEBT \$124,677.05

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

Parcel id No: 46-03-0016.

Tax Parcel # 46-3-16

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

VS

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

SALE ADDRESS: 201 Paxton Road, Cochranville, PA 19330

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

SALE NO. 22-5-158

Writ of Execution No. 2019-07685

DEBT \$601,660.09

Property situate in the TOWNSHIP OF CALN

Tax Parcel No. 39-04-0510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Raza Gilani & Shazia Hashmi**

SALE ADDRESS: 2820 Westerham Road, Downingtown, PA 19335

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

SALE NO. 22-5-159

Writ of Execution No. 2019-07363

DEBT \$461,121.61

Property situate in the WEST BRADFORD TOWNSHIP

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

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

VS

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

SALE ADDRESS: 1301 Crestmont Drive, Downingtown, PA 19335

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

SALE NO. 22-5-160

Writ of Execution No. 2015-05187

DEBT \$479,781.13

Property situate in NEW GARDEN TOWNSHIP

Tax Parcel No. 60-06-0091

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Kathleen Morgan**

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

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

SALE NO. 22-5-161

Writ of Execution No. 2019-10437

DEBT \$131,643.18

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

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

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

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

BEING Lot No. 5 on the aforesaid Plan.

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

Tax Parcel # 51-2-41

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Anthony Tran**

SALE ADDRESS: 1016 Boot Road, Downingtown, PA 19335

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

SALE NO. 22-5-162

Writ of Execution No. 2019-03815

DEBT \$13,814.02

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

BLR # 38-2-69

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Gerald F. Conway**

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

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

SALE NO. 22-5-163

Writ of Execution No. 2016-02580

DEBT \$202,050.12

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

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

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

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

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

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

Tax Parcel # 29-8-9

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

VS

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

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

SALE NO. 22-5-164

Writ of Execution No. 2019-04318

DEBT \$125,638.78

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

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

BEING Lot #52 on said plan.

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

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

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

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

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

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

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

Tax Parcel #11-10-56.5A

PLAINTIFF: Cross Country Mortgage, Inc.

VS

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

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

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

SALE NO. 22-5-165

Writ of Execution No. 2019-05158

DEBT \$315,710.79

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

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

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

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

BEING Lot #26.

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

Tax Parcel # 15-04-0697

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane,

Phoenixville, PA 19460

SALE NO. 22-5-168

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

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

SALE NO. 22-5-167

Writ of Execution No. 2019-04500

DEBT \$195,763.18

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

BEING Lot No.46.

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

UPI # 37-4-40.17C

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

VS

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

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

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

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

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

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

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

Tax Parcel #55-02H-0134

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

VS

DEFENDANT: **Karen J. Grozinski**

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

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

SALE NO. 22-5-169

Writ of Execution No. 2020-01918

DEBT \$267,887.52

Property situate in the BOROUGH OF PARKESBURG

Tax Parcel No. 08-07-0019.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

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

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

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

SALE NO. 22-5-170

Writ of Execution No. 2018-10282

DEBT \$185,315.67

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

BLR # 47-05-0041

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Jack Lebow**

SALE ADDRESS: 30 Lloyd Street, Coatesville, PA 19320

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

SALE NO. 16-11-799

Writ of Execution No. 2008-08440

DEBT \$3,778.43

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

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

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

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

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

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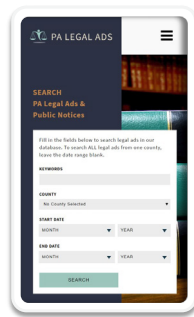
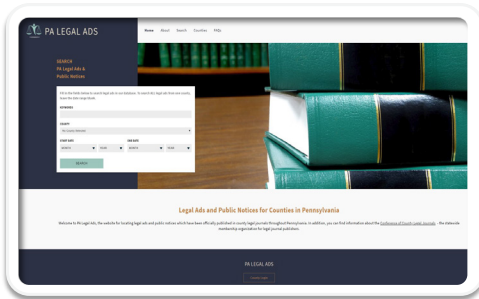
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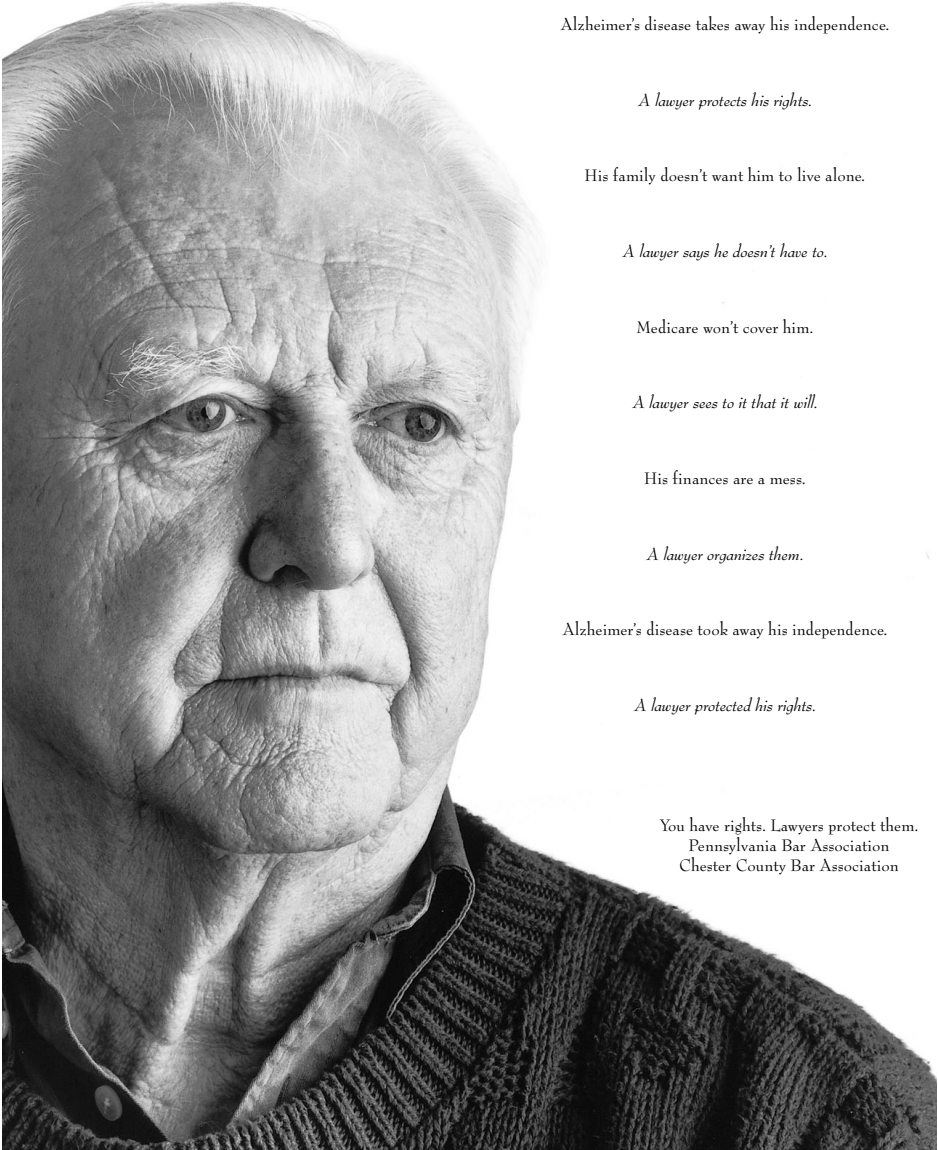
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