



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, DECEMBER 29, 2022

No. 52

TABLE OF CONTENTS

70 CHESTER COUNTY REPORTS

Fini vs. Park Place of E. Bradford Comm. Assoc.

Parking violations resulting in legal fees for homeowners' association . . . 339 (2022)

Classified Ads. 18

Meeting Space - *West Chester*

Associate Attorney

Estates/Trusts Attorney

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

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

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

POSTMASTER: Send address changes to

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

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

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

2022 CCBA Officers

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

Executive Director

Matt Holliday

2022 CCBA Directors

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

2022 YLD Division

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

[70 Ches. Co. Rep. **Fini vs. Park Place of E. Bradford Comm. Assoc.**

Fini vs. Park Place of E. Bradford Comm. Assoc.

Parking violations resulting in legal fees for homeowners' association

This action involves a dispute between Plaintiffs, as homeowners, and their prior Homeowners' Association over Plaintiffs parking on the street in front of their house rather than in their garage or driveway. The dispute eventually resulted in a resale certificate issued by the Board of the Association listing a lien of slightly over one thousand dollars for attorney's fees incurred regarding the parking situation. The Court found Plaintiffs were prohibited from parking on the street. The Court also found the Pennsylvania Uniform Planned Community Act and the Association's rules provide bases for awarding legal fees to the Association. The Court entered judgment (a) in favor of the Association on Plaintiffs' claims for declaratory judgment that the lien imposed was invalid and violation of the Pennsylvania Uniform Planned Community Act (PUPCA); (b) in favor of the Association in the amount of \$1,144.45 for legal fees incurred in enforcing the parking rules; and (c), as to attorney fees awardable under the PUPCA for the instant action, directed the Association to submit a Petition for attorney's fees and Plaintiffs to respond to that Petition.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2020-03741; Joseph Fini and Tina Fini, h/w vs. Park Place of East Bradford Community Association

Lindsay A. Dunn for Mr. & Mrs. Fini
Cathleen Rebar, Patrick Healey & Holly Seltzer for the Association
Binder, J., September 26, 2022:-

JOSEPH FINI and TINA FINI, h/w
Plaintiffs

vs.

PARK PLACE OF EAST BRADFORD
COMMUNITY ASSOCIATION
Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-03741-MJ

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 26th day of September, 2022, after a trial by the court sitting without a jury on March 24, 2022, this Court **ORDERS**:

1. Judgment is entered in favor of Defendant Park Place of East Bradford Community Association on Plaintiffs Joseph Fini and Tina Fini's claims for: Count I – Declaratory Judgment that the lien imposed was invalid; and Count II – Violation of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. § 5101, *et seq.*
2. Judgment is entered in favor of Defendant/Counterclaim Plaintiff Park Place of East Bradford Community Association against Plaintiffs Joseph Fini and Tina Fini in the amount of \$1,144.45.
3. Defendant/Counterclaim Plaintiff shall submit a Petition for attorney's fees pursuant to 68 Pa.C.S. § 5315(g) within thirty (30) days of the date of this Order.
4. Plaintiffs shall submit a response to the Petition for attorney's fees within twenty (20) days of its filing.

BY THE COURT:

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

MEMORANDUM

This action involves a dispute between Plaintiffs, as homeowners, and their prior homeowners' association, Park Place of East Bradford Community Association. Plaintiffs initiated their Complaint against Defendant in response to a lien that was placed on their former property and for Defendant's alleged violation of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. § 5101, *et seq.* Defendant asserted a counterclaim against Plaintiffs for fees incurred in response to upholding its community's rules against Plaintiffs. The crux of this case is whether Plaintiffs were allowed to park their vehicle(s) in the street, directly in front of their house.

FINDINGS OF FACT

1. Plaintiffs were the owners of 707 McCardle Drive, West Chester, PA 19380 (Property).
2. The Property is part of the community called Park Place of East Bradford (Community), which is a planned community established in 2004 pursuant to the Uniform Planned Community Act, 68 Pa.C.S. §5101, *et. seq.* (the "UPCA").
3. Defendant Park Place of East Bradford Community Association (Association) is a Pennsylvania non-profit entity organized pursuant to the UPCA.
4. The Association and property owners within the Community are governed by, inter alia, the Declaration recorded August 12, 2003 (Ex. P-4), Bylaws (Ex. P-5), and various rules and regulations (collectively, the "Rules") promulgated by the executive Board (Board).
5. Plaintiff Joseph Fini purchased the property pre-construction in 2004.
6. Plaintiff Tina Fini moved into the Property in approximately 2015.
7. Each plaintiff owned their own vehicles and testified that they regularly parked on the street in front of their home.
8. Plaintiffs were unaware of any enforcement of parking restrictions in the Community between 2004 and 2019.
9. Except for the general language in the Declaration, Bylaws, and Rules, no communication, warnings, or fines were given to or levied on Plaintiffs until 2019.
10. Section 6.1.4 of the Declaration provides that "Unit Owners shall park vehicles in the Unit's garage, in the driveway located immediately adjacent to their Unit, or in parking spaces which the Association may designate for each individual Unit. The parking spaces within the parking area adjacent to roadways not designated for use by a Unit are intended primarily for visitor parking and shall be used by Unit Owners on a temporary basis only." Exhibit P-4.

11. It is undisputed that no parking spaces were ever assigned to any Unit at Park Place, including Plaintiff's unit.
12. No spaces were allocated to Plaintiffs other than in their garage and/or driveway.
13. At the Board meeting in June of 2019, the Board noted that "Parking continues to be an issue. Adding more spaces is too costly and not budgeted. Board agrees in sending a letter to all in the community reminding them of bylaws and to be cognizant of their parking habits in our shared community." Exhibit P-2.
14. In connection with that, a letter was sent shortly thereafter to all members of the Community stating that the Board has "reached the point where we need to be more consistent in enforcing our parking rules and regulations. Beginning September 1, 2019, PENCO Management on behalf of the Community, will begin enforcing our parking rules with greater consistency than in the past." Exhibit D-4. Plaintiffs received that letter.
15. Edward Nathan, president of the Board during the relevant time period, testified that the Board had a concern regarding public safety due to vehicles parking and obstructing emergency vehicles. Exhibit P-9 (letter from Richard Hicks, zoning officer for East Bradford, to Patrick Healy, attorney for the association).
16. That letter noted that parking a vehicle overnight in the area of the development near 701 through 711 McCardle Drive would constitute a danger to public safety. *Id.*
17. The letter is undated but post-dates an inspection by Mr. Hicks on October 22, 2021 post-dating the dispute in question although reviewing the same areas and subject matter of concern to the Board.
18. Plaintiffs received another letter in August of 2019 noting that their car was parked in violation of the rules and regulations due to it being parked on the street in front of their home. Exhibit D-3.
19. Subsequent letters were sent on: October 24, 2019; November 13, 2019; January 28, 2020; February 26, 2020; and April 9, 2020. Exhibits, P-37, P-30, D-5, D-6, and P-15 respectively.
20. Plaintiffs confirmed receipt of the letters but continued to park their vehicles on the street in front of their home.
21. In November of 2019, Plaintiffs requested a meeting with the Board as well as notified the Board that Plaintiffs would like their attorney to attend. Exhibit D-7.
22. The Board had previously passed a resolution regarding enforcement procedures before a fine may be administered including a first offense letter of warning with a fifteen-day compliance/remediation period; a second offense letter by regular and certified mail with a seven-day compliance/remediation period, and a \$50 fine if the violation is not remedied after that cure period. Exhibit P-5.

23. In November of 2019, PENCO issued a “Notice of Fine” regarding the parking violation. Exhibit P-35.
24. The Board subsequently informed Plaintiffs through PENCO Management (PENCO) that a \$50 fine had been assessed in error. Exhibit P-18.
25. On January 9, 2020 Plaintiffs met with the Board at which time the board explained that it has been the understanding of the community that the “no parking sign” is for both sides of the street and that parking anywhere on the street violated the rules and regulations of the Community. Exhibit P-24 (meeting minutes).
26. Plaintiffs stated that they disagreed and that they would continue to park on the street.
27. The Board offered to waive all fines if the Plaintiffs would park in the marked parking areas, Exhibit P-24; however, no fines had been assessed at that time.
28. On January 28, 2020, the Board issued a notice of first offense to Plaintiffs. Exhibit D-5.
29. Thereafter, on February 10, 2020, Plaintiffs sent an email to PENCO stating, in part, “At this point, should we receive another warning/fine, all will be appealed and the attorneys can handle all in court. Which will also include [sic] civil charges for harassment, targeting and the stress it has put us under having to deal with such blatant Internal [sic] exaggerations and collaboration among board members to prevent us from parking In [sic] the same fashion as others In [sic] the development.” Exhibit D-8.
30. Edward Nathan, president of the Board during the relevant time-period, testified that the Board had concerns regarding the continued failure to abide by the rules and regulations as well as the threat of legal action.
31. Accordingly, the Board hired Attorney Holly Setzler to assist the Board.
32. On February 14, 2020, Attorney Setzler wrote to Plaintiffs reiterating the language of the governing documents and notifying them that any “violations observed from this day forward will be considered deliberate and subject to the fining and enforcement protocol.” Exhibit D-10.
33. Attorney Setzler only handled this discrete issue for the Board.
34. On February 26, 2020, the Board issued another notice of first offense to Plaintiffs. D-6.
35. On March 5, 2020, Plaintiffs appealed from the February 26, 2020 notice. Exhibit P-36.
36. The enforcement procedures provide that an appeal may be submitted in writing to the Board within ten (10) days of receipt of the notice of violation and that a hearing by the Board shall occur within thirty (30) days after the submission of the appeal. Exhibit P-5.
37. No hearing occurred with respect to the appeal.
38. On April 9, 2020, another notice of first offense was sent to Plaintiffs. Exhibit P-27.
39. No second offense notice was ever sent.

40. No fines were ever imposed (disregarding the erroneously entered and subsequently removed \$50 fine).
41. Other residents also received letters regarding parking regulations but Plaintiffs were the only residents who continued to park on the street after warning.
42. Some testimony established that Ann Shuniak (a board member since 2019) and her husband had parked on the street near their unit (# 782) but the parking was temporary and limited in time to an hour or two when cleaning their garage or performing similar activities.
43. Moreover, two spots exist near the Shuniak unit for guests of the association although not for use by the individual units. Exhibit D-9 (photo showing a no parking sign with an arrow pointing in one direction and space for two cars in the non-prohibited direction before the Shuniak's driveway begins).
44. The Shuniaks never received a notice or a fine related to their use of the spots.
45. Plaintiffs listed their unit for sale around April of 2020.
46. The Board ceased its efforts to obtain compliance and chose to attempt to recoup attorneys' fees spent in its efforts to enforce the Declaration and Rules and Regulations regarding parking.
47. On May 14, 2020, PENCO sent a letter to Plaintiffs advising them of the legal fees incurred and assessed to their account in the amounts of \$465.45, \$646.25, and \$68.75. Exhibit P-34.
48. The May letter references Section 8.16 of the Declaration as a basis for the legal fees.
49. Section 8.16 of the Declaration provides, in relevant part, "All expenses of the Executive Board in connection with any actions or proceedings, including court costs and attorney's fees and other fees and expenses . . . asserted by the Association in collecting Assessments, Special Assessments and Limited Common Assessments shall be added to and deemed a Limited Common Assessment and the Association shall have a lien for all of the same upon the defaulting unit." Exhibit P-34.
50. In connection with its letter, the Board issued a resale certificate pursuant to the Uniform Planned Community Act, 68 Pa.C.S. § 5101, et. seq. (UPCA).
51. Plaintiffs sent a letter in response on May 26, 2020 contesting the legal fees.
52. On May 28, 2020, the Board responded and cited Section 15.2 of the Declaration as well as Section 1, Paragraph D of the Rules. Exhibit P-16.
53. Section 15.2 of the Declaration provides that the "breach of any of the covenants contained in the Declaration or the Bylaws and the continuation of any such breach may be enjoined, abated or remedied by appropriate legal proceedings by any unit owner [or] by the association Any judgment rendered in any action or proceeding pursuant here too [sic] shall include . . . the cost of collection, including attorneys['] fees[,] court costs and penalty charges." Exhibit P-16 (citing the Declaration).
54. Section 1 Paragraph D of the Rules provides that "the full amount of any

- delinquent assessments, late fees, fines, repair charges, court costs, attorney fees, interest or any other charges incurred by a unit owner shall be added to and shall become part of the unit owners account.” *Id.* (citing the Rules).
55. Ultimately, a resale certificate was issued by the Board listing a lien of \$1,144.45 related to the legal fees incurred in connection with the parking dispute.
56. That amount is currently held in escrow.

CONCLUSIONS OF LAW

This case involves a seemingly simple question of whether parking by Plaintiffs is prohibited on the street near Plaintiff’s unit. That answer is, simply, yes. The method of enforcement, charging of attorneys’ fees, and other actions of the parties and the resulting allocation of money damages to any party is more involved due to the missteps of all parties involved.

Plaintiffs point to their historical use of the street for parking, the spots used were not separately designated as “no parking,” a board member allegedly parked on the street, and no spots were specifically designated to them. Plaintiffs ignore the plain language of Section 6.1.4. of the Declaration, which provides:

Unit Owners shall park vehicles in the Unit’s garage, in the driveway located immediately adjacent to their Unit, or in parking spaces which the Association may designate for each individual Unit. The parking spaces within the parking area adjacent to roadways not designated for use by a Unit are intended primarily for visitor parking and shall be used by Unit Owners on a temporary basis only.

Exhibit P-4.

Plaintiffs did not park in the garage or their driveway. Rather, Plaintiffs attempt to assert a right to street parking due to the lack of the Association designating spaces for each individual unit. There is no requirement that the Association do so; rather, by not designating parking spaces for individual units, the Unit Owners are limited to parking in the garage or driveway pursuant to the plain language of the Declaration to which Plaintiffs agreed to be bound upon purchasing their Unit.

It is of no import that the Board did not enforce this provision until 2019, much as it would have the right to currently designate spots for parking, amend the rules and regulations, or (following proper procedure) amend the declaration and by-laws. Additionally, the Board could choose to enforce the parking restrictions already in place despite the actions of prior boards. Here, the plain language of the designation reserves any street parking for visitor parking only (or Unit Owners on a temporary basis).

Plaintiffs also allege that the Shuniaks park on the street and that it would be inequitable to enforce the restrictions against them but not against the Shuniaks. This

court is unconvinced by the testimony of Plaintiffs that the Shuniaks park regularly on the street or that they do so in contravention of repeated warnings from the Board that the spots used are prohibited. Rather, the only testimony was that the Shuniaks use on a temporary basis the spots near their home that are specifically available for parking and not prohibited by sign or notice from the Board. The Declaration specifically allows spots primarily intended for visitors to be used temporarily by Unit Owners. Id.

Most importantly, the Board had a meeting in June of 2019 and agreed to send a notice to all homeowners within the community stating that parking continues to be an issue in the development. The Board approved sending a letter to all in the community reminding them of the bylaws and warning them to be aware of their parking habits in the shared community. Exhibit P-2 (Board meeting minutes). A letter was sent to all homeowners noting that the Board “reached the point where we need to be more consistent in enforcing our parking rules and regulations. Beginning September 1, 2019, PENCO Management on behalf of the Community, will begin enforcing our parking rules with greater consistency than in the past.” Exhibit D-4. Plaintiffs received that letter and were on notice that any laxity in enforcing the parking restrictions was coming to an end.

Plaintiffs received letters moving forward including in August of 2019 noting that their car was parked in violation of the rules and regulations due to it being parked on the street in front of their home. Exhibit D-3. Subsequent letters were sent on: October 24, 2019; November 13, 2019; January 28, 2020; February 26, 2020; and April 9, 2020. Exhibits, P-37, P-30, D-5, D-6, and P-15 respectively. Those letters included a letter from counsel for the Board. On February 14, 2020, Attorney Setzler wrote to Plaintiffs reiterating the language of the governing documents and notifying Plaintiffs that any “violations observed from this day forward will be considered deliberate and subject to the fining and enforcement protocol.” Exhibit D-10.

Plaintiffs ignored all such letters and remained steadfast in their belief that their interpretation of the Declaration, Rules, and historical precedent should prevail. Plaintiffs were incorrect.

The court’s inquiry does not end there as the question of fines, attorney fees, and costs of litigation now come into play. The Board improperly issued a \$50 fee and then waived that fee upon realizing the enforcement mechanisms for violations had not been followed. P-18. The Board issued multiple first notices of violation but failed to follow the plain language of its own enforcement mechanism. Namely, before a fine may be administered, a first offense letter of warning with a fifteen-day compliance/remediation period must be sent; a second offense letter by regular and certified mail with a seven-day compliance/remediation period must be sent, and then a \$50 fine may be imposed if the violation is not remedied after that cure period. Exhibit P-5. Increasing fines could be imposed for a third offense, fourth offense or beyond (\$100 fine, \$150 fine, and then doubling monthly). Id.

On January 9, 2020 Plaintiffs met with the Board at which time the board explained that it has been the understanding of the community that the “no parking sign” is for both sides of the street and that parking anywhere on the street violated the rules and regulations of the Community. Exhibit P-24 (meeting minutes). The Board

relayed to Plaintiffs that they could not continue parking in the street.

After receiving multiple first notices of violation, on February 10, 2020, Plaintiffs sent an email to PENCO stating, in part, “At this point, should we receive another warning/fine, all will be appealed and the attorneys can handle all in court. Which will also include [sic] civil charges for harassment, targeting and the stress it has put us under having to deal with such blatant Internal [sic] exaggerations and collaboration among board members to prevent us from parking in [sic] the same fashion as others in [sic] the development.” Exhibit D-8.

Edward Nathan, president of the Board during the relevant time period, testified that the Board had concerns regarding the continued failure to abide by the rules and regulations as well as the threat of legal action. Accordingly, the Board hired Attorney Holly Setzler to assist the Board. On February 14, 2020, Attorney Setzler wrote to Plaintiffs reiterating the language of the governing documents and notifying Plaintiffs that any “violations observed from this day forward will be considered deliberate and subject to the fining and enforcement protocol.” Exhibit D-10. Attorney Setzler only handled this discrete issue for the Board.

After receiving another first notice of violation on February 26, 2020 (Exhibit D-6), on March 5, 2020, Plaintiffs appealed from the February notice. Exhibit P-36. The enforcement procedures provide that an appeal may be submitted in writing to the Board within ten (10) days of receipt of the notice of violation and that a hearing by the Board shall occur within thirty (30) days after the submission of the appeal. Exhibit P-5. The Board did not hold an appeal hearing nor did it ever issue a second notice or impose a fine.

Given the plain language of the Declaration and Rules as well as being repeatedly told by letter, in person, and through an attorney, there is no doubt that Plaintiffs were improperly parking on the street. However, there can be no dispute that the Board did not take appropriate steps to fine Plaintiffs by issuing a second notice or having a hearing after receiving the notice of appeal of one of the many first notices sent.

Accordingly, a question remains if the Board can charge Plaintiff for the legal fees incurred when no fine was issued and no court action regarding parking enforcement was started. Depending on that outcome, does either side warrant attorneys’ fees for the present dispute?

Defendant points to various provisions of the UPCA as well as the Declaration and Rules for their ability to charge the legal fees incurred in consulting with an attorney about enforcing the parking restrictions. Specifically, Defendant points to Section 8.16 of the Declaration, which provides, *inter alia*:

All expenses of the Executive Board in connection with any actions or proceedings, including court costs and attorney’s fees and other fees and expenses . . . asserted by the Association in collecting Assessments, Special Assessments and Limited Common Assessments shall be added to and deemed a Limited Common Assessment and the Association shall have a lien for all of the same upon the defaulting unit.

Exhibit P-4.

The UPCA provides that:

Unless the declaration otherwise provides, fees, charges, late charges, fines and interest charged under section 5302(a)(10), (11) and (12) (relating to power of unit owners' association) and reasonable costs and expenses of the association, including legal fees, incurred in connection with collection of any sums due to the association by the unit owner or enforcement of the provisions of the declaration, bylaws, rules or regulations against the unit owner are enforceable as assessments under this section.

68 Pa.C.S. § 5315(a). However, 68 Pa.C.S. § 5302(a)(10) and (12) are clearly inapplicable (relating to fees for the use of common elements and the preparation of resale certificates or capital improvement fees). 68 Pa.C.S. § 5302(a)(11)(i) provides that the Association may:

Impose charges for late payment of assessments and, after notice and an opportunity to be heard:

(i) Levy reasonable fines for violations of the declaration, bylaws and rules and regulations of the association.

As discussed above, no fines were levied or could have been levied for the parking violation due to the failure of the Board to follow its enforcement procedures.

We are thus left with the second part of §5315(a) – namely the ability to enforce assessments for “reasonable costs and expenses of the association, **including legal fees, incurred in connection with . . . enforcement of the provisions of the declaration, bylaws, rules or regulations against the unit owner** are enforceable as assessments under this section.” 68 Pa.C.S. § 5315(a) (emphasis added). Here, the legal fees charged are alleged to be in connection with the enforcement of the parking regulations and necessarily incurred.

Moreover, the Association’s Rules in Section V, G.2 provide that:

Unit Owners . . . found to be in violation of the Rules and Regulations concerning parking and vehicles will be responsible for all expenses, including, but not limited to: (1) all costs for towing, and (2) attorney’s fees incurred by the Homeowner’s Association in seeking enforcement of the Rules and Regulations.

The Board engaged an attorney for the specific question and problem of parking by Plaintiffs. Moreover, the hiring of an attorney was in response to Plaintiffs’ written threat of litigation and further rejection of the Board’s interpretation of the parking regulations. Without such threat, a question may remain as to the necessity to engage

[70 Ches. Co. Rep. **Fini vs. Park Place of E. Bradford Comm. Assoc.**

an attorney when the Association has a mechanism through its enforcement procedures to fine. However, given the repeated violations, the questioning of the Board's interpretations of its own Declaration, Bylaws, and Rules, and the threat of suit, it is eminently reasonable for the Board to hire an attorney to help with its enforcement. As such, the legal fees in the amount of \$1,144.45 are reasonable and due and owing to the Association.

One last issue remains, namely the legal fees incurred in the instant matter. 68 Pa.C.S. § 5315(g) provides that "Costs and attorney fees.—A judgment or decree in any action or suit brought under this section shall include costs and reasonable attorney fees for the prevailing party." Here, Defendant has prevailed in its counterclaim. A separate petition and response for attorney's fees in connection with the underlying litigation shall be submitted by the parties in accordance with the attached Order.

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2
Corporation Notice 3
Estate Notices **1st Publication** 3
Estate Notices **2nd Publication** 5
Estate Notices **3rd Publication** 6
Nonprofit Corporation Notice 8
Dissolution Notice (**1st Publication of 2**) 8
Dissolution Notice (**1st Publication of 2**) 8
Sheriff Sale of Real Estate (**1st Publication of 3**) 9

NOTICES

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

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

LAW NO. 2022-09184-NC

NOTICE IS HEREBY GIVEN that the name change petition of Marylea Martha Madiman was filed in the above-named court and will be heard on Monday, February 13, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, November 18, 2022

Name to be changed from: Marylea Martha Madiman to: Marylea Martha Quintana
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Tara K. Burns, Esq., Attorney for the Petitioner
Obermayer Rebmann Maxwell & Hippel LLP
1500 Market Street Suite 3400
Philadelphia, PA 19102-2101

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

LAW NO. 2022-09826-NC

NOTICE IS HEREBY GIVEN that the name change petition of Meredyth Davies Patterson was filed in the above-named court and will be heard on Monday, April 24, 2023 at 2:00 PM in Courtroom 3 at the Chester County Justice Center, 201 West Market

Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, December 12, 2022
Name to be changed from: Meredyth Davies Patterson to: Meredyth Patterson Barnard
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
Denise S. Kraft, Esq.
Barnard, Mezzanotte, Pinnie, Seelaus & Kraft, LLP
218 West Front Street, P.O. Box 289, Media, PA 19063-0289

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

LAW NO. 2022-10080-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mark Francis Tiberi Jr. was filed in the above-named court and will be heard on Monday, March 20, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, December 19, 2022

Name to be changed from: Mark Francis Tiberi Jr. to: Mark Francis McCollum
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. 2022-07410-NC

NOTICE IS HEREBY GIVEN that the name change petition of George Wilson on behalf of minor child Javon Jones was filed in the above-named court and will be heard on Monday, December 19, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, September 23, 2022
Name to be changed from: Javon Jones to: Javon Wilson
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. 2022-07411-NC**

NOTICE IS HEREBY GIVEN that the name change petition of George Wilson on behalf of minor child Justin Jones was filed in the above-named court and will be heard on Monday, December 19, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, September 23, 2022
Name to be changed from: Justin Jones to: Justin Wilson
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. 2022-09863-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Daniel C. Indro & Malika Richards on behalf of minor child Niall Richards-Indro was filed in the above-named court and will be heard on Monday, February 6, 2023 at 2:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, December 13, 2022
Name to be changed from: Niall Richards-Indro to: Niall Indro Richards
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. 2022-09864-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Daniel C. Indro & Malika Richards on behalf of minor child Ian Alexander Richards-Indro was filed in the above-named court and will be heard on Monday, February 6, 2023 at 2:00 PM, in Court-

room 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, December 13, 2022
Name to be changed from: Ian Alexander Richards-Indro to: Ian Alexander Indro Richards
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 Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, November 18, 2022 for 76BMC Holdings Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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

BRADLEY, Mark Steven, late of West Fallowfield Township. Lee Bradley, 3 Fairfax Vlg, Media, PA 19063, Executor.

CROSSAN, Marilyn M., late of New Garden Township. Janet L. Gift, care of DENISE A. KUESTNER, Esquire, 1818 Market St., Ste. 2430, Philadelphia, PA 19103, Executrix. DENISE A. KUESTNER, Esquire, Langsam Stevens Silver & Hollaender, LLP, 1818 Market St., Ste. 2430, Philadelphia, PA 19103, atty.

DILLINGER, Terry Seigfried, a/k/a Terry S. Dillinger, late of Schuylkill Township. Rachel Dillinger, 204 Nottingham Dr., Spring City, PA 19475, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

DUNCAN, Stephen W., late of Tredeyffrin Township. Bonnie L. Mackey, care of LAURA M. TOBEY, Esquire, 229 W. Wayne Ave., Wayne, PA 19087, Executrix. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087, atty.

GREER, Virginia L., late of Warwick Township. Kathleen A. Greaves, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

HAINES, Thomas J., late of Valley Township. Beverly D. Haines, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HAINES, Linda A., late of West Goshen Township. Donna M. Murray, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

HARRINGTON, Elizabeth J., a/k/a Elizabeth J. Harrington, late of Sadsbury Township. Danna Sklar, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HAUSE, Florence M., late of Willistown Township. Edward Russell, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HOMAN, Joseph Wallace, late of Willistown Township. Barbara Ellen Homan Ludwig, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

KADYK, Folkert H., late of Honey Brook Township. Winona K. Smith & Charles C. Kadyk, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

KISTLER, Dorothy Lois, a/k/a Lois Kistler, late of Tredeffrin Township. Bonnie MacDougal Kistler, 750 N. Tamiami Trail, Unit 201, Sarasota, FL 34236, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

KORMANN, Pauline M., late of East Goshen Township. Joseph Kormann, 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.

LAMBERT, SR., William A., late of Valley Township. Rae L. Ferguson, 88 Landover Drive, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

MOORE, Mary Alice, late of Downingtown. Christopher W. Moore, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Executor. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

PLYLER, Dorothy, late of Kennett Square. Cynthia Plyler Tallamy, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

SCARTOZZI, Marie C., late of Easttown Township. Stephen P. Scartozzi, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executor. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

SMETHURST, Mary Ann, late of West Whiteland Township. Michael G. Smethurst, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

STEVENS, SR., Barry Dwight, late of Oxford. Deborah Murphy, care of L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, Executrix. L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, atty.

STOCKMAN, William S., late of Kennett Square Borough. Kenneth W. Stockman, 593 County Rd., Lincoln, VT 05443, Executor. BRANDON S. O'CONNOR, Esquire, Tucker Arensberg, P.C., 300 Corporate Center Dr., Ste. 200, Camp Hill, PA 17011, atty.

TESTA, Maryann R., late of West Goshen Township. Carla T. Dinmore, care of CHARLES E. McKEE, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Administratrix. CHARLES E. McKEE, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

TINDER, Jane S., a/k/a Sarah Jane Tinder, late of Borough of Kennett Square. Claudia M. Hidell, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

VENEZIA, Mary Louisa, late of Uwchlan Township. John Venezia, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

WALSH, Tanya Marie, late of East Nottingham Township. ELAINE S. REIFSTECK, care of MARY ANN PLANKINTON, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 1807, Administratrix. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, P.C., 3711 Kennett Pike, Ste. 100, Wilmington, DE 1807, atty.

WILSON, John W., late of Uwchlan Township. Cathy A. Wilson, care of WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, Administrator. WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, atty.

WORTH, Mildred C., a/k/a Mildred Clarkon Worth, Lark Worth, late of Kennett Township. Robert L. Bergman, Jr., care of TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media, PA 19063, Executor. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media, PA 19063, atty.

2nd Publication

BUTLER, Thomas R., late of West Chester. Karen Vilcheck, care of ROSANA CHIPLE, Esquire, 31 South High St., West Chester, PA 19382, Administratrix. ROSANA CHIPLE, Esquire, Peak Legal Group, 31 South High St., West Chester, PA 19382, atty.

CANTAGALLO, JR., Paul, late of Caln Township. Thomas R. Ricci, care of R. LEONARD DAVIS, III, Esquire, Bailiwick Office Campus, 252 West Swamp Road, Ste. 15, P.O. Box 1306, Doylestown, PA 18901, Executor. R. LEONARD DAVIS, III, Esquire, Drake, Hileman & Davis, P.C., Bailiwick Office Campus, 252 West Swamp Road, Ste. 15, P.O.

Box 1306, Doylestown, PA 18901, atty.

COBB, David W., late of West Whiteland Township. Bruce R. Cobb, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administrator. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

DAMBRINK, Lauralee F., a/k/a Lauralee F. Jackson, late of East Coventry Township. Miriam R. Schlotterer, 148 Nelmore Boulevard, Gilbertsville, PA 19525, Administratrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

DesJARDINS, Barbara R., late of Kennett. Kunya DesJardins, care of JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 South High St., West Chester, PA 19382, atty.

DIBARTOLOMEO, JR., Louis F., a/k/a Louis Flavian DiBartolomeo, late of London Britain Township. Jody Rampolla, 560 Cocalico Road, Denver, PA 17517, Executrix. EDWARD J. COYLE, Esquire, Buzzon Davis Law Offices, 525 South 8th Street, Lebanon, PA 17042, atty.

FLACCO, Carmel, late of Uwchlan Township. Brian D. Flacco, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste 1, Downingtown, PA 19464, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste 1, Downingtown, PA 19464, atty.

HARKIN, Geraldine Marjorie, a/k/a Geraldine M. Harkin Tuckett, late of Willistown Township. Julia Ann Wilkinson, 124 North St., Phoenixville, PA 19460, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

HICKEY, JR., Michael J., late of Thornbury Township. Daniel E Hickey, 527 Andover Rd., Wilmington, DE 19803, Administrator C.T.A. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

HUNT, Ryan James, late of Westtown Township. Paul S. Hunt & Jennifer Hunt, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, Administrators. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, atty.

JONES, Willie Thadas, late of East Pikeland Township. Laoussa McNemar, 1930 Marlboro Road,

Kennett Square, PA 19348, Executrix. ROBERT L. MILLER, JR., Esquire, PO Box 228, Unionville, PA 19375, atty.

KUNKLE, Robert G., late of Malvern. Rosemary E. Kunkle, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

LITKE, Michael G., late of West Vincent. Laura Meixner, care of JENNIFER H. WALKER, Esquire, 31 S. High St., West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High St., West Chester, PA 19382, atty.

MAHOLLAND, Marilyn A., late of Downingtown Borough. Roslyn Sue Maholland, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

MYERS, Robert A., late of East Whiteland Township. Deborah W. Myers, 13 Knollbrook Circle, Malvern, PA 19355, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

NAGGAR, Ali K., late of Westtown Township. Tahany Naggar, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PRICE, Elizabeth E., a/k/a Elizabeth Emory Price, late of West Brandywine. Rebecca J. Stubbs, 11 Patricia Driver, Downingtown, PA 19335, Executrix. STEPHEN J. ROSS, Esquire, Ross, Quinn & Ploppert, P.C., 192 S Hanover Street, Suite 101, Pottstown, PA 19464, atty.

RIEHL, Joseph J., a/k/a Joseph James Riehl, Sr., late of Willistown Township. Joanne M. Riehl, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste 100, Hockessin, DE 19707, Executrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste 100, Hockessin, DE 19707, atty.

SAVAGE, Peter J., a/k/a Peter Joseph Savage, Jr. & Peter Joseph Savage, late of East Whiteland Township. Rebecca Waddell, care of JILL R. FOWLER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428-2983, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428-2983, atty.

SCHENFELT, Carolyn J., late of Pocopson

Township. Kenneth E. Schenfelt, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste 250, West Chester, PA 19382-4806, atty.

SCOTT, Phyllis Gilman, late of Easttown Township. Willard Scott, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

SMITH, Edward P., late of Caln Township. Margaret Reif, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, atty.

WEIR, Eithne Mary, a/k/a Eithne M. Weir, late of West Whiteland Township. James M. Tyler, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107, Executor. JAMES M. TYLER, Esquire, Schubert Gallagher Tyler & Mulcahey, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107, atty.

WHITAKER, Sarah M., late of Coatesville. Anthony Whitaker, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

3rd Publication

ALBED, Shirley A., a/k/a Shirley C. Albed, late of Tredyffrin Township. Raymond J. Albed, Jr. and Michelle Albed, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

AUERBACH, Lisa Marie, late of Franklin Township. John Auerbach, 689 Guernsey Rd., Landenberg, PA 19350, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

BOYD, Wesley David, late of Phoenixville. Bridget Monaghan Wible, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, Administrator. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, atty.

DeBIASSE, Robert, late of West Chester. Jean DeBiasse, care of KEVIN J RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

DECKMAN, Lorna D., late of Kennett Square Borough. David L. Myers, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DERKAS, Helen, late of East Nantmeal. Helen Derkas, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

DUNN, Virginia Carol, late of London Grove Township. Brenda Rosazza, 124 Gap Newport Rd., Avondale, PA 19311, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

FISCHER, Elaine, late of West Pikeland Township. Joseph Fischer, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, Executor. MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, atty.

FITZGERALD, Kathryn Mary, late of West Chester Borough. Eileen K. DeHope, 1520 Meadowbrook Lane, West Chester, PA 19380, Executrix. MATTHEW M MAERTZIG, Esquire, Matthew M Maertzig, PC, 375 Horsham Road, Suite 100, Horsham, PA 19044, atty.

FLYNN, Patricia Ann, late of West Chester. Thomas Flynn, 707 Yarmouth Dr., West Chester, PA 19380, Executor.

GRILL, Rona, late of Uwchlan Township. Stefanie Grill, care of GARY SCHAFKOPF, Esquire, 11 Bala Avenue, Bala Cynwyd, PA 19004, Administrator. GARY SCHAFKOPF, Esquire, Schafkopf Law, 11 Bala Avenue, Bala Cynwyd, PA 19004, atty.

GRUMBACH, Doris, late of Pennsbury Township. Donald B. Lynn, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HELMUTH, Caroline S., late of Westtown Township. Garrett K. Helmuth, care of W. PETER BARNES, Esquire, 218 West Miner Street, West

Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

MANGIOVILLANO, Jeannette M., late of Valley Township. Philip Paul Mangio villano, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

MANZARI, Richard C., a/k/a Chris Manzari, late of Caln Township. Richard Manzari and Deirdre Manzari, care of KATHLEEN A. MALOLES, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Administrators. KATHLEEN A. MALOLES, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

MAYRO, Ronald, late of Tredyffrin Township. Urszula Mayro and Mayur Mehta, 387 Hilltop Rd., Paoli, PA 19301, Executors. JOSEPH P. MCGOWAN, Esquire, Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966, atty.

McCABE, Mary Lou, late of Penn Township. Schuyler Mohr McCabe, 450 Dolly Dr., Lancaster, PA 17601, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

McCOMSEY, Robert Earl, a/k/a Robert E. McComsey, late of Kennett Square Borough. David M. McComsey, 26 Blue Jay Dr., Elkton, MD 21921, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

MCKEE, Lewis F., late of Coatesville. Deborah J. Mckee, care of MICHELLE C. BERK, Esquire, 1300 Virginia Drive, Suite 325A, Ft. Washington, PA 19034, Administrator. MICHELLE C. BERK, Esquire, Law Offices of Michelle C. Berk, P.C., 1300 Virginia Drive, Suite 325A, Ft. Washington, PA 19034, atty.

McNAMARA, George E., late of West Bradford Township. Nancy D. McNamara, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

MONJAR, Melissa Mary, late of Easttown Township. Robert Sprouls, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire &

Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

PRINS, Leonard D., late of West Vincent Township. Henri E. Prins, care of DAVID T. SCOTT, Esquire, Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, Executor. DAVID T. SCOTT, Esquire, Delaney & Scott, P.C., Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, atty.

QUEPPET, Kenneth M., late of New London Township. Caitlin E. Beiler, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RICH, JR., Brian R., late of Easttown Township. Brian R. Rich, Sr., 5225 Weyhill Farm Rd., Bethlehem, PA 18015 & Martha Rich, 1222 Mountain Rd., Kempton, PA 19529, Administrators. GRETCHEN STERNS, Esquire, Law Office of Gretchen Coles Sterns, LLC, PO Box 345, Pottsville, PA 17901, atty.

RISBON, Thelma M., a/k/a Thelma Mae Risbon, late of Uwchlan Township. Carol L. Puccella, 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.

RUSSELL, Donald D., a/k/a Donald D. Russell, Jr., late of New London Township. James J. Russell, Sr., 145 Garden Station Rd., Avondale, PA 19311, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

THOMAS, Dorothy A., late of East Goshen Township. Kendall R. Ruffatto, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

WATSON, JR., Brian A., late of Phoenixville Borough. Brian A. Watson, Sr., 316 High St., Phoenixville, PA 19460, Administrator. TIMOTHY G. DALY, Esquire, Daly & Clemente, P.C., 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, 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 Hamilton at Eagleview Condominium Association.

Articles of Incorporation were filed on Monday, November 21, 2022

1st Publication of 2

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Lebanon Imaging Associates, P.C., a Pennsylvania corporation, with a registered address at 992 Old Eagle School Road, Suite 911, Wayne, PA 19087, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Sansweet, Dearden and Burke, Ltd. Solicitors

1st Publication of 2

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Montgomery Radiology Associates, P.C., a Pennsylvania corporation, with a registered address at 992 Old Eagle School Road, Suite 911, Wayne, PA 19087, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Sansweet, Dearden and Burke, Ltd. Solicitors

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, January 19th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Tuesday, February 21st, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

FREDDA L. MADDOX, SHERIFF

1st Publication of 3

SALE NO. 23-1-3

Writ of Execution No. 2018-08833

DEBT \$1,198.93

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 38-5C-88.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Dale Welsh**

SALE ADDRESS: 925 Madison Street, Valley Township, PA 19320

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

SALE NO. 23-1-8

Writ of Execution No. 2020-07641

DEBT \$3,607.10

ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 16-6-108.1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Ernest Douglas**

SALE ADDRESS: 651 Lumber Street, Coatesville, PA 19320

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

SALE NO. 23-1-11

Writ of Execution No. 2019-01785

DEBT \$72,925.41

PROPERTY SITUATE IN THE TOWNSHIP OF VALLEY TAX PARCEL NO. 38-5C-86.7

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **Susan F. Boyd-Noel a/k/a Susan Bradley**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

SALE NO. 23-1-12

Writ of Execution No. 2020-02007

DEBT \$232,015.54

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL NO. 54-3-326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK
VS

DEFENDANT: **LINDA B PATTON AKA LINDA BALL PATTON and DANIEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 23-1-13

Writ of Execution No. 2015-07056

DEBT \$332,403.08

Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 60-2-93.8

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **RICHARD WANNEMACHER, JR. A/K/A RICHARD WANEMACHER and NANI WANNEMACHER A/K/A NANI SHIN-WANNEMACHER**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348

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

SALE NO. 23-1-14

Writ of Execution No. 2022-02197

DEBT \$252,047.58

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

BLR # 27-5B-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **MICHAEL J. FINEGAN and COURTNEY JOHNS**

SALE ADDRESS: 1016 Livingston Avenue, Phoenixville, PA 19460

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

SALE NO. 23-1-15

Writ of Execution No. 2019-11263

DEBT \$94,263.74

Property situate in the BOROUGH OF HONEY BROOK, CHESTER County, Pennsylvania, being

BLR # 12-02-0073

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **DAVID W. PURCELL A/K/A DAVID PURCELL**

SALE ADDRESS: 2519 Conestoga Avenue, Honey Brook, PA 19344

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

SALE ADDRESS: 39 Lahawa Drive, West Brandywine Township n/k/a Downingtown, PA 19335

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

SALE NO. 23-1-16
Writ of Execution No. 2016-02606
DEBT \$409,552.43

SALE NO. 23-1-17
Writ of Execution No. 2022-01664
DEBT \$230,475.34

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Sutton Woods made by Bursich Associates, Inc., dated 6/20/2001 revised 8/22/2001 recorded in Chester County as Plan No. 15913, as follows, to wit:

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

BEGINNING at a point in the East side of Lahawa Drive a corner of Lot No. 27 as shown on said plan; thence from said point of beginning along Lahawa Drive, North 4°47'27" East, 150 feet to a point a corner of Lot No. 25; thence along Lot No. 25, South 85°12'33" East, 295 feet to a point in line of Open Space, thence along Open Space, South 4°47'27" West, 150 feet to a point a corner of Lot No. 27; thence along Lot No. 27, North 85°12'38" West, 295 feet to the first mentioned point and place of BEGINNING.

All that certain lot or piece of ground situate in East Fallowfield Township, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEING Lot No. 26 on said Plan.

Beginning at a point in the North right of way line of the Strasburg Road, the Southwest corner of property of Roy W. Rubincan and wife; thence along the North right of way line of said Road, South seventy-eight degrees thirty minutes West one hundred and eighty feet to a point, thence leaving the Strasburg Road, North eleven degrees thirty minutes West two hundred forty and eight tenths feet, more or less, to a point; thence along a line, North seventy-eight degrees thirty minutes East one hundred eighty feet to the Northwest corner of the said property of the Grantors herein; thence along the same, South eleven degrees thirty minutes East two hundred forty and eight tenths feet to the place of beginning.

BEING THE SAME PREMISES which Charles S. Schell, by Deed dated 7/21/2010 and recorded 7/26/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7958, Page 1963, granted and conveyed unto Stephen M. Ignatin and Kristine E. Strecker.

Tax Parcel No.: 29-5-25.2

Bounded on the South by the Strasburg Road, on the West and North by other land of the said Horace G. Brown, and on the East by land of the said Roy. W. Rubincan and wife.

IMPROVEMENTS thereon: a residential property

PLAINTIFF: **CITIZENS BANK, N.A. F/K/A CITIZENS, N.A.**

VS

DEFENDANT: **Stephen M. Ignatin & Kristine E. Strecker**

BEING THE SAME PROPERTY CONVEYED TO JOY E. WINDLE AND

ROSS W. WIGGINS, HER HUSBAND WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JOSEPH A. MASCHERINO AND JOAN A. MASCHERINO, NO MARITAL STATUS SHOWN, DATED AUGUST 8, 1991, RECORDED AUGUST 13, 1991, AT BOOK 2544, PAGE 120, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

ROSS W. WIGGINS DECEASED, AND THROUGH THE TENANCY BY ENTIRETY ON THE ABOVE DEED ALL OF THIS INTEREST PASSED TO JOY E. WINDLE.

Tax Parcel No.: 4705 00300000

PLAINTIFF: MidFirst Bank

VS

DEFENDANT: **Lucinda Ann Stonesifer, as Administratrix of the Estate of Joy E. Windle**

SALE ADDRESS: 2255 Strasburg Road AKA 2255 Strasburg Road, East Fallowfield, PA 19320, Coatesville, PA 19320

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

SALE NO. 23-1-18

Writ of Execution No. 2019-11852

DEBT \$240,533.26

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 30 NORTH HAWTHORNE DRIVE, COATESVILLE, PENNSYLVANIA 19320.

TAX PARCEL NO. 29-7-155.21

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Charlene Hudson, George Hickman and Walter Hudson**

SALE ADDRESS: 30 North Hawthorne Drive, Coatesville, PA 19320

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

SALE NO. 23-1-19

Writ of Execution No. 2021-06386

DEBT \$90,682.41

ALL THAT CERTAIN tract of land situated in the Township of West Sadsbury, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a corner in the Limestone Road, a corner of land now or late of Earl Crawford; thence leaving said road by said land, South eighty-eight degrees and fifty-six minutes West; one hundred and twenty feet to an iron pin a corner of said land, being on the east side of a twenty foot wide alley; thence along the east side of said alley, North one degree four minute West, thirty-six feet to an iron pin; thence along the south side of another alley, twenty feet in width, North eighty-eight degrees and fifty-six minutes East, one hundred and twenty feet to a corner in the Limestone Road; thence along in said road, South one degree and four minutes East; thirty-six feet to the place of beginning.

CONTAINING fifteen and seven-tenths perches of land, be the same more or less, by a survey of January 8, 1957, by Jerre P. Trout (registered Engineer)

PREMISES BEING KNOWN AS: 642 NORTH LIMESTONE ROAD, PARKESBURG, PENNSYLVANIA 19365

BEING Uniform Parcel Identifier No. 36-5-78.

TITLE TO SAID PREMISES IS VESTED IN ELWOOD RONALD GRAY and MARCELLA GRAY A/K/A MARCELLA C. GRAY BY A DEED DATED June 1, 1961 AND RECORDED JUNE 2, 1961 IN DEED BOOK C33, Page 201.

ALL THAT CERTAIN TRACT OF LAND SITUATED IN WEST SADBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A NEW SURVEY MADE BY J.W. HARRY, C.E., OCTOBER 20, 1945, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE MIDDLE OF THE LIMESTONE ROAD, A CORNER OF REMAINING LAND OF THE GRANTOR HEREIN AND DISTANT 282.96 FEET SOUTHWARDLY FROM A STAKE AT THE SOUTHWEST CORNER OF LAND OF H. DONOVAN QUEEN, MEASURING ALONG THE MIDDLE OF THE LIMESTONE ROAD; THENCE ALONG THE MIDDLE OF THE LIMESTONE ROAD SOUTH ONE DEGREE FOUR MINUTES EAST, ONE HUNDRED FEET TO A SPIKE ANOTHER CORNER OF REMAINING LAND OF THE GRANTOR HEREIN; THENCE LEAVING SAID ROAD AND ALONG SAID LAND PASSING OVER A STAKE ON LINE SIXTEEN AND SEVENTY-FIVE HUNDREDTHS FEET FROM THE LAST MENTIONED POINT SOUTH EIGHTY-EIGHT DEGREES FIFTY-SIX MINUTES WEST, ONE HUNDRED TWENTY FEET TO A STAKE ANOTHER CORNER OF REMAINING LAND OF THE GRANTOR; THENCE STILL ALONG THE SAME NORTH ONE DEGREE FOUR MINUTES WEST, ONE HUNDRED FEET TO A STAKE; THENCE STILL ALONG THE SAME PASSING OVER A STAKE ON LINE TWELVE AND EIGHTY-SEVEN HUNDREDTHS FEET FROM THE NEXT MENTIONED POINT NORTH EIGHTY-EIGHT DEGREES, FIFTY-SIX MINUTES EAST, ONE HUNDRED TWENTY FEET TO THE PLACE OF BEGINNING.

CONTAINING TWELVE THOUSAND SQUARE FEET OF LAND MORE OR LESS.

PREMISES BEING KNOWN AS: 614 NORTH LIMESTONE ROAD, PARKESBURG, PENNSYLVANIA 19365

Being Uniform Parcel Identifier No. 36-5-79

TITLE TO SAID PREMISES IS VESTED IN MARCELLA GRAY A/K/A MARCELLA C. GRAY AND ELWOOD RONALD GRAY BY DEED DATED OCTOBER 17, 1960 AND RECORDED ON MAY 31, 1961 IN DEED BOOK C33, PAGE 47.

ALL THAT CERTAIN tract of land situated in the Township of West Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., October 20, 1945, as follows:

BEGINNING at a spike in the middle of Limestone Road, a corner of remaining land of the grantor herein and distant 282.96 feet southwardly from a stake at the south west corner of land of H. Donovan Queen, measuring along the middle of the Limestone Road; thence along the middle of the Limestone Road south one degree four minutes east, one hundred feet to a spike another corner of remaining land of the grantor herein; thence leaving said road and along said land passing over a stake on line sixteen and seventy-five hundredths feet from the last mentioned point south eighty-eight degrees fifty-six minutes west, one hundred twenty feet to a stake another corner of remaining land of the grantor; thence still along the same north one degree four minutes west, one hundred feet to a stake; thence still along the same passing over a stake on line twelve and eighty-seven hundredths feet from the next mentioned point north eighty-eight degrees, fifty-six minutes east, one hundred twenty feet to the place of beginning.

CONTAINING twelve thousand square feet of land more or less.

PREMISES KNOWN AS 606 NORTH LIMESTONE ROAD, PARKESBURG, PENNSYLVANIA 19365

TITLE TO SAID PREMISES IS VESTED IN MARCELLA GRAY A/K/A MARCELLA C. GRAY BY DEED FROM MARCELLA C. GRAY DATED OCTOBER 6, 2004 AND RECORDED OCTOBER 20, 2004 IN DEED BOOK 6312, PAGE 2266.

BEING Uniform Parcel Identifier No. 36-5-80

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LoanCare, LLC

VS

DEFENDANT: **Marcella Gray A/K/A Marcella C. Gray**

SALE ADDRESS: 614 North Limestone Road, Parkesburg, PA 19365

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

SALE NO. 23-1-20

Writ of Execution No. 2022-04061

DEBT \$69,263.83

Property situated in Valley Township Tax Parcel No. 38-6A-12

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **Marlon Long**

SALE ADDRESS: 64 Gap Road, Coatesville, PA 19320

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

SALE NO. 23-1-21

Writ of Execution No. 2022-02046

DEBT \$15,393.78

ALL THAT CERTAIN Unit in the Property, known, named and identified as Goshen Commons Condominium located in West Goshen Township, Chester County, Pennsylvania, which has previously been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3103, et seq., by the recording of a Declaration of Condominiums, dated 4/28/1989 and recorded 7/24/1989 in Record Book 1627 page 023, and a First Amendment thereto dated 7/24/1989 and recorded 7/24/1989 in Record Book 1659 page 426, a Second Amendment thereto dated 9/29/1989 and recorded 10/18/1989 in Record Book 1738 page 144, a Third Amendment thereto dated 11/17/1989 and recorded 11/22/1989 in Record Book 1784 page 108, a Fourth Amendment thereto dated 11/30/1990 and recorded 12/20/1990 in Record Book 2258 page 324, a Fifth Amendment thereto dated 11/9/1990 and recorded 12/27/1990 in Record Book 2258 page 336, a Sixth Amendment thereto dated 11/27/1995 and recorded 12/7/1995 in Record Book 3971 page 754, a Seventh Amendment thereto dated 5/30/1996 and recorded in Record Book 4068 page 306.

BEING UNIT #611, together with a proportion of undivided interest in the common elements (as defined in such Declaration, as amended, to be 1.130826%).

BEING the same premises which Lori M. Anderson Greene, by Deed dated May 24, 2002 and recorded at Chester County in Deed Book 5236 page 953, et seq., granted and conveyed unto Keith Anderson, in fee. BEING ALSO the same premises which P&W Developers, Inc., a Pennsylvania Corporation, by Deed dated October 31, 1996 and recorded at Chester County in Deed Book 4102 page 1934, granted and conveyed unto, granted and conveyed unto Lori M. Anderson Greene, in fee.

AND THE SAID Keith Anderson, a/k/a Keith J. Anderson, did depart this life on June 18, 2017, leaving a Last Will and Testament dated April 13, 2014, duly admitted to probate and registered at the Chester County Register of Wills (File No. 1517-1407) wherein Letters Testamentary thereon were granted to Lori M. Anderson-Greene, on July 10, 2017. Keith Anderson, a/k/a Keith J. Anderson's Last Will and Testament dated April 13, 2014 bequeaths his estate to Lori M. Anderson-Greene, as the sole residuary beneficiary.

BEING UPI 52-5A-294

PLAINTIFF: Goshen Commons Condominium Association

VS

DEFENDANT: **Lori M. Anderson Green**

SALE ADDRESS: 750 East Marshall Street, Unit #611, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQ. 610-696-8500**

last mentioned point of beginning along the southwest side of Howard Avenue, south 01 22 minutes east 120 feet to a point a corner of Lot 11; thence leaving the said Howard Avenue along Lot 11 south 88 degrees 38 minutes west 100 feet to a point in land now or late of Walter J. Few; thence along the same north 01 degree 22 minutes west 120 feet to a point a corner of Lot 12; thence along Lot 12; the first mentioned point and place of beginning.

Subject to any restrictions, easements and/or adverbs that pertain to this property.

BEING UPI # 52-3E-16

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Zachery A. Pickard and Amanda L. Brandt**

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOSHUA D. BRADLEY 410-727-6600**

SALE NO. 23-1-22

Writ of Execution No. 2021-07119

DEBT \$467,777.48

SALE NO. 23-1-23

Writ of Execution No. 2022-01502

DEBT \$80,961.31

All that certain lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Green Hill Manor No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit:

Beginning at a point in the southwest side of Howard Avenue (40 feet wide) at the distance of 120, south 01 degree 22 minutes east, from a point of intersection of the southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet south 72 degrees 52 minutes 20 seconds west along southeast side of Howard Road from the southwest side of Greenhill Avenue; thence from the

ALL THAT CERTAIN property situated in the Township of Oxford, n the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #57-3-22 being more fully described in a Deed Dated July 22, 1986 and recorded March 29, 1994 Among the land records of the county and state set forth above, in Deed Volume 3730 and Page 0081.

UPI: #57-3-22

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1

VS

DEFENDANT: **Billy Ray Rowe a/k/a Billy R. Rowe, solely in his capacity as**

Executor of the Estate of Hazel M. Cooper a/k/a Hazel Mae Cooper a/k/a Hazel Cooper a/k/a Hazle Cooper, deceased

SALE ADDRESS: 300 Village Road, Cochranville, PA 19330

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

SALE NO. 23-1-25

Writ of Execution No. 2022-02945

DEBT \$199,726.90

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/01 1987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT THENCE LEAVING TROTTERS WAY AND ALONG LOT NO. 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST. 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO

(2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIR-

CLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET, AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY.

CONTAINING 34,367 SQUARE FEET OF LAND, MORE OR LESS. BEING LOT #2 ON SAID PLAN

Fee Simple Title Vested in WILLIAM E. SUPPLEE, JR., by deed from WILLIAM E. SUPPLEE, JR., AND MICHELLE L. FENNIMORE, N/K/A MICHELLE SUPPLEE, HUSBAND AND WIFE, dated 10/07/2003, recorded 11/10/2003, in the Chester County Clerk's Office in Deed Book 5971, Page 1711.

TAX PARCEL NO. 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320-4620

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

SALE NO. 23-1-26

Writ of Execution No. 2018-04609

DEBT \$159,767.72

ALL THAT CERTAIN Unit in the property, known named and identified in the Declaration Plan referred to below as Village Knoll Condominium, 199 King Street, Borough of Malvern County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act by the recording in the Office for the Recording of Deeds, in and for the County of Chester of a Declaration of Condominium, dated 5/16/1985 and recorded in Miscellaneous deed Book

687 page 299 and a Declaration Plan dated 8/24/1983 and recorded in Condominium Plan Book 687 page 299, being and designated in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.143%

Fee Simple Title Vested in ALEXANDER B. ANDERSON and KATHLEEN J. ANDERSON, husband and wife, as tenants by entireties., by deed from, Sharon Sellstedt, dated 12/31/1992, recorded 01/08/1993, in the Chester County Recorder of deeds, as Book 3449 Page 241.

Tax Parcel No.: 02-030266

PLAINTIFF: Wells FARGO BANK, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1

VS

DEFENDANT: **Alexander B. Anderson and Kathleen J. Anderson**

SALE ADDRESS: 199 West King Street Apartment G-1, Malvern, PA 19355

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

SALE NO. 23-1-27

Writ of Execution No. 2019-00303

DEBT \$218,039.23

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

TAX PARCEL NO.: 6204 00390000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **KAY LYNN COOPER**

A/K/A KAY L. COOPER A/K/A KAY LYNN COOPER LUTSKY

SALE ADDRESS: 616 Millers Hill, Kennett Square, PA 19348

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

MEETING SPACE?

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

SAMPLE AD

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

ESTATES/TRUSTS ATTORNEY

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

ASSOCIATE ATTORNEY

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



The Right Words Win

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

Interested? Contact your LexisNexis Representative for more information

David Tobin
 david.tobin@lexisnexis.com
 410.340.9501



LexisNexis, Lexis, and the Knowledge Burst logo are registered trademarks of RELEX Inc. Other products and services may be a trademark or registered trademark of their respective companies. Used under license. © LexisNexis. All rights reserved. 1022P18 MNL 1

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

**CORPORATION OUTFITS AND
 LIMITED LIABILITY COMPANY OUTFITS**

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURR KEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

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

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

a
align.Space

A place to work and meet.

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

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

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



Shared Workspace





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



The Chester County Bar Association's
Lawyer Referral Service

(610) 429-1500

Call us... we can help.

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





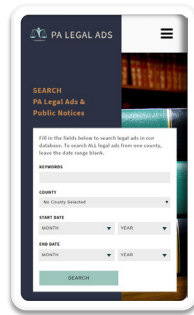
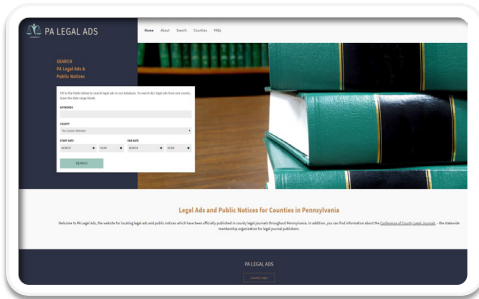
PA LEGAL ADS



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

PALEGALADS.ORG

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



PALEGALADS.ORG

Allows users to search by keyword, county, and publication date.

Examples of ads and notices that can be found on the website include:

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

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



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

LAWPAY[®]

AN AFFINIPAY SOLUTION

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

– Law Firm in Ohio

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



22% increase in cash flow with online payments



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



62% of bills sent online are paid in 24 hours



Member Benefit Provider

lawpay.com/chescobar

866-352-4482

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



Planning a meeting, event, training or deposition?

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



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

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



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



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



Parking:

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

Visit www.chescobar.org for more information

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



Banking built for law firms

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



Are you ready to make your life easier?



Best-in-class Features

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



Law Tech Integrations

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



Premier Service

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



Visit

trustnota.com

Today

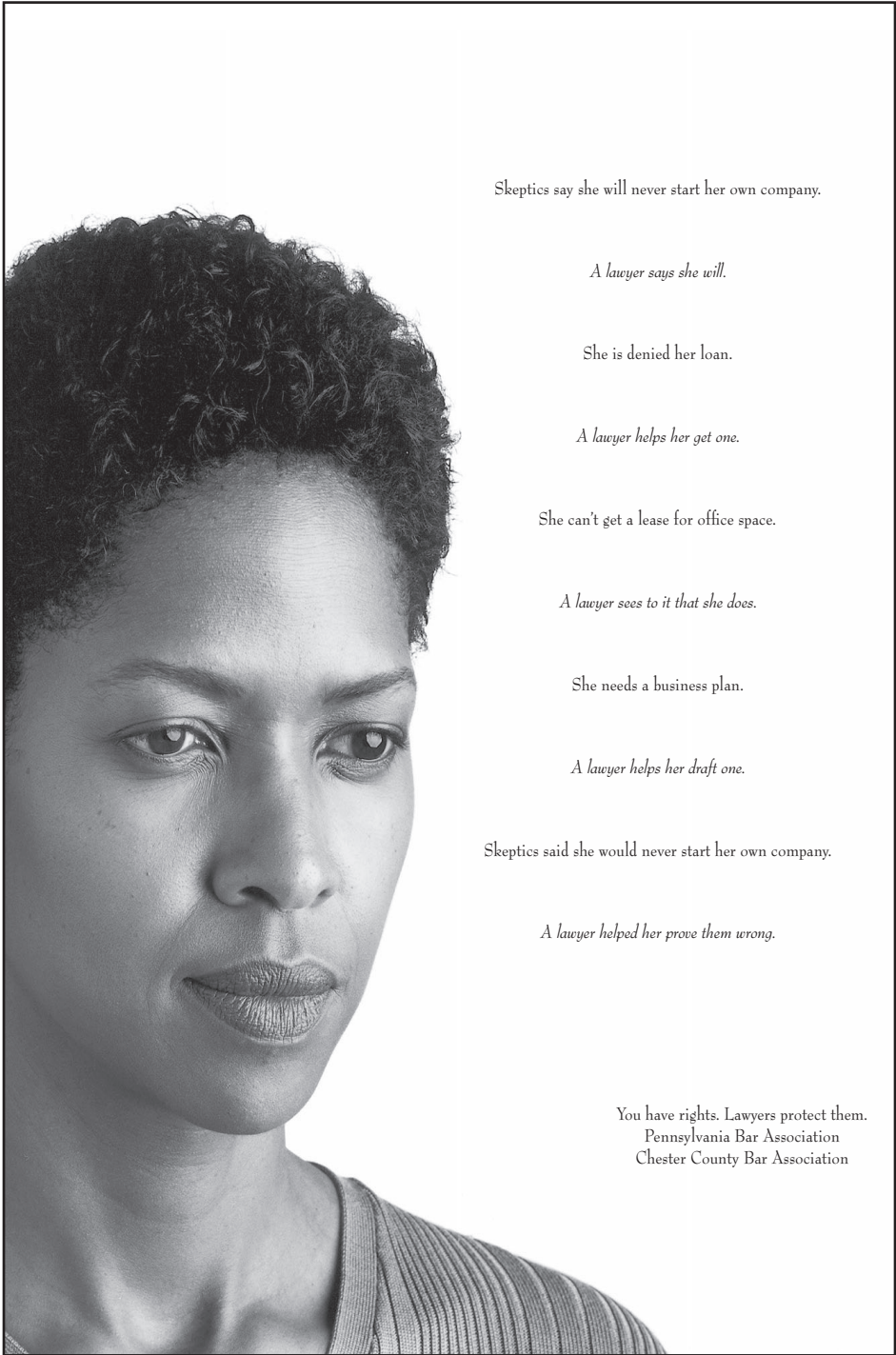
Scan QR Code



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

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

©2022 M&T Bank. All Rights Reserved.



Skeptics say she will never start her own company.

A lawyer says she will.

She is denied her loan.

A lawyer helps her get one.

She can't get a lease for office space.

A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

Skeptics said she would never start her own company.

A lawyer helped her prove them wrong.

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

**ACCELERATE
YOUR
BUSINESS**

With FMFCU

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

**Get started by contacting
Relationship Manager Rob Croll today!**

📞 484-259-1942

✉️ robertc@fmfcu.org



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

Equal Housing Lender

Federally insured by NCUA

ADROPTIONS[®]
Settling Cases Since 1993

MEDIATION
ARBITRATION
MOCK TRIALS

Laurie A. Salitas, Esq., MEDIATOR



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

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

Laurie mediates cases dealing with the following areas:

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

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

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

MEDIATION
ARBITRATION

Best Law Firms
BEST LAW FIRMS
 USNews
 2022

The Best Mediation
BEST OF 2022
WINNER

The Best Mediation
BEST OF 2021
WINNER

ONLINE ADR RESOURCE
 ADR COURNEY

Mediation and ADR Solutions

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



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

Stevens & Lee

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

ATTORNEY DISCIPLINARY / ETHICS MATTERS

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

James C. Schwartzman, Esq.

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

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



The couple was told they couldn't have a child.

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

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



**CHESTER COUNTY LAW REPORTER
ADVERTISING RATES**

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

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

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

COMMERCIAL AND CLASSIFIED RATES:

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

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

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

AD DIMENSIONS:

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

(All ads are printed in black and white)

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