



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, OCTOBER 27, 2022

No. 43

## TABLE OF CONTENTS

### 70 CHESTER COUNTY REPORTS

#### Rosato vs. Bookstaber

*Return of firearms after expiration or dismissal of Protection from Abuse Order* ..... 285 (2022)

**Classified Ads. .... 21**

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](http://www.chescobar.org)  
[lawreporter@chescobar.org](mailto: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*

**Rosato vs. Bookstaber**

Return of firearms after expiration or dismissal of Protection from Abuse Order

1. A defendant ordered to relinquish firearms, etc. by a Protection from Abuse Order, may, upon expiration or dismissal of the of the order, take custody of the firearms, etc. provided the defendant is otherwise eligible to lawfully possess the relinquished items. The defendant shall not be required to pay any fees, costs or charges associated with the return of the firearms, etc.
2. The Sheriff cannot return restricted items to a defendant who lives out of state.
3. The Sheriff cannot ship the items to a defendant living out-of-state nor give them to a third-party designee to give to the defendant who lives out-of-state.
4. Federal law requires a licensed FLL holder or dealer to return some of the items. Because the defendant cannot be charged costs regarding the return of items, the Sheriff will pay any costs related to a FLL holder or dealer as well as any required PICS or NICS clearances.

R.E.M.

C.C.P. Chester County, Pennsylvania No. 2018-12580-PF; Alicia Marie Rosato vs. David Flynn Bookstaber

David Bookstaber, *pro se*

David MacMain and Matthew Polaha for Sheriff

Binder, J., May 2, 2022:-

ALICIA MARIE ROSATO,  
Plaintiff

vs.

DAVID FLYNN BOOKSTABER,  
Defendant

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2018-12580-PF

PROTECTION FROM ABUSE

**ORDER**

**AND NOW**, this 2nd day of May, 2022, after reviewing Defendant's/ Petitioner's Petition for Relief in Return of Property Pursuant to 23 Pa.C.S. § 6108.1, and the Response thereto, and after a hearing and oral argument held January 21, 2022 and February 22, 2022, it is hereby **ORDERED** as follows:

1. Petitioner and the Chester County Sheriff's Office shall comply with the January 21, 2022 Order issued by this court except as it is modified by this Order.
2. Petitioner shall arrange for up to two individuals to pick up all items currently held. Petitioner shall provide written authorization regarding the individual(s) retrieving the items held on his behalf.
3. The Sheriff's office shall perform a Pennsylvania State Police Instant Check System (PICS) clearance check on any such individual if he or she is a Pennsylvania resident at the Sheriff's Office's sole costs. If the individual(s) is(are) not a Pennsylvania resident, the Sheriff's Office shall reimburse the reasonable costs for a National Instant Criminal Background Check (NICS) clearance for such individual(s) to be acquired by such individual(s) or Petitioner.
4. The Chester County Sheriff's Office shall not be required to repackage or prepare any items for transport; however, Petitioner or his designee may bring gun cases to secure any firearms for proper handling, securing, and transportation out of the building. Petitioner or his designee may not spend any time in the Sheriff's Office preparing or packaging items for ultimate shipment.
5. Petitioner shall additionally coordinate with a third party to provide the Sheriff's Office an updated NICS clearance for himself as well as affirmation of current compliance with 23 Pa.C.S. §6108.1(a.1) requirement for conditions precedent to a return of the subject items in a form as reasonably requested by the Sheriff's Office. Petitioner shall be reimbursed the reasonable costs of obtaining his NICS clearance by the Sheriff's Office.
6. The Chester County Sheriff's Office shall pay the reasonable costs of any third-party designee (e.g., FLL holder) to pick up and ship to Idaho the items restricted pursuant to 18 U.S.C. § 922(a).

**BY THE COURT:**

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

MEMORANDUM

Defendant/Petitioner David Bookstaber and the Chester County Sheriff's Office return to this court due to further disputes regarding the requirements of 23 Pa.C.S. § 6801.1 as well as the practical implications of complying with its mandates and potential tensions with federal law. The parties had previously appeared before this court resulting in an Order by agreement on January 21, 2022. The history and partial resolutions are self-explanatory in that Order and will not be rehashed here. Of relevance, the January 21, 2022 Order left open the handling of National Firearms Act (NFA) items for the Sheriff's Office and Petitioner to explore handling of those items through either shipping or the use of a Federal Firearms License (FFL) holder and scheduled a future hearing – ultimately February 22, 2022 – to further argue the matter, if necessary, with the additional information learned.

Petitioner has not yet picked up any of the items, including those that are not in dispute regarding the mechanics of return. The crux of the remaining dispute revolves around: (a) the ability of the Sheriff to obtain a National Instant Criminal Background Check (NICS) or Pennsylvania Instant Criminal Background Check (PICS) for Petitioner or his designee; (b) the ability to pick up, package, and/or ship to a third party; and (c) the costs anticipated to be incurred if a third party is involved.

23 Pa.C.S. § 6108.1(a) (emphasis added) provides, in relevant part:

Any court order requiring the relinquishment of firearms, other weapons or ammunition shall provide for the return of the relinquished firearms, other weapons or ammunition to the defendant upon expiration of the order or dismissal of a petition for a protection from abuse order. The defendant may take custody of the firearms, other weapons and ammunition provided that the defendant is otherwise eligible to lawfully possess the relinquished items. **The defendant shall not be required to pay any fees, costs or charges associated with the returns, whether those fees, costs or charges are imposed by the Pennsylvania State Police, any local law enforcement agency or any other entity, including a licensed importer, licensed manufacturer or licensed dealer in order to secure return of the relinquished firearms, other weapons or ammunition.**

As the parties do not disagree that the items should be returned to Petitioner (pending updated information by Petitioner affirming the conditions for return listed in 23 Pa.C.S. § 6108.1(a.1)), the questions that arise in the present matter relate to the mechanism and costs in returning certain items to Petitioner. Specifically, Petitioner has moved out of state and desires to send an agent to pick up the items or to have the Sheriff's Office either ship the weapons or work with a Federal Firearm

License (FFL) holder to ship them.

Three issues arise with the use of a third party. First, 23 Pa.C.S. § 6108.1(a.1) (3) requires that “[t]he defendant or owner” receive a Pennsylvania State Police Instant Check System (PICS) or National Instant Criminal Background Check System (NICS) clearance “requested by the sheriff’s office.” The Chester County Sheriff’s Office does not have access to the NICS system and has been unable to obtain it. As Petitioner lives out-of-state, he is not covered by the PICS system to which the Sheriff’s Office does have access. As such, the parties previously agreed for Petitioner to obtain a NICS clearance through a third-party such as an FFL holder and provide a clearance dated from within a reasonable time period before the Sheriff’s Office returns Petitioner’s items. Moreover, the Sheriff’s Office has agreed to pay the reasonable cost of obtaining the NICS clearance by Petitioner. The Sheriff’s Office shall do so here.

However, given the intent to have a third-party pick up the items at issue, the Sheriff’s Office has raised a concern that such third party must also receive clearance before it will provide him/her the items.<sup>1</sup> The parties have agreed on this point as well. If Petitioner’s agent is a Pennsylvania resident, then the Sheriff’s Office shall run a PICS check. If the Petitioner’s agent is not a Pennsylvania resident, then he/she shall provide the Sheriff’s Office with a recent NICS clearance prior to the Sheriff’s Office relinquishing any items to his/her control. Given the language related to costs in 23 Pa.C.S. § 6108.1(a), the Sheriff’s Office shall reimburse the reasonable costs of the NICS or PICS clearance for up to two agents of Petitioner given the discussion below regarding the need for a qualified individual to receive certain restricted items to whom the Sheriff returns Petitioner’s items.

The second issue that arises is due to the Sheriff’s concern of violating federal law given the nature of certain items (the restricted items). Specifically, 18 U.S.C. § 922(a) (5) provides that it is unlawful:

for any person (other than a licensed importer, licensed manufacturer, licensed dealer, or licensed collector) to transfer, sell, trade, give, transport, or deliver any firearm to any person (other than a licensed importer, licensed manufacturer, licensed dealer, or licensed collector) who the transferor knows or has reasonable cause to believe does not reside in (or if the person is a corporation or other business entity, does not maintain a place of business in) the State in which the transferor resides; except that this paragraph shall not apply to (A) the transfer, transportation, or delivery of a firearm made to carry out a bequest of a firearm to, or an acquisition by intestate succession of a firearm

---

<sup>1</sup> Although an argument can be made that the statute’s language in 23 Pa.C.S. § 6108.1(a.1) providing that “[t]he following conditions must be satisfied prior to the firearms, other weapons or ammunition being returned to the defendant” restricts the return to the actual defendant and not an agent, the general rule in subsection (a), quoted above implies that a third party may be involved in order to “secure the return.” In any event, the Sheriff’s Office has not objected on the grounds that the items at issue categorically cannot be given to a third party; rather, the objection is on clearance and cost. Moreover, as discussed *infra*, federal law would prohibit the transfer of certain items to Petitioner directly.

by, a person who is permitted to acquire or possess a firearm under the laws of the State of his residence, and (B) the loan or rental of a firearm to any person for temporary use for lawful sporting purposes;

By its plain language,<sup>2</sup> the Sheriff is not a licensed importer, manufacturer, dealer, or collector and thus is subject to the statute. Moreover, the Sheriff, as transferor, knows that the person to whom it would be transferring, giving, or delivering the NFA items at issue to a person who is also not a licensed importer, manufacturer, dealer, or collector and who resides out of the state of the Sheriff. Neither of the exceptions regarding bequests or loans or rentals applies to the instant case. Accordingly, the Sheriff's Office may not transfer or ship the restricted items to Petitioner directly. By a plain reading of the statute, the Sheriff's Office cannot return the restricted items to Petitioner even if he appeared in person as it knows that Petitioner does not reside in Pennsylvania.

Accordingly, bound by federal law regulating the interstate transportation of firearms, the Sheriff cannot ship the items to Petitioner or give them to a third-party designee to give to the out-of-state Petitioner. The statute does allow for the transferring of firearms to a licensed importer or dealer. As such, a Pennsylvania or Idaho FFL can be used. A question remains regarding the costs for using an FFL.

Turning to the plain language of 23 Pa.C.S. § 6108.1:

The defendant shall not be required to pay any fees, costs or charges associated with the returns, whether those fees, costs or charges are imposed by the Pennsylvania State Police, any local law enforcement agency or any other entity, including a licensed importer, licensed manufacturer or licensed dealer in order to secure return of the relinquished firearms, other weapons or ammunition.

Here, as discussed above, federal law requires that a licensed FLL holder or dealer is required to return some of the items currently being held. Pursuant to the plain language of the statute, the petitioner shall not be required to pay any fees, costs, or charges imposed by a licensed importer or dealer. Accordingly, the Sheriff's Office shall pay the reasonable costs or fees charged by an FLL or licensed dealer or importer to take possession of the restricted items. These costs shall include shipping costs associated with returning the restricted items

---

<sup>2</sup> The Sheriff's Office provided testimony and argued in its supplemental briefing that it sought guidance from the FBI and the Bureau of Alcohol Tobacco and Firearms (ATF) and received confirmation of the restrictions on the Sheriff's Office and lack of applicable exception. Although the testimony was not objected to on the grounds of hearsay, this court is not crediting the third-party statements and is instead relying on the plain language of the statute. This court does commend the Sheriff's Office for pursuing solutions and confirming its interpretations of the law in an effort to amicably resolve the matter as well as for its state of mind or motivation in refusing to transfer or give the items to a prohibited recipient or via a prohibited method.

ultimately to Petitioner's home state but not for multiple shipments or the non-restricted items.<sup>3</sup> In other words, if Petitioner chooses a Pennsylvania FLL holder to ship to the items to an Idaho FLL holder to ship to Petitioner, the Sheriff's Office shall only be responsible for the reasonable fees of the Pennsylvania FLL holder and shipper.

As no prohibition exists on the return of many of the items, including ammunition, directly to Petitioner or his agent, no costs shall be paid by the Sheriff's Office for such items being picked up, packaged, or shipped by a third party to Petitioner. This is so regardless of whether or not Petitioner arranges for an FLL holder or somebody similarly qualified to pick up the restricted items as well as the non-restricted items. The remainder of the mechanics of a pickup shall be in accordance with this Court's prior Order and the agreement of the parties at that time.

---

<sup>3</sup> Scant case law exists regarding 23 Pa.C.S. § 6108.1 and this court questions the intent of the statute when a third-party and shipment is required due to the Petitioner moving out of state prior to the expiration or termination of a PFA Order. The costs of return may be inordinately high depending on the location where a Petitioner moves (e.g., a move to Tristan Da Cunha or Easter Island, arguably the most remote inhabited points on earth) may result in significant unexpected expense that some may argue is not reasonable for the Sheriff's Office to incur. Nonetheless, given that Idaho is at issue and the expense seems unlikely to repeat for the Chester County Sheriff's Office, this court will apply the language of the statute as plainly as possible and presume the inclusion by the legislature of licensed importers as a category imputes incorporation of the costs of shipping due to importing being called out specifically as an anticipated need.



**TABLE OF CONTENTS**  
**LEGAL NOTICES**

Orphans' Court Audit List **(2nd Publication of 2)** . . . . . 2  
Change of Name . . . . . 4  
Corporation Notice . . . . . 4  
Estate Notices **1st Publication** . . . . . 5  
Estate Notices **2nd Publication** . . . . . 7  
Estate Notices **3rd Publication** . . . . . 7  
Fictitious Name Notice . . . . . 9  
Nonprofit Corporation Notice . . . . . 9  
Notice of Condemnation . . . . . 9  
Notice . . . . . 10  
Quiet Title Notice . . . . . 11  
Sheriff Sale of Real Estate **(1st Publication of 3)** . . . . . 12

CLERK OF THE ORPHANS' COURT  
 DIVISION OF THE COURT OF COMMON PLEAS  
 CHESTER COUNTY, PENNSYLVANIA  
**NOTICE OF FILING ACCOUNTS**  
 ACCOUNTS LISTED FOR AUDIT ON  
**WEDNESDAY, NOVEMBER 2, 2022**  
**Courtroom 7 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE KATHERINE B. L. PLATT**

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

---

**IN RE: J.L.H., MINOR**

**1503-0683**

FIRST AND INTERIM ACCOUNT FOR THE DECLARATION OF TRUST FOR JACOB LEE HAZY  
OF: PNC BANK, NATIONAL ASSOCIATION, TRUSTEE  
KATHLEEN A. HAZY, TRUSTEE

ATTORNEY(S):  
BRITTANY J. CAMP, ESQUIRE  
KIM D. FETROW, ESQUIRE

---

**ESTATE OF ROBERT CHARLES JONES, DECEASED**

**1522-1445**

A/K/A ROBERT C. JONES  
FIRST AND FINAL ACCOUNT  
OF: ELIZABETH ZWAAN MILNE, TRUSTEE  
ELIZABETH ZWAAN MILNE, EXECUTOR

ATTORNEY(S):  
ELIZABETH Z MILNE, ESQUIRE

---

**IN RE: ALAN D. WEST JR, TRUST**

**1522-2156**

FIRST AND FINAL ACCOUNT  
TRUST UNDER WILL OF ALAN D. WEST, JR. FBO SUSAN B. WEST  
OF: ALLEN L. GREENOUGH, TRUSTEE  
DANIEL P. IRWIN, TRUSTEE

ATTORNEY(S):  
APRIL L CHARLESTON, ESQUIRE

---

**IN RE: WILLIAM L. WAGNER, TRUST**

**1522-2147**

FIRST AND FINAL ACCOUNT OF THE WILLIAM L. WAGNER FAMILY TRUST FBO WILLIAM L. WAGNER AND HIS SPOUSE, BARBARA P. WAGNER, AND THE ISSUE OF WILLIAM L. WAGNER

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE  
VANGUARD NATIONAL TRUST COMPANY, PETITIONER

ATTORNEY(S):  
GARTH GARRISON HOYT, ESQUIRE

**IN RE: LARRY K. HAINES, TRUST**

**1522-2176**

FIRST AND FINAL ACCOUNT OF LARRY K. HAINES TUV FBO ANDREA TOTH(DE CEASED), JULIA HAINES WRABL, SUSAN HAINES, KATHERINE HAINES SCHWIND & CAROLYN HAINES

OF: VANGUARD NATIONAL TRUST, TRUSTEE  
VANGUARD NATIONAL TRUST, PETITIONER

ATTORNEY(S):  
GARTH GARRISON HOYT, ESQUIRE

**IN RE: LARRY K. HAINES JOHNSON AND HAINES INSURANCE, TRUST**

**1522-2175**

FIRST AND FINAL ACCOUNT LARRY K. HAINES JOHNSON AND HAINES INSURANCE TRUST FBO ANDREA TOTH HAINES(DECEASED), JULIA HAINES WRABL, SUSAN HAINES, KATHERINE HAINES SCHWIND & CAROLYN HAINES

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE  
VANGUARD NATIONAL TRUST COMPANY, PETITIONER

ATTORNEY(S):  
GARTH GARRISON HOYT, ESQUIRE

**IN RE: LARRY K. HAINES FAMILY INSURANCE, TRUST**

**1522-2174**

FIRST AND FINAL ACCOUNT OF LARRY K. KAINES FAMILY INSURANCE TRUST FBO ANDREA TOTH HAINES(DECEASED), JULIA HAINES WRABL, SUSAN HAINES, KATH ERINE HAINES SCHWIND & CAROLYN HAINES

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE  
VANGUARD NATIONAL TRUST COMPANY, PETITIONER

ATTORNEY(S):  
GARTH GARRISON HOYT, ESQUIRE

**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. 2022-01791-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Abram Chad PhillipsGiannantonio was filed in the above-named court and will be heard on Monday, October 31, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, March 11, 2022 Name to be changed from: Abram Chad PhillipsGiannantonio to: Abram Chad Salem 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. 2022-05860-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Christopher Lere Nelson Jr. 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, August 5, 2022 Name to be changed from: Christopher Lere Nelson Jr. to: Marina Josephine Nelson 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. 2022-05855-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Maria Reyes Tanon on behalf of minor child Matthew Isaiah Rojas Reyes was filed in the above-named court and will be heard on Monday, November 14, 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, August 5, 2022 Name to be changed from: Matthew Isaiah Rojas Reyes to: Matthew Isaiah Reyes 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. 2022-05854-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Maria Reyes Tanon on behalf of minor child Melissa Alexandra Rojas Reyes was filed in the above-named court and will be heard on Monday, November 14, 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, August 5, 2022 Name to be changed from: Melissa Alexandra Rojas Reyes to: Melissa Rose Reyes 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**

Eagle Ice, Inc.  
Has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
Lamb McErlane PC  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19382

**CORPORATION NOTICE**

Main Ice, Inc.  
Has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Lamb McErlane PC  
24 E. Market St.  
P.O. Box 565  
West Chester, PA 19382

### 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

**BECK**, Norma Lee, late of West Chester. John T. Beck, 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.

**BRANDT**, Andrea K., late of Brandywine Township. Cynthia Donaldson, care of LEWIS W. WETZEL, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704, Executor. LEWIS W. WETZEL, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704, atty.

**BREILING**, Anne M., a/k/a Anne Breiling, late of East Pikeland Township. Grace B. Merryman & Leila B. Page, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. ANYLISE C. CROUTHAMEL, Esquire, Firm Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**BROWN**, Carolyn M., late of West Chester. John S. Gengarella, 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.

**BROWN**, Thomas R., late of East Caln Township. Shannon Kaye, care of LEE M. HERMAN, Esquire, 280 N. Providence Rd., Ste. 4, Media, PA 19063, Administratrix. LEE M. HERMAN, Esquire, 280 N. Providence Rd., Ste. 4, Media, PA 19063, atty.

**CALABRESE**, Marilyn E., late of Tredyffrin Township. David Calabrese, 907 Madison Ln., Falls Church, VA 22046, Executor. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

**COALE, II**, James S., a/k/a James S. Coale, Jr., James S. Coale, James Coale, late of Spring City Borough. Charles Manfredonia, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**CRAVEN, SR.**, Robert H., a/k/a Robert H. Craven, late of Tredyffrin Township. Robert H. Craven, Jr., care of ROY S. ROSS, Esquire, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, Executor. ROY S. ROSS, Esquire, Schnader Harrison Segal & Lewis LLP, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

**D'ANGELO**, Mario, late of Bensalem. Patricia Keenan, 3300 Neshaminy Blvd #114, Bensalem, PA 19020, Executor.

**DiFILIPPO**, Dominick, late of London Grove Township. Norma R. DiFilippo, 523 E. Baltimore Pike, West Grove, PA 19390, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**DiROCCO, JR.**, Anthony F., late of Kennett Square Borough. Richard A. DiRocco, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**GEORGE**, Tobias, late of Tredyffrin Township. Robin George, 8299 S. 48th Street #3, Phoenix, AZ 85044, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**GODLEWSKI**, Joseph, late of West Goshen Township. Karen Ricciardi and Annmarie Collins, care of SUZANNE M. HECHT, Esquire, 795 E. Lancaster Ave., #280, Villanova, PA 19085, Executrices. SUZANNE M. HECHT, Esquire, Haney & Hecht, 795 E. Lancaster Ave., #280, Villanova, PA 19085, atty.

**HASH**, Walter Franklin, a/k/a Walter F. Hash, late of West Bradford Township. Donald Bowman, 95 Bear Gap, Milroy, PA 17063, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HOLMES**, Larry Wayne, late of Elk Township. Kathleen Holmes, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Green-

wood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**HUNTER**, Serena Mae, late of West Whiteland Township. Solomon Hunter, Jr., 3000 Two Logan Square, Philadelphia, PA 19103-2799, Executor. SOLOMON HUNTER, JR., Esquire, Troutman Pepper, 3000 Two Logan Square, Philadelphia, PA 19103-2799, atty.

**INGRAM**, Al Ronnie, late of Coatesville. Silvia Ingram, 106 Ambleside Way, Coatesville, PA 19320, Administratrix. MIKE NOONE, Esquire, Noone & Borger, LLC, 32 South Church Street, West Chester, 19380, atty.

**JONES**, David Lears, a/k/a David L. Jones, late of Cochranville. Gloria R. Jones, 200 Philips Mill Road, Cochranville, PA 19330, Executrix. STEPHEN D. MOLINEUX, Esquire, 227 MacDade Boulevard, Collingdale, PA 19023, atty.

**KENNY**, Perpetua M., a/k/a Pet Kenny, late of West Chester. Diane Kenny, 500 Price Street, West Chester, PA 19382, Executrix.

**MARKEY**, Wayne F., late of Avondale Borough. Gale C. Markey, care of KRISTEN L. BEHRENS, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

**MCARDLE**, Theresa, late of Phoenixville. Christopher Mcardle, care of BRIAN MCDEVITT, Esquire, 940 West Valley Road Suite 1601, Wayne, PA 19087, Executor. BRIAN MCDEVITT, Esquire, MCDEVITT LAW OFFICE LLC, 940 West Valley Road Suite 1601, Wayne, PA 19087, atty.

**MILLS, JR.**, Harry Sinclair, a/k/a H. Sinclair Mills, Jr., late of West Grove Borough. Stephen J. Mills, 1042 Water Beech Road, Midlothian, VA 23114, Executor. DOLORES M. TROIANI, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

**PAPA**, Randolph, late of West Chester. Cindy Brillman, 409 Wyntre Lea Drive, Bryn Mawr, PA 19010, Executrix. STEPHEN A. DANASTORG, Esquire, Stephen A. Danastorg, P.C., 1200 Veterans Highway, Suite C-7, Bristol, PA 19007, atty.

**PFEIFFER**, Virginia S., late of East Caln Township. Christine Taylor, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**SHREINER**, Thomas Neal, late of Upper Uwch-

lan Township. Michelle T. Mento, 214 W. Uwchlan Avenue, Downingtown, PA 19335, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

**SHRUM**, Susan Lee, late of East Caln Township. Jody Clark Shrum, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executrix. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

**SWARTZENTRUBER**, Calvin L., late of Parkersburg. Katy Swartzentruber, 2 Featherwood Drive, Parkersburg, PA 19365, Executrix.

**TAYLOR**, Terena Kay, a/k/a Terena Taylor, Terena K. Taylor, late of Downingtown. Scott M. Taylor & James R. Taylor, Jr., 712 S Glenwood Ave, Clearwater, FL 33756, Executors. Kelly Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210, atty.

**THOMAS**, Margaret Susan, a/k/a M. Susan Thomas, Susan Thomas, Susan M. Thomas and M.S. Thomas, late of Penn Township. Ryan M. Stephenson, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**VINCENT**, Carole W., late of West Chester Borough. Glen David Vincent, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**WALTON**, Shirley M., late of Honey Brook Township. Juanita Lysle, 323 Armagast Road, P.O. Box 57, Bellefonte, PA 16823, Executor. JESSICA L. FISHER, Esquire, McQuaide Blasko, Inc., 811 University Drive, State College, PA 16801, atty.

**WILLIS**, George, late of Lower Oxford Township. Jennifer Hoffert, 9 McCormick Way, Lincoln University, PA 19352, Executrix. MICHAEL J. HAWLEY, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Dr., Chadds Ford, PA 19317, atty.

**WRIGHT**, Robert Phillip, late of Wallace Township. Jody M. Wright, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**WRIGHT**, Lois Arlene, a/k/a Lois A. Wright, late of Westtown Township. Jill M. Farmer, 307 Addison Place, West Chester, PA 19382, Executrix.

**2nd Publication**

**BONE**, Robert J., late of Charlestown Township. Robert J. Bone, II, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**BRUCH**, Rosemarie, late of North Coventry Township. Rose Ward, 929 Katie Circle, Royersford, PA 19468, Executrix. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St, Pottstown, PA 19464, atty.

**CELENTANO**, Norma Teresa, late of West Chester. John Celentano, 136 North Main Street, Yardley, PA 19067, Personal Representative.

**LEARY**, Virginia M., late of West Chester. Karen Leary, 404 Beechwood Road, West Chester, PA 19382, Executor.

**MESKO**, Matthew, late of Westtown Township. Alexander Stephen Mesko, 908 Stony Lane, Gladwyne, PA 19035, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**SMITH**, Andrew E., late of Lower Oxford Township. David W. Smith, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**SMITH**, Steven Vance, late of Nottingham. Ms. Maranda Johnson, 138 Waterway Road, Oxford, PA 19363, Nottingham. JESSICA O. SOCIESNKI, Esquire, Fink & Buchanan Law Offices, LLC, 158 W. Gay Street, Suite 204, West Chester, PA 19380, atty.

**WILLS**, John T., late of Uwchlan Township. Marianne M. Wills, 110 Glamorgan Court, Exton, PA 19341, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**3rd Publication**

**BEARD**, Verna D., late of West Nottingham Township. Lauren D. Beard, P.O. Box 321, Nottingham, PA 19362, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**CLARK**, Kathleen, late of Phoenixville. Matthew L. Clark & Kelly P. Thompson, 572 Kimberton Rd., Phoenixville PA 19460, Executors.

**CODY**, Craig E., late of West Brandywine Township. Douglas Cody, care of WILLIAM J. THOMAS, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, Executor. WILLIAM J. THOMAS, Esquire, Lamb McErlane, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

**COLON**, Wilfredo, late of West Chester Borough. Alexander Colon, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**DERR JR.**, Ralph, a/k/a Ralph Derr, Ralph Derr, Jr., late of Downingtown. Garrett Derr Sr., 426 Garfield Avenue, Downingtown, PA 19335, Personal Representative.

**DiSILVESTRO**, III, Francis L., late of Honey Brook Township. Tatiana DiSilvestro, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Administrator. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**DOWNES**, Donna Lee, late of Phoenixville Borough. Terence F. Downes, 522 Elm Ave., Phoenixville, PA 19460, Administrator. SCOTT J. WERNER, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**ENGLER**, Raymond V., a/k/a Raymond V. Engler, Sr., late of Uwchlan Township. Alicia E. Daugherty, 123 King James Circle, Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**HONAN**, Patrice D., late of East Goshen Township. Christopher M. Honan, 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.

**HOPLAMAZIAN**, Victoria Elaine, a/k/a Victoria Hoplamazian, late of Chester County. Mark Hoplamazian, care of ALBERT G. WEISS, Esquire, 1515 Market Street, Suite 1200, Philadelphia, PA 19102, Executor. ALBERT G. WEISS, Esquire, Binder & Weiss, P.C., 1515 Market Street, Suite 1200, Philadelphia, PA 19102, atty.

**KEYS**, Charles R., late of Nottingham. Deborah S. Keys, care of DENNIS VONDRAN, Esquire, P.O. Box 565, West Chester, PA 19380, Executrix. DENNIS VONDRAN, Esquire, P.O. Box 565, West Chester, PA 19380, atty.

**LAYMAN**, Karen M., late of Caln Township. Sharon M. Moffitt, 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.

**LEMCKE**, John D., late of East Goshen Township. Dori Juskalian, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**MALONEY**, Ronald R., late of Uwchlan Township. Tanya T. Maloney, care of JENNIFER BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**MARIO**, Angele C., late of East Caln Township. Annette L. Mario, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**MARKWARD**, Mildred, late of East Fallowfield Township. Penny A. Guyer, 330 Tasha Lane, Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MARSH**, Janet Elaine, a/k/a Janet E. Marsh, late of Parkesburg Borough. Timothy L. Marsh, 807 W. 3rd Avenue, Parkesburg, PA 19365 & Sandra L. Parcels, 143 Owenwood Drive, Lincoln University, PA 19352, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MAZEI**, Ronald M., late of Phoenixville Borough. Richard G. Mazei, 50 Kenalcon Dr., Phoenixville, PA 19460, Administrator. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19460, atty.

**McWILLIAMS**, Charles Francis, late of Newlin Township. Alberta McWilliams Bowen, care of MARITA M. HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Administratrix. MARITA M. HUTCHINSON, Esquire, Wetzels Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**MILLARD**, Edward E., late of Honey Brook Township. Kathleen K. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator C.T.A.

GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ONUFREY**, Mary Cathleen, late of Coatesville. Christine Morley, 5231 Walnutwood Trail, Myrtle Beach, SC 29579, Executrix. ANDREW K. FABIAN, Esquire, Andrew Fabian Law, LLC, 255 W Uwchlan Ave., Downingtown, PA 19335, atty.

**QUINONAS**, Richard, late of Valley Township. Nina Gonzalez, 171 Surry Lane, Hendersonville, NC 28791 & Richard Martinez, 441 Bianca Circle, Downingtown, PA 19335, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**REEVES**, Robert T., late of Norfolk, VA. Lynda Dascanio, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administratrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**ROBINSON**, Constance, late of West Caln Township. Kathleen K. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator C.T.A. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SHAPIRO**, Paula, late of Tredyffrin Township. Marc Hershoren, care of BRIAN R. GILBOY, Esquire, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executor. BRIAN R. GILBOY, Esquire, Gilboy & Gilboy LLP, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

**SHAW**, Debbi, a/k/a Deborah Shaw, late of Tredyffrin Township. Jonathan Shaw & Lisa Aversano, care of L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, Co-Executors. L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, atty.

**SHELLINGTON**, Crystal, late of Downingtown. Suzanne Fenimore & Michael Kewer, care of LAURA LYNN THOMAS, Esquire, 11000 Broken Land Parkway, Suite 600, Columbia, MD 21044, Administrator. LAURA LYNN THOMAS, Esquire, Davis Agnor Rapaport Skalny Attorneys at Law, 11000 Broken Land Parkway, Suite 600, Columbia, MD 21044, atty.

**STANOLIS**, Anna Mae, late of West Vincent Township. Rosemary Sweeney, 19 Lauren Lane, Chester Springs, PA 19425-3315, Executrix. DANIEL D. MARTIN, Esquire, Daniel D. Martin & Associates LLC, 107 W Clay Creek Lane, Kennett Square, PA 19348, atty.



**VAN SCOY**, Keith Travis, late of Phoenixville. Eileen Van Scoy, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**VASIL**, Henry Michael, a/k/a Henry M. Vasil, Henry Vasil, late of East Goshen. Joanna Pietrafitta, 1524 Tanglewood Drive, West Chester, PA 19380, Executrix. DANA M. B. RESLIN, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

---

### FICTITIOUS NAME

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of*

**BB Consulting Resume Writing Services**, with its principal place of business at 705 Cobalt Ln., Malvern, PA 19355. The application has been (or will be) filed on: Sunday, October 16, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Giselle Bogs

**KaleidoSculpt**, with its principal place of business at 3232 Limestone Rd, Cochranville, PA 19330. The application has been (or will be) filed on: Saturday, October 15, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Lisa Ruch, Lisa Ruch Art.

An application for registration of the fictitious name **Curry Law**, 9 Flintlock Lane, Chesterbrook, PA 19087, was filed in the Department of State at Harrisburg, PA, October 11, 2022, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Michael Curry, Esq., 9 Flintlock Lane, Chesterbrook, PA 19087.

An application for registration of the fictitious name **Speedpro**, 427 South Bolmar Street West Chester PA 19382 Chester has been filed in the Department of State at Harrisburg, PA, File Date 09/04/2022 pursuant to the Fictitious Names Act, Act 1982-295. The names and addresses of the persons who are parties to the registration are: ANNETTE ERARIO, 1112 SHERBROOKE DR WEST CHESTER PA 19382; CHRISTOPHER SHAW, 1112 SHERBROOKE DR WEST CHESTER PA 19382; DAVID SHAW, 1112 SHERBROOKE DR WEST CHESTER PA 19382.

---

### NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 10/11/22, for the purpose of incorporating a nonprofit corp. under the PA Nonprofit Corp. Law 1988. The name of the corp. is: First Class Leadership Development. The purpose for which it was organized is: charitable purposes. James C. Kovaleski, Solicitor, O'Donnell, Weiss & Mattei, P.C., 347 Bridge St., Ste. 200, Phoenixville, PA 19460.

---

### NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State on July 24, 2020 for the purpose of forming a nonprofit corporation under the name Kate's Casa Inc. pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988 as amended.

The corporation has been organized exclusively for charitable, educational, religious, or scientific purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code and to specifically create partnership between cultures through sponsorship program.

---

### NOTICE OF CONDEMNATION

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. §305, East Pikeland Township, Chester County, Pennsylvania, notifies you that:

1. A declaration of taking was filed on October 5th, 2022, in the Court of Common Pleas of Chester County, Pennsylvania, at docket number 2022-07853-RC.
2. This notice is directed to condemnee, Dennis Dubin and/or the Estate of Dennis Dubin.
3. The condemnor is East Pikeland Township

("Township"), whose address is 1158 Rapps Dam Road, Phoenixville, PA 19460.

4. This condemnation is authorized by the Second Class Township Code, 53. PS. § 67201 and § 68401, and the Eminent Domain Code, 26 Pa.C.S. § 101, et seq.

5. Your property at Chester County Uniform Parcel Identifier No. 26-2-55.28, more particularly described in Deed Book 5976, Page No. 1912, recorded in the Office of the Recorder of Deeds of Chester County (1140 Hares Hill Road, Phoenixville, East Pikeland Township, Pennsylvania, mailing address of 197 Hares Hill) has been condemned for public purposes pursuant to the Second Class Township Code, 53. PS. § 67201 and § 68401, and the Eminent Domain Code, 26 Pa.C.S. § 101, et seq. for purposes including, but not limited to the construction of public trail connections, as provided in Township Resolution 22 - 14, approved October 4, 2022. A copy of the Resolution can be examined at the offices of the Township, 1158 Rapps Dam Road, Phoenixville, PA 19460.

6. Title acquired by the Township shall be in fee simple.

7. The plans showing the condemned portion of your property can be examined at the offices of the Township, 1158 Rapps Dam Road, Phoenixville, PA 19460.

8. Pursuant to Section 303 of the Eminent Domain Code, the power of taxation granted to the Township by the Commonwealth of Pennsylvania is sufficient to secure just compensation for the appropriation of the Subject Property described herein. The funds raised, or lawful to be raised, by the power of taxation of the Township shall be deemed pledged and are hereby made security for the payment of the damages as shall be determined by law.

9. If you wish to challenge the power or right of East Pikeland Township to condemn this property, the sufficiency of the security, the procedure followed by the condemnor, or the declaration of taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.

**NOTICE**

LOGS LEGAL GROUP LLP  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
ELIZABETH L. WASSALL, PA I.D. NO. 77788  
LESLIE J. RASE, PA I.D. NO. 58365  
SAMANTHA GABLE, PA I.D. NO. 320695  
HEATHER RILOFF, PA I.D. NO. 309906

3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
LLG FILE NO. 22-066991  
Reverse Mortgage Funding LLC  
PLAINTIFF

VS  
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles S. Hendry, deceased  
DEFENDANT  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
CHESTER COUNTY  
NO: 2022-03863-RC

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles S. Hendry, deceased: TAKE NOTICE THAT THE Plaintiff, Reverse Mortgage Funding LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE  
IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Chester County Lawyer Referral Service  
Chester County Bar Assn.  
15 W. Gay Street, 2nd Floor  
West Chester, PA 19380

**QUIET TITLE NOTICE**

NOTICE IS HEREBY GIVEN that a Complaint to Quiet Title (Docket No. 2022-04166-RC) was filed on June 14, 2022 against Annie Arnot Dickey Miller, William D. Miller, Robert A. Dickey, and John M. Dickey pursuant to Pa.R.C.P. 1061 through 1067, seeking a determination of Paul A. Johnson's right, title, and interest in a strip of land located between Valley Avenue and real property with an address of 202 Valley Avenue, Oxford, Pennsylvania 19363 described more fully as the former bed of the Peach Bottom Railroad the area between the centerline of said railroad bed and the South right of way line of Valley Avenue, Oxford Borough, Chester County. YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES AND OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT THE HIRING OF A LAWYER.

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

Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

---

**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, October 20th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, November 21st, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

**1st Publication of 3**

**SALE NO. 22-11-303**

**Writ of Execution No. 2020-08252  
DEBT \$11,206.33**

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situated in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-165

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Emmett G. Hunt and Carrie A. Hunt**

SALE ADDRESS: 427 E. Lincoln Highway, Coatesville, PA 19320

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

**SALE NO. 22-11-304**

**Writ of Execution No. 2020-05947  
DEBT \$5,254.44**

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

TAX PARCEL NO. 38-2-78

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Rodney Senter & Mereda Senter**

SALE ADDRESS: 25 Country Club Road, Valley Township, PA 19320

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

**SALE NO. 22-11-305**

**Writ of Execution No. 2021-04761  
DEBT \$4,562.09**

ALL THAT CERTAIN Lot of land with the buildings and improvements thereon erected. Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 35-4-45.1

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **David M. Allen**

SALE ADDRESS: 4066 Hollow Road, Charlestown Township, PA 19355

PLAINTIFF ATTORNEY: **PORTNOFF**

**LAW ASSOCIATES, LTD. 484-690-9300**

**SALE NO. 22-11-306**

**Writ of Execution No. 2021-05849**

**DEBT \$7,327.64**

ALL THAT CERTAIN lot or piece of ground Situate in Sadsbury Township, Chester County, Pennsylvania.

TAX PARCEL NO. 37-2-7

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Pauline Teresa Lera**

SALE ADDRESS: 253 Old Mill Road, Sadsbury Township, PA 19365

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

**SALE NO. 22-11-307**

**Writ of Execution No. 2020-02705**

**DEBT \$660,408.65**

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

Tax Parcel Number: 43-10F-155.1

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **KARYN ZINSER, IN HER CAPACITY AS HEIR OF EUGENE RIGDON; SHAUN RIGDON, IN HIS CAPACITY AS HEIR OF EUGENE RIGDON; ADRIANA HOGGE, IN HER CAPACITY AS HEIR OF EUGENE RIGDON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL**

**PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EUGENE RIGDON**

SALE ADDRESS: 896 Conestoga Road, Berywn, PA 19312

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

**SALE NO. 22-11-308**

**Writ of Execution No. 2022-02505**

**DEBT \$62,312.53**

ALL the right, title and interest and claim of: Melvin P. Dutton Jr. of in and to: MUNICIPALITY: Caln Township, Chester County

TAX PARCEL # 39-5E-57

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: New Residential Mortgage Loan Trust 2019-4 c/o Citibank, N.A. as Owner Trustee of NRMLT 2019-4

VS

DEFENDANT: **Melvin P. Dutton, Jr.**

SALE ADDRESS: 147 Ascot Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 x490**

**SALE NO. 22-11-309**

**Writ of Execution No. 2021-04601**

**DEBT \$249,950.78**

Owner(s) of the property situate in the Township of Uwchlan, Chester County, Pennsylvania

Being parcel number and pin number 33-05F-0066

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee for Legacy Mortgage Asset Trust 2020-GS2

VS

DEFENDANT: **Jaheen E. Beckett and Jacqueline Jones-Beckett**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP, PLLC 484-575-2201**

**SALE NO. 22-11-310**

**Writ of Execution No. 2022-03268**

**DEBT \$91,460.70**

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

Tax Parcel Number: 36-05-0124.040

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

VS

DEFENDANT: **Rhonda M. Ham & Jerry L. Ham**

SALE ADDRESS: 3626 Upper Valley Road, Parkesburg, PA 19365

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

**SALE NO. 22-11-311**

**Writ of Execution No. 2022-00411**

**DEBT \$143,979.69**

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

All the certain Condominium Unit situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, being known and designated as follows:

All that certain unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been heretofore been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L., 196 by the recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 258, a Declaration Plan dated November 10, 1972 land last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53, Page 14 and Code of Regulations dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, page 284, being and designated on said Declaration Plan as Unit No. 1206 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .722%.

BEING THE SAME PROPERTY CONVEYED TO MARGARET A. MAGUIRE AND JOHN A. MAGUIRE, HUSBAND AND WIFE WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM MAR-

GARET A. GRIFFITH N/K/A MARGARET A. MAGUIRE, MARRIED, DATED JANUARY 29, 1998, AT INSTRUMENT NUMBER 7841, AND RECORDED IN BOOK 4297, PAGE 1612, OFFICE OF RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: JOHN A. MAGUIRE DIED JUNE 15, 2019, AND PURSUANT TO THE TENANCY BY THE ENTIRETY ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO MARGARET A. MAGUIRE.

TAX PARCEL NO.: 53-06-0340

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **David Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Jeff Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Susan Griffith Grossman, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Unknown Heirs and/or Administrators to the Estate of Margaret A. Maguire, AKA Margaret A. Griffith (if any)**

SALE ADDRESS: 1206 Valley Drive, West Chester, PA 19382

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

**SALE NO. 22-11-312**

**Writ of Execution No. 2020-01729**

**DEBT \$251,375.60**

West Caln Township, County of Chester, Pennsylvania

UPI No. 28-5-140.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4

VS

DEFENDANT: **Geoffrey E. Freeman**

SALE ADDRESS: 1046 West Kings Highway, Coatesville, PA 19320

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

**SALE NO. 22-11-314**

**Writ of Execution No. 2020-05614**

**DEBT \$2,304.30**

ALL THAT CERTAIN lot of land on which is located the West house of a block of two frame dwelling houses, designated as No. 254 Fleetwood Street, formerly Railroad Street situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-5-52

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

**SALE NO. 22-11-315**

**Writ of Execution No. 2014-08287**

**DEBT \$3,954.26**

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

TAX PARCEL NO. 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan L. McClain**

SALE ADDRESS: 112 Larson Drive, Caln Township, PA 19335

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

**SALE NO. 22-11-317**

**Writ of Execution No. 2022-02416**

**DEBT \$289,407.27**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN WILLISTOWN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO AN AS-BUILT PLAN FOR THE HANKIN GROUP MADE BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS, INC., PAOLI, PENNSYLVANIA, DATED 12/21/1984 AND RECORDED AS PLAN NO. 5404.

BEGINNING AT AN INTERIOR POINT OF UNIT 402 ON SAID PLAN; THENCE EXTENDING SOUTH 83 DEGREES, 08 MINUTES, 17 SECONDS WEST 24.43 FEET TO A POINT; THENCE EXTENDING NORTH 06 DEGREES, 51 MINUTES, 43 SECONDS WEST 40.86 FEET TO A POINT; THENCE EXTENDING NORTH 83 DEGREES, 08 MINUTES,

17 SECONDS EAST 24.43 FEET TO A POINT A CORNER OF UNIT 402; THENCE EXTENDING ALONG SAME SOUTH 06 DEGREES, 51 MINUTES, 43 SECONDS EAST 40.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Matthew B. Ferguson, by Deed dated 9/25/2015 and recorded in the Office of the Recorder of Deeds of Chester County on 09/28/2015 in Deed Book Volume 9188, Page 2237, Document No. 11433812 granted and conveyed unto James Lobiondo, Jr..

UPI # 54-3B-256

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

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

**SALE NO. 22-11-318**

**Writ of Execution No. 2018-13001**

**DEBT \$190,962.66**

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

SOLD AS THE PROPERTY OF: CRYSTAL G. BROWN A/K/A CRYSTAL BROWN

TAX PARCEL # 38-05C-0006.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear



Stearns Asset Backed Securities I Trust  
2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

DEFENDANT: **Crystal G. Brown A/K/A Crystal Brown**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

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

**SALE NO. 22-11-319**

**Writ of Execution No. 2021-02040**

**DEBT \$188,487.64**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described according to a survey thereof made by J.W. Harry, Civil Engineer on January 28, 1954, to wit:

BEGINNING in the South side of Valmont Drive (formerly called Valentine Street) 33 feet wide, 284.94 feet East from the Southeast corner of Seventeenth Avenue and Valmont Drive, thence North 85 degrees 03 minutes and 30 seconds East along the South side of Valmont Drive, 100 feet in front or breadth; and thence South 04 degrees 56 minutes and 30 seconds East between parallel lines of that width or frontage and at right angles to Valmont Drive 178 feet in length or depth.

BEING part of Lot #117, all of Lot #118 on Plan of Lots called "Valmont" made by J.W. Harry, Civil Engineer, Coatesville, PA on 10/27/1930 and also known as premises #1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

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

**SALE NO. 22-11-320**

**Writ of Execution No. 2022-02943**

**DEBT \$212,388.14**

ALL THAT CERTAIN lot or parcel of land situated in the Lower Oxford Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 6, 1997 and recorded in the Office of the Chester County Recorder of Deeds on August 27, 1997, in Deed Book Volume 4223 at Page 493.

Tax Parcel No. 56-4-34.3

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS3

VS

DEFENDANT: **Jerry Gillespie**

SALE ADDRESS: 301 Dalton Road, Oxford, PA 19363

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

**SALE NO. 22-11-321**

**Writ of Execution No. 2018-13390**

**DEBT \$956,057.35**

ALL THAT CERTAIN lot or parcel of land situated in Township of London Grove, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 29, 2006 and recorded in the Office of the Chester County Recorder of Deeds on January 9, 2007, in

Deed Book Volume 7053 at Page 2304, as Instrument No, 200710719197

Tax Parcel No. 5908 01440900

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee, on behalf of the registered Holders of Bear Stearns Asset Backed Securities I Trust 2007-AC2, Asset-Backed Certificates, Series 2007-AC2  
VS

DEFENDANT: **Doretta Hubbard**

SALE ADDRESS: 37 Remington Way, West Grove, PA 19390

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

**SALE NO. 22-11-322**

**Writ of Execution No. 2019-09720**

**DEBT \$725,166.02**

ALL THAT CERTAIN property situated in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI # 17-06-0057 being more fully described in a Deed dated March 26, 1993 and recorded April 6, 1993 Among the land records of the county and state set forth above, in Deed Volume 3535 and Page 0268

UPI # 17-06-0057

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1

VS

DEFENDANT: **Allan S. Rink and Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

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

**SALE NO. 22-11-323**

**Writ of Execution No. 2022-02944**

**DEBT \$393,960.79**

ALL THAT CERTAIN property situated in the Township of Valley in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI # 38-2-274 being more fully described in a Deed dated February 28, 2006 and recorded March 02, 2006 Among the land records of the county and state set forth above, in Deed Volume 6778 and Page 408  
UPI # 38-2-274

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA19320

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

**SALE NO. 22-11-324**

**Writ of Execution No. 2014-05272**

**DEBT \$836,964.84**

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF THORNBURY, COUNTY OF CHESTER AND THE COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS LOT NO. 90, AS SHOWN AND ILLUSTRATED ON A PLAN ENTITLED "SUBDIVISION PLAN", BRIDLEWOOD FARM PHASE 3B, THORNBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA DATED DECEMBER 1996, LAST REVISED NOVEMBER 3, 1997" AND FILED IN

THE CHESTER COUNTY RECORDER OF DEED'S OFFICE ON NOVEMBER 25, 1997 AS PLAN NO. 14146.

TITLE TO SAID PREMISES IN VESTED IN MARIAN J. MCQUAY BY DEED FROM K. HOVNANIAN AT THORNBURY, INC., A PENNSYLVANIA CORPORATION DATED DECEMBER 14, 1998 AND RECORDED FEBRUARY 1, 1999 IN DEED BOOK 4499, PAGE 1306.

TAX PARCEL # 66-3-193

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: **Marian J. Mcquay**

SALE ADDRESS: 116 Leadline Lane, West Chester, PA 19382

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

**SALE NO. 22-11-325**

**Writ of Execution No. 2018-03511**

**DEBT \$5,114.98**

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania

Tax Parcel No.: 12-1-71

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Carol A. Harkins**

SALE ADDRESS: 25 Waynebrook Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 267-334-1705**

**SALE NO. 22-11-327**

**Writ of Execution No. 2018-00593**

**DEBT \$4,743.41**

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania

Tax Parcel No.: 22-03-0061.160

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Jason Martin**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 267-334-1705**

**SALE NO. 22-11-328**

**Writ of Execution No. 2022-03871**

**DEBT \$384,189.59**

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

Tax Parcel Number: 5803-04390000

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Brian M. Cross A/K/A B.M. Cross**

SALE ADDRESS: 328 Winchester Lane, West Grove, PA 19390

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

**SALE NO. 22-11-329**

**Writ of Execution No. 2022-00371**

**DEBT \$255,633.37**

Owner(s) of the property situate in the Township of West Pikeland, Chester County, Pennsylvania

Being parcel number and pin number 3401 0081 10000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Nationstar Mortgage LLC  
d/b/a Champion Mortgage Company

VS

DEFENDANT: **Erle W. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith and Brian A. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith**

SALE ADDRESS: 1402 Village Lane,  
Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP, PLLC 484-575-2201**

**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](http://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](mailto: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](mailto:Kristy@LaMonacaLaw.com).



# The Right Words Win

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

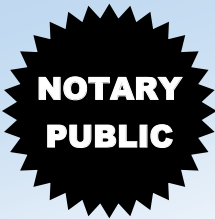
*Interested? Contact your LexisNexis Representative for more information*

**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

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



**SIGN UP TODAY FOR ONLY \$69.00**

**Mandatory Notary Public Education**

**NOTARIES EQUIPMENT COMPANY**

**2021 Arch Street, Philadelphia, PA 19103**

**Call: 215-563-8190**



**[www.NotariesEquipment.com](http://www.NotariesEquipment.com)**

**a**  
**align.Space**

**A place to work and meet.**

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

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

**2 W. Market St  
484-473-8400  
[www.align.space](http://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 | 2<sup>nd</sup> Floor  
West Chester, PA 19380  
[www.chescobar.org](http://www.chescobar.org)







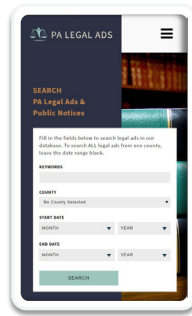
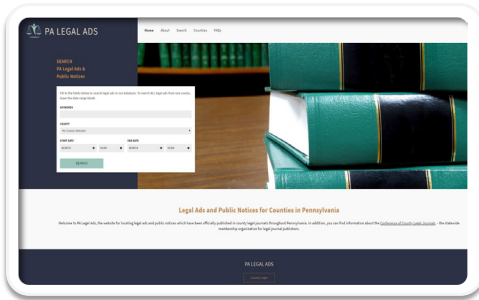
# PA LEGAL ADS



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<sup>®</sup>

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](http://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*



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

- 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



- 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](http://www.chescobar.org) for more information

For rates and availability, contact Tyler Szabo:  
 phone: 610-692-1889 email: [tszabo@chescobar.org](mailto: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](https://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.

**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**<sup>®</sup>  
Settling Cases Since 1993

- MEDIATION
- ARBITRATION
- MOCK TRIALS

## CELEBRATING OUR 27th ANNIVERSARY

### A. Roy DeCaro, Esq., MEDIATOR



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

To schedule a case please email [mcarney@adoptions.com](mailto:mcarney@adoptions.com) or call 215-564-1775

**ADROPTIONS**<sup>®</sup>  
Settling Cases Since 1993 – Decades of Experience

- MEDIATION
- ARBITRATION
- 27th Anniversary
- Best Law Firms
- 2020
- Best of 2019

## Mediation and ADR Solutions

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



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

## Stevens & Lee

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

## ATTORNEY DISCIPLINARY / ETHICS MATTERS

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

### **James C. Schwartzman, Esq.**

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

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



**CHESTER COUNTY LAW REPORTER  
ADVERTISING RATES**

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

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

\*A standard form is available. Complete online or download form at: [www.chescobar.org](http://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](mailto:lawreporter@chescobar.org)

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

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

**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**