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(USPS 102-900)

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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

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[73 Ches. Co. Rep. **Giacometti vs. Byer, et al.**

Giacometti vs. Byer, et al.

Motion to transfer venue

1. Pa.R.Civ.P. 1006(c) sets forth the general rule controlling venue for an action to enforce a joint or joint and several liability against two or more defendants.
2. Pa.R.Civ.P. 2179 sets forth the general rule controlling venue for a personal action against a corporation or similar entity.
3. A plaintiff may request transfer of venue for the convenience of the parties pursuant to Pa.R.Civ.P. 1006(d)(1) or to enable a fair and impartial trial pursuant to Pa.R.Civ.P. 1006(d)(2).
4. Pa.R.Civ.P. 1006(d)(1) provides: for the convenience of parties and witnesses, the court upon petition of any party may transfer an action to the appropriate court of any other county where the action could originally have been brought.
5. Pa.R.Civ.P. 1006(d)(2) provides: if, upon petition and hearing, the court finds that a fair and impartial trial cannot be held in the county for reasons stated of record, the court may order that the action be transferred.
6. Plaintiff sued Defendants in Philadelphia County. The Philadelphia County court sustained a Defendant's preliminary objections, ruled venue lies in Chester County and transferred the case to Chester County. Plaintiff discontinued the case in Philadelphia County and commenced this action in Chester County. Plaintiff thereafter filed a Motion to Transfer Venue to Philadelphia County pursuant to Pa.R.Civ.P. 1006, arguing the Philadelphia County judge erred and the then-moving Defendant had made fraudulent misrepresentations. This Court Held Plaintiff's Motion was based on grounds unrecognized by Pa.R.Civ.P. 1006 and Plaintiff has otherwise failed to show it has any right to the relief requested. Accordingly, this Court denied Plaintiff's Motion.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2023-07663-TT; James Giacometti vs. Rachel Rebecca Byer and Crane Payment Innovations, Inc.

Christopher McMullen for Plaintiff

Catherine N. Harrington for Rachel Rebecca Byer

Michael F. McKeon for Crane Payment Innovations, Inc.

Binder, J., January 13, 2025:-

JAMES GIACOMETTI

vs.

RACHEL REBECCA BYER and
CRANE PAYMENT INNOVATIONS, INC

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

No. 2023-07663-TT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 13th day of January, 2025, upon consideration of Plaintiff James Giacometti’s Motion to Transfer Venue to Philadelphia County Court of Common Pleas filed December 23, 2024, and the responses in opposition thereto, for the reasons set forth in the accompanying memorandum it is hereby **ORDERED** that the Motion is **DENIED**.

BY THE COURT:

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

MEMORANDUM

This case arises from a motor vehicle vs. motorcycle crash that occurred on August 23, 2022 in Spring City, Pennsylvania. Motion, 12/23/2024, ¶ 1. Plaintiff sued Byer and Crane Payment Innovations, Inc. (Crane) in Philadelphia County on September 22, 2022. Motion, 12/23/2024, ¶ 5. On August 23, 2023, the Philadelphia County court sustained Crane’s preliminary objections, dismissed Crane, ruled that proper venue lies in Chester County, and ordered the case transferred to Chester County. Motion, 12/23/2024, ¶¶ 7, 17. Plaintiff filed a praecipe to discontinue the Philadelphia County case on September 6, 2023, and Plaintiff commenced this case against the same Defendants in Chester County on October 3, 2023. Motion, 12/23/2024, ¶¶ 19-20. The Chester County Prothonotary’s records indicate that the Philadelphia County case was transferred to Chester County on October 20, 2023 (docketed at 2023-08145-TT) and that Plaintiff discontinued that case by Praecipe filed October 3, 2024.

Presently before this court is Plaintiff James Giacometti’s Motion to Transfer Venue to Philadelphia County Court of Common Pleas filed December 23, 2024. Plaintiff asks this court to transfer this case to Philadelphia County pursuant to Pa.R.Civ.P. 1006 (Venue. Change of Venue) arguing that the Philadelphia County order dismissing Crane and transferring the previous case to Chester County was based on the Philadelphia County judge’s error of law and Crane’s fraudulent misrepresentations. Motion, 12/23/2024, ¶¶ 18, 39-45. Plaintiff argues that venue properly lies in Philadelphia County pursuant to Pa.R.Civ.P. 1006(c)¹ and Pa.R.Civ.P. 2179² because Crane routinely does business there, and Plaintiff is entitled to litigate this case in Philadelphia County as Plaintiff’s originally chosen forum. Motion, 12/23/2024, ¶¶ 38-46.

Here, this court can presume for purposes of Plaintiff’s Motion that the previous Philadelphia County case should never have been transferred to Chester County and still Plaintiff’s Motion lacks merit on its face. A plaintiff may request transfer of venue for the convenience of the parties pursuant to Pa.R.Civ.P. 1006(d)(1)³ or to enable a fair and impartial trial pursuant to Pa.R.Civ.P. 1006(d)(2).⁴ However, Plaintiff raises neither ground. Motion, 12/23/2024, ¶¶ 1-46; Brief, 12/23/2024, pp. 1-9. Instead, Plaintiff’s Motion is based on grounds unrecognized by Pa.R.Civ.P.

¹ Pa.R.Civ.P. 1006(c) sets forth the general rule controlling venue for “[a]n action to enforce a joint or joint and several liability against two or more defendants[.]” Pa.R.Civ.P. 1006(c).

² Pa.R.Civ.P. 2179 sets forth the general rule controlling venue for “a personal action against a corporation or similar entity[.]” Pa.R.Civ.P. 2179(a).

³ Pa.R.Civ.P. 1006(d)(1) provides that “For the convenience of parties and witnesses, the court upon petition of any party may transfer an action to the appropriate court of any other county where the action could originally have been brought.” Pa.R.Civ.P. 1006(d)(1).

⁴ Pa.R.Civ.P. 1006(d)(2) provides that “If, upon petition and hearing, the court finds that a fair and impartial trial cannot be held in the county for reasons stated of record, the court may order that the action be transferred.” Pa.R.Civ.P. 1006(d)(2).

1006 and Plaintiff has otherwise failed to show it has any right to the relief requested.⁵

Accordingly, for the reasons set forth above this court will enter an order denying Plaintiff James Giacometti's Motion to Transfer Venue to Philadelphia County Court of Common Pleas filed December 23, 2024.

⁵ This court thus need not reach the argument made by Crane that granting Plaintiff's Motion would violate the coordinate jurisdiction rule. Similarly, this court does not reach the issue whether Plaintiff's Motion is barred as an improper substitute for an appeal from the Philadelphia County order transferring venue to Chester County. Compare Hvizdak v. Linn, 190 A.3d 1213 (Pa.Super. 2018) (plaintiff's failure to appeal transfer of venue pursuant to Pa.R.A.P. 311(c) waived issue on later appeal), *appeal denied*, 204 A.3d 364 (Pa. 2019) to Marra v. Smithkline Beecham Corp., 789 A.2d 704 (Pa.Super. 2001) (plaintiff's early discontinuance and recommencement to demand jury trial proper where opposing party was not unreasonably harassed, delayed, or prejudiced).

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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

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NAME CHANGE - No. 2024-06542-NC - NOTICE IS HEREBY GIVEN that on the Petition of PEYTON TAYLOR LEIGH DEMSKY, was filed in the above-named Court, praying for a Decree to change the Petitioner’s name to PARMINA DALIA LEIGH CRECELIUS. The Court has fixed 4/4/25, at 2:00 p.m., Courtroom 2, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. DENNIS B. YOUNG, Atty. for Petitioner, 430 W. First Ave., Parkesburg, PA 19365, 610.857.1580

CHANGE OF NAME NOTICE

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

LAW NO. 2024-10050-NC

NOTICE IS HEREBY GIVEN that the name change petition of Bernadette Marsters was filed in the above-named court and will be heard on Friday, March 14, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, November 12, 2024
Name to be changed from: Bernadette Marsters to: Bernadette K Providence
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. 2025-00143-NC

NOTICE IS HEREBY GIVEN that the name change petition of Scott Timothy Gordon was filed in the above-named court and will be heard on Friday, April 18, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, January 10, 2025
Name to be changed from: Scott Timothy Gordon to: Ella Nora Hopkins
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
AMANDA M. ATKINSON, Attorney for Petitioner
Law Offices of Jennifer J. Riley
585 W. Skippack Pike Ste 200
Blue Bell, PA 19422

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

LAW NO. 2025-01188-NC

NOTICE IS HEREBY GIVEN that the name change petition of Stephanie R. Wrigley was filed in the above-named court and will be heard on Friday, May 23, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, February 14, 2025
Name to be changed from: Stephanie R. Wrigley to: Stefanie R. Wrigley
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. 2025-01282-NC

NOTICE IS HEREBY GIVEN that the name change petition of Janine Teresa Dambrosio was filed in the above-named court and will be heard on Friday, May 23, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, February 19, 2025

Name to be changed from: Janine Teresa Dambrosio to: Janine Teresa Lichti

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 Tuesday, January 14, 2025, for 808 MT INC. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Restaurant.

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 Thursday, January 23, 2025, effective Saturday, February 15, 2025 for Iron Age Coaching, Inc in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Any Lawful Purpose.

FRANCIS C MILLER, Esquire
Miller Law Offices
21 W Washington Street
Suit D
West Chester, PA 19380

CORPORATION NOTICE

SEA CHANGE PARTNERS, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Konchel & Associates, P.C.
13 Davenport Drive
Downingtown, PA 19335

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

ALLEN, Oscar R., late of Borough of Oxford. John C. Allen, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BENSON, Barbara J., a/k/a Barbara Benson, late of West Chester. Joshua Benson, 1447 Patterson Place, West Chester, PA 19380, care of MICHAEL L. SALAD, Esquire, 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401, Executor. MICHAEL L. SALAD, Esquire, Cooper Levenson, 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401, atty.

BRANSFIELD, Patricia A., a/k/a Patricia Ann Bransfield, late of Kennett Square Borough. Kathleen Megill and Daniel Bransfield, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executors. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

BURINSKY, Cheryl A., late of Elverson Borough. Jeremy D. Rhen, 102 Howard Way, Pennington, NJ 08534 and Nathan J. Rhen, 305 St. Andrews Dr., Media, PA 19063, care of DAVID A. MEGAY, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

CRAWFORD, Wilbur O, a/k/a Bill Crawford, late of Concord. Marie E. O'Donnell, 337 Stockham Avenue, Morrisville, PA 19067, Executor.

CRUTCHFIELD, Mary B., a/k/a Mary Marie Crutchfield, late of East Goshen Township. VonDeleath Kersey, 2204 Coventry Lane, Glen Mills, PA 19342, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero,

31 South High Street, West Chester, PA 19382, atty.

DeTULLEO, Charles T., a/k/a Charles Thomas DeTulleo, late of Kennett Township. Janet DeTulleo, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

DUFF, Earl Austin, late of Phoenixville. Dona Cunningham, 3674 Cottage Drive, Bethlehem, PA 18020, care of DOUGLAS HUMES, Esquire, 975 Mill Rd Box E, Bryn Mawr, PA 19010, Executrix. DOUGLAS HUMES, Esquire, 975 Mill Rd Box E, Bryn Mawr, PA 19010, atty.

FLOCCO, Frances M., late of Easttown Township. Marymargaret Francene Moody, 937 USS Daniel Webster Rd., #C2, Kings Bay, GA 31547, Administratrix.

FOSTER, James L. R., a/k/a Russ Foster and J. Russell Foster, late of West Chester Borough. Kimberly Joy Hitchcock, 624 Wickshire Circle, Lititz, PA 17543, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

GANLY, Shirley Anna, a/k/a Shirley A. Ganly, late of Tredeyffrin Township. Jill Weisser, care of CAROL RYAN LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL RYAN LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

GRAHAM, Helen C., a/k/a Helen Canterbury Graham, late of New London Twp.. Robert Wells Graham, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Executor. DAVID W. CROSSON, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, atty.

GROMPONE, Marie Emily, a/k/a Emily Grompone, late of West Chester Borough. Patricia A. Singer, care of ROBERT H. LEFEVRE, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix. ROBERT H. LEFEVRE, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

HUSTON, Daniel P., late of East Nottingham. Walter J Subers, 734 East Christine Road, Nottingham, PA 19362, care of JEFF P BRYMAN, Esquire,

225 Wilmington Pike Suite 200 Chadds Ford PA 19317, Executor. JEFF P BRYMAN, Esquire, Pyle & Bryman, 225 Wilmington Pike Suite 200 Chadds Ford PA 19317, atty.

HEFELFINGER, William E., late of Spring City Borough. Margaret Hefelfinger, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administratrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

IREY, Janet M., a/k/a Janet M. Wright, late of North Coventry Township. Mary E. Taney, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. ALLAN B. GREENWOOD, Esquire, Siana Law, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

JACKSON, Charles E., late of Highland Township. Andrew S. Jackson, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

JOHNSON, Catherine Marie Flowers, late of Coatesville. Charles Anthony Johnson, 505 North Barker Street, Mount Vernon, WA 98273, care of MATTHEW A. BOLE, Esquire, 661 Andersen Dr, Foster Plaza 7, Suite 315, Pittsburgh, PA 15220, Executor. MATTHEW A. BOLE, Esquire, Fiffik Law Group, 661 Andersen Dr, Foster Plaza 7, Suite 315, Pittsburgh, PA 15220, atty.

KING, Jack Arnold, late of East Goshen Township. Elizabeth Hartman, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

KING, Janice Lane, a/k/a Janice Lane Thompson King, late of East Goshen Township. Elizabeth Hartman, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

KRING, Arnold M, a/k/a Arnold Morrow Kring, late of Downingtown. Rebecca Brain and Melinda Kring, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Flr, West Chester, PA 19380, Executrices. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, 211 N Walnut St, 1st Flr, West Chester,

PA 19380, atty.

LENKER, Karen Poole, a/k/a Karen P. Lenker, late of Easttown Township. Gretchen P. Larsen, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

LOENING, Louise Truesdale, a/k/a Louise T. Loening, late of Pennsbury Township. William L. Prickett, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

MARCH, LeRoy, a/k/a Le Roy March, late of West Nantmeal Township. Brian March, 2 Pond View Drive, Elverson, PA 19520, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MELLINGER, Barbara Louise, a/k/a Barbara L. Mellinger, late of Borough of Parkesburg. Debra A. Clarke, 124 Helm Way, Downingtown, PA 19335 and David C. Mellinger, 174 Aster Avenue, Bellefonte, PA 16823, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MOYER, Elsie Jean, late of West Brandywine Twp.. Tara J. Dixon, care of JONATHAN C. STAFFORD, Esquire, 1341 E Strasburg Rd, West Chester PA 19380, Administratrix. JONATHAN C. STAFFORD, Esquire, 1341 E Strasburg Rd, West Chester PA 19380, atty.

ROBERTS, Donna Lee, a/k/a Donna L. Roberts and Donna Roberts, late of Schuylkill Township. Nancy W. Pine, 104 S Church St., West Chester, PA 19382, care of NANCY W. PINE, Esquire, 104 S Church St., West Chester, PA 19382, Administratrix CTA. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S Church St., West Chester, PA 19382, atty.

SHAFFER, III, John I., late of West Goshen Township. Marianne Slaby, 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.

TAYLOR, Joseph A., late of East Bradford Town-

ship. Kristen R. Matthews, 14 E. Welsh Pool Rd., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

VAUGHAN, Virginia Cronister, late of Pennsbury Township. Amy Cronister Silverman, 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.

WHITE, JR., James Logan, a/k/a J. Logan White, Jr, late of Caln Township. Kevin Holleran, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

WILLIAMS, Betty Marie, a/k/a Betty M. Williams, late of City of Coatesville. Nina M. Sheperd, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WYATT, Bonita L., late of West Chester Borough. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

2nd Publication

COLLINS, Lisa Monique, a/k/a Lisa M. Collins and Lisa Monique Harrison Collins, late of Coatesville, Valley Township. Ada F. Ricci, 1451 Valley Road, Coatesville, PA 19320, care of JAMES S. TUPITZA, Esquire, 212 West Gay Street, West Chester, PA 19320, Administratrix. JAMES S. TUPITZA, Esquire, Tupitza & Associates, 212 West Gay Street, West Chester, PA 19320, atty.

FLYNN, Donna Marie, late of Phoenixville. Dan DiCioccio, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

HELEVA, Michael S., late of East Goshen Township. Jenae K. Quirk and Jason C. Heleva, care of

DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Administrators. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HUNT, Elaine Rita, late of Phoenixville. Donna Lynn Holladay, 15 Homestead Lane, Royersford, PA 19468, Executrix.

KEEGAN, JR., William F., late of Westtown Township. Michael A. Keegan, 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.

MILES, Elizabeth U., late of Schuylkill Township. Michael Walter Miles and Jerome Francis Miles, Jr., care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Co-Executors. ELIZABETH R. HOWARD, Esquire, Law Offices of Elizabeth R. Howard, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

PICCARD, Mary Ann, late of Kennett Township. Donald B. Lynn, Jr., care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

QUINN, Thomas J., late of West Goshen Township. Kevin Quinn, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SCHUITLIN, Olga, late of Tredyffrin Township. Mark E. Scheitlin, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executor. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

SGRO, Patricia M., late of Pennsbury Township. Joseph Burrows, care of CHRISTOPHER M. MURPHY, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Administrator. CHRISTOPHER M. MURPHY, Esquire, Breslin Murphy & Roberts, P.C., 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

WILLARD, Arthur Richard, a/k/a Arthur R. Willard and Archie Willard, late of Wallace. Harvey A. Willard, Jr., care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Ad-

ministrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

WOOLFREY, Barbara J., late of Uwchlan Township. Joshua Woolfrey, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

3rd Publication

ADAMS, Frederick William, a/k/a William F. Adams and William Frederick Adams, late of West Pikeland Township. Matthew J. Adams, care of STEPHEN M. PORTER, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executor. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

ANTONIO, Robert, late of Kennett Township. Marcia A Dial, care of JEFF P BRYMAN, Esquire, 225 Wilmington Pike Suite 200 Chadds Ford PA 19317, Executor. JEFF P BRYMAN, Esquire, Law Offices of Pyle & Bryman, 225 Wilmington Pike Suite 200 Chadds Ford PA 19317, atty.

BARR, JR., Victor L., late of Schuylkill Township. Catherine C. Barr, care of WILLIAM A. DENMARK, Esquire, 1628 JFK Blvd., Ste. 1803, Philadelphia, PA 19103, Executrix. WILLIAM A. DENMARK, Esquire, Charlson Braber McCabe & Denmark, PC, 1628 JFK Blvd., Ste. 1803, Philadelphia, PA 19103, atty.

BENNER, Elizabeth Mae, a/k/a Elizabeth M. Benner, late of West Caln Township. Keith Benner, 140 W. Mattson Hollow Road, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CHOWDHRY, Uma, late of Kennett Township. Vinay Chowdhry, care of MEGAN K. HORWITZ, Esquire, Cira Centre, 2929 Arch St., Philadelphia, PA 19104-2808, Executor. MEGAN K. HORWITZ, Esquire, Dechert LLP, Cira Centre, 2929 Arch St., Philadelphia, PA 19104-2808, atty.

CICIONE, Nancy C., late of West Chester. Vincent S. Cicone and Helene L. Cicone-Brinton, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Co-Executors. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA

19382, atty.

DEMPSEY, Beatrice Roberta, a/k/a Beatrice B. Dempsey, late of West Whiteland Township. Robin E. Keretzman, 104 Karen Circle, Coatesville, PA 19320, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

ENE, Paul, a/k/a Paul J. Enea, late of Caln Township. Paulette Tykwinski, 703 Cynthia Ln., West Chester, PA 19380, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

FERRAGUTI, David Mario, late of West Whiteland Township. Adrienne Ferraguti, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, Pennsylvania 19063, Administratrix. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, Pennsylvania 19063, atty.

GANLY, Shirley Anna, a/k/a Shirley A. Ganly, late of East Whiteland Township. Jill Weisser, 40530 Calle Lampara, Murrieta, CA 92562, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

GIANNONE, Mary Lou, late of Malvern Borough. John A. Giannone, Jr., care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

GORDON, Margaret Ann, a/k/a Margaret A. Gordon, late of City of Coatesville. David P. Gordon, 125 Nevins Way, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HADEN, Elynn Renae, a/k/a Elynn Haden, late of Valley Township. Mitchell Shane Weiss, 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.

HIPPERT, George Hayden, late of Exton. Lynn R. Ferry, 615 Westmont Drive, Wilmington, DE 19808,

Executor.

JEVNICK, SR., Arthur F, a/k/a Arthur Jevnick, late of Lower Oxford Township. Laurie Anne Jevnick, 2534 Dartmouth Woods Road, Wilmington, DE 19810, care of PAUL P. PADIEN, Esquire, 30 W. Third Street, Media, PA 19063, Executrix. PAUL P. PADIEN, Esquire, Law Offices of Paul P. Padien, PC, 30 W. Third Street, Media, PA 19063, atty.

LONAS, SR., Norman F., late of West Sadsbury Township. Norman F. Lonas, Jr. and Robert E. Yeagley, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Co-Executors. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

McCABE, James F, late of Borough of West Chester. Ryan McCabe, 479 Starboard Landing, Fern Beach, FL 32034, care of PAUL J. RUBINO, Esquire, 123 East Gay Street, West Chester PA 19380, Executor. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester PA 19380, atty.

McFALLS, Eloise Ann, late of Downingtown. Selena McFalls, 215 Stuart Avenue, Downingtown PA 19335, Executrix.

McNEFF, Barbara Ann, a/k/a Barbara A McNeff, late of West Caln Township. Cindy Ann Adams, 106 Barbara Lane Coatesville PA 19320, care of GARY E THOMPSON, Esquire, 822 S. Matlack Street, Suite 101, West Chester PA 19382, Administratrix. GARY E THOMPSON, Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester PA 19382, atty.

MILLS, Douglas Edward, late of Phoenixville Borough. Katherine Grace Mills, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, Administratrix. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, atty.

O'DONNELL, Meredith Charles, a/k/a M. Charles O'Donnell, Meredith C. O'Donnell a/k/a Chuck O'Donnell, late of East Coventry. Glenn C. O'Donnell, 282 Halteman Road, Pottstown, PA 19465, care of JAMIE V. OTTAVIANO, Esquire, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, Executor. JAMIE V. OTTAVIANO, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

PANTALONE, Maria Joann, a/k/a Maria J. Pantalone and Maria Pantalone, late of Tredyffrin

Township. Louise Dougherty, 175 Trimmel Ave, Franklinville, NJ 08322, care of PAUL P. PADIEN, Esquire, 30 W. Third Street, Media, PA 19063, Executrix. PAUL P. PADIEN, Esquire, Law Offices of Paul P. Padien, PC, 30 W. Third Street, Media, PA 19063, atty.

PELLEGRINI, Mary D, late of Downingtown. Kevin Pellegrini, 736 Springdale Dr. Suite 200 Exton PA 19341, Executor.

QUAY, Patricia Lewis, late of Malvern. Kimberly VonMosch, 505 Ricardo Court, Chesapeake, VA 23322, and Donna Obrecht, 55 Clahor Avenue, Collegetown, PA 19426, Executor.

ROEBUCK, Robert E., late of Wayne. Sheila McCarthy, 11 S. Olive Street, 2nd Floor, P O Box 1081, Media, PA 19063, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., P O Box 1081, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., P O Box 1081, Media, PA 19063, atty.

SCHRAMM, John Joseph, late of Schuylkill Township. Dawn Cockerill Schramm, care of JOAN D. GALLAGHER, Esquire, 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104, Administratrix. JOAN D. GALLAGHER, Esquire, Gallagher Law, P.C., 1600 Market St., Ste. 1320, Philadelphia, PA 19103-4104, atty.

SHERRY, JR., Raymond R., a/k/a Raymond Richard Sherry, late of West Brandywine Township. Rose M. Fear, 24 Steven Way, Coatesville, PA 19320, care of JENNIFER L. SIMONS, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. JENNIFER L. SIMONS, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

SHEVES, Patricia A., late of East Goshen Township. David H. Schultz, 1410 Crestmont Dr., Downingtown, PA 19335 and Michael N. Schultz, 8944 E. Ludlow Dr., Scottsdale, AZ 85260, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executors. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

STOLTZFUS, Mary Anna, late of Atglen. Anna Mary Smoker and Ruth Ella Delia, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

STRASSLER, Arthur M., late of Upper Uwchlan

Township. Julie Wagner, 317 Conner Dr., Exton, PA 19341, care of GLENN R. WEISER, Esquire, 2000 Market St., Ste. 2820, Philadelphia, PA 19103, Executrix. GLENN R. WEISER, Esquire, McCarthy Weidler, P.C., 2000 Market St., Ste. 2820, Philadelphia, PA 19103, atty.

STULL, Patricia M., late of West Bradford Township. Walter Lee Stull, Jr., 916 Messner Rd., Chester Springs, PA 19425, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

WINTERBOTTOM, Robert F, late of West Chester. Richard Verdi, care of STEPHEN M. ASBEL, Esquire, 2929 Arch St, 13th Fl, Phila, PA 19104, Executor. STEPHEN M. ASBEL, Esquire, Reger Rizzo & Darnall, 2929 Arch St, 13th Fl, Phila, PA 19104, atty.

WRIGHT, Joanne H, late of Glen Mills. Lisa Wright Hummer, 1157 Avonlea Circle, Glen Mills, PA 19342, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, 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

We Paint Faces, with its principal place of business at 6 Barneston Rd, Honey Brook, PA 19344. The application has been (or will be) filed on: Wednesday, February 19, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Ulyssia Drozd, 6 Barneston Rd, Honey Brook, PA 19344.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that **The 1798 Phoenix Foundation** has been organized under the provisions of the Nonprofit Corporation Law of 1988 and has filed Articles of Incorporation with the Pennsylvania Department of State. The registered office in this Commonwealth is Phoenix Lodge No. 75, F. & A.M. of Pennsylvania, Attn: Leonard Shirk, Secretary, 171 Shoen Road, Exton, PA 19341 in Chester County.

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 Darlington Condominium Association.
Articles of Incorporation were filed on Tuesday, February 18, 2025.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, March 20th, 2025** 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, April 21st, 2025**. 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.

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 25-3-58
Writ of Execution No. 2015-01455
DEBT \$149,507.56

PROPERTY SITUATE IN BOROUGH OF KENNETT TOWNSHIP

Tax Parcel # 62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348

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

SALE NO. 25-3-60
Writ of Execution No. 2024-05633
DEBT \$98,057.53

Property situate in the BOROUGH OF SPRING CITY, CHESTER County, Pennsylvania, being

BLR # 14-1-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: TRUIST BANK, F/K/A BRANCH BANKING AND TRUST COMPANY

VS

DEFENDANT: **TINA M. UPDEGROVE, KNOWN HEIR OF JOAN M. UPDEGROVE, DECEASED; JANET L. TRAUB, KNOWN HEIR OF JOAN M. UPDEGROVE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAN M. UPDEGROVE, DECEASED**

SALE ADDRESS: 440 King Street, Spring City, PA 19475

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

SALE NO. 25-3-61
Writ of Execution No. 2023-02019
DEBT \$720,061.52

ALL THAT CERTAIN lot or piece of ground situate in West Bradford Township, Chester County, Pennsylvania, bounded and described according to a

Subdivision Plan for Stonegate, made by Chester Valley Engineers, Inc. dated 4-22-1997 last revised 3-30-1998 and recorded in Chester County as Plan #14370 as follows to wit: BEGINNING at a point on the Northwesterly side of Old Barn Circle, a corner of Lot 50 on said plan, THENCE extending along said lot North 89 degrees 53 minutes 14 seconds West 161.68 feet to a point, THENCE extending along said lot and partly along lot 60 North 45 degrees 50 minutes 22 seconds East 164.57 feet to a point in the bed of a 20 feet wide sanitary sewer easement, a corner of lot 52, THENCE extending along said lot and through said easement, South 42 degrees 44 minutes 08 seconds East 131.07 feet to a point on the Northwesterly side of Old Barn Circle, THENCE extending along same on the arc of a circle curving to the left having a radius of 75.00 feet the arc distance of 61.72 feet to the first mentioned point and place of beginning.

CONTAINING 18,920 square feet more or less.

BEING LOT NO. 51 on said plan.

BEING the same premises which Realen Homes, L.P. (A Pa Ltd. Partnership) Successor by Merger to Realen Limited Partner, Inc. (A Pa. Corp.), by indenture bearing date 12/15/00 and recorded 12/29/00 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 4875 page 990 etc., granted and conveyed unto WILLIAM J. ORSI, JR. AND APRIL L.ORSI, as tenants by the entirety.

Tax Parcel # 50-2-281

PLAINTIFF: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2007-HE3, Asset-Backed Certificates Series 2007-HE3

VS

DEFENDANT: **William J. Orsi, Jr. and April L. Orsi**

SALE ADDRESS: 1388 Old Barn Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429**

SALE NO. 25-3-63

Writ of Execution No. 2023-08892

DEBT \$136,223.67

All that certain piece or parcel or Tract of land situate in Pocopson Township, Chester County, Pennsylvania, and being known as 2033 West Street Road, AKA 2023 West Street Road, FKA 1409 West Street Road, Pocopson, Pennsylvania 19366.

Tax Parcel # 63-4-133

PLAINTIFF: Fulton Bank, NA

VS

DEFENDANT: **Roger E. Marcial**

SALE ADDRESS: 2033 West Street Road, AKA 2023 West Street Road, FKA 1409 West Street Road, Pocopson, PA 19366

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

SALE NO. 25-3-64

Writ of Execution No. 2024-01726

DEBT \$98,141.90

ALL THAT CERTAIN lot or piece of ground situate in East Bradford Township, Chester County and Commonwealth of Pennsylvania, as shown on Plan No. 30-26, dated August 1, 1985, last revised June 9, 1986, by Yerkes Associates, Inc., for Curtis V. Guthrie, recorded in the Office of the Recorder of Deeds of Chester County on August 4, 1986, as Subdivision

Plan No. 6476, bounded and described as follows: BEGINNING at a point set in the title line in the bed of Guthrie Road, said point being distant 285.12 feet measured Northwardly along Guthrie Road from its intersection with the title line of Harmony Hill Road; thence extending from the first mentioned point and place of beginning, extending diagonally across said Guthrie Road to the West side thereof North 6° 23' 8" West, 102 feet to a point set in a line of land now or late of Frank J. Rawson, Jr.; thence extending diagonally into Guthrie Road, North 23° 27' 48" East, 59.50 feet to a point in the bed of Guthrie Road; thence leaving the said Guthrie Road and passing over the Easterly boundary thereof North 84° 36' 44" East, 310.39 feet to a point in the boundary line of lands now or late of C. Leon Guthrie; thence South 1° 55' East, 143.03 feet to a point in the boundary line of lands now or late of C. Leon Guthrie; thence South 82° 38' 15" West, 328.86 feet to the first mentioned point and place of BEGINNING.

CONTAINING an area of 1.121 acres, more or less.

BEING Lot No. 3 on the said subdivision plan.

BEING THE SAME PREMISES which Curtis Vernon Guthrie and Lenore B. Guthrie, by Deed dated 4/23/2018 and recorded 4/26/2018 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9732, Page 692, granted and conveyed unto Curtis B. Guthrie and Valorie L. Guthrie.

Tax Parcel # 51-2-151.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TRUMARK FINANCIAL CREDIT UNION

VS

DEFENDANT: **Curtis B. Guthrie a/k/a Curtis Brian Guthrie & Valorie Guthrie**

a/k/a Valorie Lynn Guthrie a/k/a Valorie L. Guthrie

SALE ADDRESS: 844 Guthrie Road, West Chester, PA 19380

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

SALE NO. 25-3-65

Writ of Execution No. 2023-05905

DEBT \$237,225.79

All that certain piece or parcel or Tract of land situate in the Township of West Goshen, Chester County, Pennsylvania, and being known as 1006 E Boot Road, West Chester, Pennsylvania 19380.

Tax Parcel # 52-1P-40

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **John R. Bayne Jr.**

SALE ADDRESS: 1006 E. Boot Road, West Chester, PA 19380

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

SALE NO. 25-3-66

Writ of Execution No. 2024-06160

DEBT \$353,586.28

ALL THAT CERTAIN lot or parcel of land situated in the West Caln Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 19, 2004 and recorded in the Office of the Chester County Recorder of Deeds on October 21, 2004, in Deed Book Volume 6314 at Page 1300, as Instrument No. 200410471527.

Tax Parcel # 28-05-0209

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS3

VS

DEFENDANT: **Anthony J. Mascherino, Jr. and Coleen T. Mascherino**

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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

SALE NO. 25-3-67
Writ of Execution No. 2024-04332
DEBT \$138,826.69

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

Tax Parcel # 26-3J-183

IMPROVEMENTS thereon: a residential property

PLAINTIFF: FIFTH THIRD BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **RONALD GOULDING**

SALE ADDRESS: 3201 Doris Court, Phoenixville, PA 19460

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

SALE NO. 25-3-68
Writ of Execution No. 2022-03015
DEBT \$179,061.53

ALL THAT CERTAIN unit located in the property known, named and identified as The Commons of Valley Forge-East , an Office Condominium, located in the

Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 , et seq., by the recording of the Declaration in the office of the Recorder in and for Chester County, Pennsylvania on 06/29/1988 in Record Book 1195, Page 146, and any amendments thereto, as the same may change from time to time, being and designated as UNIT NO. 21, which has been amended to UNIT NO. 68 in the second amendment to the Declaration in Book 1247 Page 215, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Richard Whitekettle, by Deed dated 01/10/2018 and recorded 01/16/2018 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania as DOC# 15587793 in Record Book 9683, Page 1741, granted and conveyed unto Bozekken, LLC, a Pennsylvania limited liability company.

Tax Parcel # 27-6-568

PLAINTIFF: SANTANDER BANK, N.A.
VS

DEFENDANT: **BOZEKEN, LLC**

SALE ADDRESS: 1288 Valley Forge Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SALDUTTI LAW GROUP 610-994-1137**

SALE NO. 25-3-69
Writ of Execution No. 2024-02167
DEBT \$228,658.90

PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE

Tax Parcel # 15-05-0294

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **KIMBERLY ZWIEBEL**

SALE ADDRESS: 229 Saint Mary's Street, Phoenixville, PA 19460

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

SALE NO. 25-3-70

Writ of Execution No. 2015-06920

DEBT \$135,576.05

PROPERTY SITUATE IN KENNETT TOWNSHIP

Tax Parcel # 62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. MRAZ A/K/A DOROTHY C. MRAZ A/K/A DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

SALE NO. 25-3-71

Writ of Execution No. 2024-02779

DEBT \$20,885.27

ALL that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenance thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: 87 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association of Brook Crossing, a

Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891. Subject to any restrictions, easements and/or adverbs that pertain to this property.

BEING that same premises which William H. Baker and Theresa M. Alexander by Deed dated March 24, 2015, and recorded October 21, 2015, in Chester County at Book 9202, Page 2105 conveyed unto William H. Baker.

Tax Parcel # 47-4-534

PLAINTIFF: Members 1st Federal Credit Union

VS

DEFENDANT: **William H. Baker a/k/a William Baker**

SALE ADDRESS: 101 North Keystone Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **METTE, EVANS & WOODSIDE 717-232-5000**

SALE NO. 25-3-72

Writ of Execution No. 2024-04922

DEBT \$132,359.74

ALL THAT CERTAIN lot or piece of ground, situate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a Final Title Plan of Subdivision of Ashley, dated 8/31/1987 last revised 8/9/1989 by Beideman Associates, Professional Land Surveyors, Exton, PA and recorded in Chester County as Plan No. 9677-82 as follows, to wit:

BEGINNING at a point on the Southerly side of Bramble Lane, a corner of Lot No. 19 on said plan; thence extending along said lot, South 16° 17' 42" West, 209.22 feet to a point; thence extending North 68° 33' 15" West, 223.36 feet to a point, a cor-

ner of Lot No. 21; thence extending along said lot, North 19° 19' East, 195.03 feet to a point on the Southerly side of Bramble Lane; thence extending along same on the arc of a circle curving to the left having a radius of 4,025 feet the arc distance of 212.27 feet to the first mentioned point and place of BEGINNING.

CONTAINING 1.005 acres more or less BEING Lot No. 20 on said plan.

BEING THE SAME PREMISES which David S. Cardile and Christine M. Cardile, by Deed dated 5/28/1997 and recorded 6/4/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4184, Page 2118, granted and conveyed unto David S. Cardile.

Tax Parcel # 59-11-22.25

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **David S. Cardile, Sr. a/k/a David S. Cardile**

SALE ADDRESS: 6 Bramble Lane, West Grove, PA 19390

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

346 at Instrument No. 0076151, Receipt No. 0033531.

UPI # 8-5-296.1

PLAINTIFF: Nationstar Mortgage LLC VS

DEFENDANT: **Randy Carroll Hoopes**

SALE ADDRESS: 805 4th Avenue (aka 805 Fourth Avenue), Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ALBERTELLI LAW 856-724-1888**

SALE NO. 25-3-73

Writ of Execution No. 2024-03866

DEBT \$156,345.75

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in the Borough of Parkesburg, and being the same premises conveyed by the deed recorded November 21, 2000 in The Office of Chester County Recorder of Deeds, Book 4855 and Page