



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 71

WEST CHESTER, PENNSYLVANIA, MARCH 30, 2023

No. 13

## TABLE OF CONTENTS

### 71 CHESTER COUNTY REPORTS

#### Basement Solutions vs. Wells Fargo Bank vs. Jones

*Waiver of right to enforce arbitration agreement . . . . .* 75 (2023)

**Classified Ads. . . . . 29**      **Legal Notices**  
Meeting Space - *West Chester*      **See Table of Contents. . . . .1**  
Associate Attorney  
Estates/Trusts Attorney

# 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 ©2023 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.

---

---

## 2023 CCBA Officers

Brian L. Nagle, *President*  
Donald Lynn, *Vice President*  
James Doyle, *Treasurer*  
Catherine Voit, *Secretary*  
Michelle Bernardo-Rudy,  
*Immediate Past President*

## Executive Director

Gregory Nardi

## 2023 CCBA Directors

William Christman  
Jennifer Fink  
Patrick Gallo  
Kelly Jurs  
Jonathan Long  
Helen Mountain  
Curt Norcini  
Hon. Analisa Sondergaard

## 2023 YLD Division

Amanda M. V. Grant, *Chair*  
Ryan Jennings, *Chair-Elect*  
Blaine Feinauer, *Immediate Past Chair*

**Basement Solutions vs. Wells Fargo Bank vs. Jones**

Waiver of right to enforce arbitration agreement

1. Although courts favor the settlement of disputes by arbitration, the right to enforce an arbitration clause can be waived.
2. A party that avails itself of the judicial process by attempting to win favorable rulings from the judicial system following the filing of a complaint waives the right to proceed through arbitration.
3. When deciding whether a party accepted judicial process to constitute waiver of a claim to arbitration, courts assess whether the party: (a) failed to raise the issue of arbitration promptly; (b) engaged in discovery; (c) filed pretrial motions that do not raise the issue of arbitration; (d) waited for adverse rulings on pre-trial motions before asserting arbitration; or (e) waited until the case is ready for trial before asserting arbitration.
4. Allowing a party to avail itself of the judicial process and then pursue an alternate route when it receives an adverse judgment would advocate judicial inefficiency.
5. The mere filing of a complaint or answer without resulting prejudice to the objecting party will not justify a finding of waiver of the right to arbitration.
6. Because joinder defendant did not seek a petition to enforce arbitration until after it received an adverse ruling on its demurrer, the Court *Held* the petition was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2020-08482; Basement Solutions LLC vs. Wells Fargo Bank vs. Michael Jones

Michael A. DiAntonio for joinder defendant

Danielle E. Ryan for joinder plaintiff

Binder, J., November 1, 2022:-

BASEMENT SOLUTIONS LLC

Plaintiff

vs.

WELLS FARGO BANK

Defendant/Joinder Plaintiff

vs.

MICHAEL JONES

Joinder Defendant

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-08482-MJ

CIVIL ACTION – LAW

**ORDER and MEMORANDUM**

**AND NOW**, this 1st day of November, 2022, upon consideration of the Petition of Joinder Defendant, Michael Jones, to Enforce Arbitration Agreement as to Amended Joinder Complaint of Joinder Plaintiff, Wells Fargo Bank filed March 15, 2022, and Wells Fargo's opposition thereto, it is hereby **ORDERED** that the Petition is **DENIED** for the reasons set forth in the accompanying Memorandum.

**BY THE COURT:**/s/ **BRET M. BINDER, J.**

**MEMORANDUM**

This action arises out of a dispute between two (2) individuals, Scott McFarland and Michael Jones who were 50/50 owners of Basement Solutions LLC. The dispute involves funds held in two (2) business accounts at Wells Fargo Bank. Basement Solutions filed its Second Amended Complaint on March 29, 2021 setting forth claims against Wells Fargo for Fraudulent Misrepresentation and Fraud by Inducement. Wells Fargo file preliminary objections which this court overruled on October 13, 2021.

On November 2, 2021, Wells Fargo filed its Joinder Complaint Against Michael Jones setting forth claims for Contractual Indemnification and Common Law Indemnification. Jones filed Preliminary Objections on December 13, 2021 which became moot on January 7, 2022 when Wells Fargo filed its Amended Joinder Complaint Against Michael Jones who filed Preliminary Objections on January 24, 2022 raising a demurrer arguing he has no contractual or common law duty to indemnify Wells Fargo. This court overruled Jones's demurrer by Order and Memorandum filed on February 23, 2022.

On March 15, 2022, Jones filed his Petition to Enforce Arbitration Agreement.<sup>1</sup> Mr. Jones averred that he gave notice to Wells Fargo on March 4, 2022 that the Business Account Agreement Wells Fargo attached to its Amended Joinder Complaint gives him the right to compel arbitration but Wells Fargo did not agree to arbitrate. Petition, 3/15/2022, ¶¶ 2-6. By his Petition, Jones asked this court to compel arbitration and award costs and expenses. Petition, 3/15/2022, ¶ 20.

Wells Fargo responded on May 20, 2022 averring that Jones waived any right he had to force Wells Fargo to arbitrate when he asked this court to dismiss Wells Fargo's claims instead of asking this court to compel arbitration. Response, 5/20/2022, ¶ 5. More specifically, Wells Fargo argued that Jones "waited to assert a demand for arbitration until after the Court entered a ruling against Mr. Jones on the critical issue of whether Mr. Jones is bound, as an authorized signer, to the indemnification provision set forth in the applicable Business Account Agreement." Brief, 5/20/2022, p. 1. *See also* Brief, 5/20/2022, p. 4 ("Mr. Jones waived any right to arbitrate by failing to seek enforcement of the arbitration agreement until after he received an adverse ruling from this Court on a critical issue.").

Here, both Wells Fargo and Jones relied on DiDonato v. Ski Shawnee, Inc., 242 A.3d 312 (Pa.Super. 2020), *appeal denied*, 255 A.3d 184 (Pa. 2021) which set forth the controlling law as follows:

"It is well-settled that although as a matter of public policy, our courts favor the settlement of disputes by arbitration, the right to enforce an arbitration clause can be waived." O'Donnell v.

---

<sup>1</sup> The full title is Petition of Joinder Defendant, Michael Jones, to Enforce Arbitration Agreement as to Amended Joinder Complaint of Joinder Plaintiff, Wells Fargo Bank.

Hovnanian Enterprises, Inc., 29 A.3d 1183, 1187 (Pa.Super. 2011) (quoting LSI Title Agency, Inc. v. Evaluation Services, Inc., 951 A.2d 384, 391-92 (Pa.Super. 2008), *appeal denied*, 599 Pa. 694, 960 A.2d 841 (2008)) (internal quotation marks omitted). A party that avails itself of the judicial process by attempting to win favorable rulings from the judicial system following the filing of a complaint waives the right to proceed through arbitration. Stanley-Laman Group, Ltd. v. Hyldahl, 939 A.2d 378, 387 (Pa.Super. 2007).

When deciding whether a party accepted judicial process to constitute waiver of a claim to arbitration, courts assess whether the party: (1) failed to raise the issue of arbitration promptly; (2) engaged in discovery; (3) filed pretrial motions that do not raise the issue of arbitration; (4) waited for adverse rulings on pre-trial motions before asserting arbitration; or (5) waited until the case is ready for trial before asserting arbitration. O'Donnell, *supra*. Significantly, a party “cannot avail itself of the judicial process and then pursue an alternate route when it receives an adverse judgment. To allow litigants to pursue that course and thereby avoid the waiver doctrine and our rules of court is to advocate judicial inefficiency; this we are unwilling to do.” Samuel J. Marranca General Contracting Co. v. Amerimar Cherry Hill Associates, 416 Pa.Super. 45, 610 A.2d 499, 502 (1992). Nevertheless, “the mere filing of a complaint or answer without resulting prejudice to the objecting party will not justify a finding of waiver of the right to arbitration.” LSI, *supra* at 392 (quoting Keystone Tech. Group, Inc. v. Kerr Group, Inc., 824 A.2d 1223, 1226 (Pa.Super. 2003)).

DiDonato, 242 A.3d at 318-19.

Here, it is unquestionable that Jones attempted to win a favorable ruling from the judicial system following the filing of a complaint. Similarly, it is unquestionable that Jones filed a pretrial motion that did not raise the issue of arbitration and he waited for an adverse ruling before he petitioned to compel arbitration. Jones argued that he had the right to do so (and that his exercise of that right ought not come at the price of a finding of availment and waiver) because it was cost-effective for him to do so. Reply, 5/26/2022, pp. 1-2. His demurrer might have been granted and he would then be dismissed from the case but raising his right to arbitration in the first instance would have left him with the additional step of raising the demurrer at arbitration. *Id.* at p. 2 (arguing that raising his right to arbitration first “would require a sequence of unnecessary, costly, time-consuming[,] and wasteful maneuvers that would please only a Rube Goldberg enthusiast.”). Jones also argued he acted quickly to compel arbitration once this court overruled his demurrer, he engaged in no discovery, and he caused Wells Fargo no prejudice. *Id.* at pp. 2-5. Jones distinguished DiDonato as a case that found acceptance of the judicial process and waiver upon a stronger set of

---

[71 Ches. Co. Rep. **Basement Solutions vs. Wells Fargo Bank vs. Jones**

---

facts. Id. at 4 (“It seems evident that the present circumstances do not rise to the level of ‘tactical maneuvers’ frowned upon by the Court in DiDonato, and thereby prompting its decision.”). Jones thus argued implicitly that some degree of tactical maneuvering does not rise to the level of availment and waiver.

This court agrees with Jones that he acted promptly, sought no discovery, and caused Wells Fargo no prejudice, except that Wells Fargo had to defend against Jones’s demurrer which this court considers minimal. The question thus becomes whether the filing of preliminary objections in the nature of a demurrer is by itself acceptance of the judicial process that constitutes waiver of the right to compel arbitration. Neither Jones nor Wells Fargo cited a case or rule<sup>2</sup> directly on point and this court’s own research found none. Without such guidance this court is left to exercise its discretion to conclude that it is because Jones asked this court to enter a judgment in his favor against Wells Fargo, Jones availed himself of the judicial process by attempting to win a favorable ruling from the judicial system following the filing of a complaint and waived his right to compel arbitration. Stanley-Laman Group, Ltd. v. Hyl Dahl, *supra*. A party cannot avail itself of the judicial process and then pursue an alternate route when it receives an adverse judgment. Samuel J. Marranca General Contracting Co. v. Amerimar Cherry Hill Associates, *supra*.

Accordingly, for the reasons set forth above this court will enter an order denying Jones’s Petition to Enforce Arbitration Agreement.

---

<sup>2</sup> Wells Fargo argued that “Mr. Jones was required to seek the enforcement of the arbitration provision as a preliminary objection.” Brief, 5/20/2022, p. 5. That proposition, however, cannot be squared with DiDonato, itself, where the Academy defendants waited until decision on their preliminary objections raising improper venue before they filed a motion to compel arbitration and yet the Superior Court held that they accepted judicial process for multiple reasons, only one of which was they “filed preliminary objections based on improper venue, which did not raise the issue of arbitration[.]” 242 A.3d at 321. Here, Jones is correct that the facts supporting a finding of waiver were stronger in DiDonato than in the case before this court, and this court recognizes that the practical effect of denying Jones’s Petition to Enforce Arbitration Agreement lends weight to Wells Fargo’s argument regarding the primacy of preliminary objections.

TABLE OF CONTENTS  
LEGAL NOTICES

Orphans' Court Call of the Audit List **(2nd Publication of 2)** . . . . . 2

Change of Name Notice . . . . . 3

Dissolution Notice . . . . . 3

Estate Notices **1st Publication** . . . . . 4

Estate Notices **2nd Publication** . . . . . 5

Estate Notices **3rd Publication** . . . . . 7

Fictitious Name Notice . . . . . 9

Nonprofit Corporation Notice . . . . . 9

Notice . . . . . 9

Notice . . . . . 10

Notice **(1st Publication of 3)** . . . . . 11

Sheriff Sale of Real Estate **(1st Publication of 3)** . . . . . 12



**Chester County Court of Common Pleas**  
 Orphans' Court Division  
**CALL OF THE AUDIT LIST**  
**THE HONORABLE NICOLE R. FORZATO COURTROOM 18**  
**WEDNESDAY, APRIL 05, 2023 09:00 AM**

**ANTHONY MACOLINO**  
**CALL OF THE AUDIT LIST**

**1514-0501**

BESS MADWAY COLLIER  
 215-887-5300

PNC BANK, NATIONAL ASSOCIATION, TRUSTEE

**JOANNE BROWN**  
**CALL OF THE AUDIT LIST**

**1514-2084**

ANDREW LAIRD  
 610-489-0700

PETER BROWN, EXECUTOR

**RICHARD IRVING LANDIS**  
**CALL OF THE AUDIT LIST**

**15-23-0283**

RUSSELL J. RESSLER  
  
 AMANDA M. KITA  
 484-323-6434

VANGUARD NATIONAL TRUST COMPANY, TRUSTEE

**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.*

Date of filing the Petition: Wednesday, March 8, 2023  
Name to be changed from: Michael Mark Paparo to: Michael Mark Graaf  
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. 2023-01498-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Luis Miguel Arreola Rico on behalf of minor child Adrian Zamores was filed in the above-named court and will be heard on Monday, April 3, 2023 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: Thursday, March 2, 2023  
Name to be changed from: Adrian Zamores to: Adrian Arreola Zamores

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. 2023-01260-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Timothy Edward Kemena was filed in the above-named court and will be heard on Monday, May 22, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, February 22, 2023

Name to be changed from: Timothy Edward Kemena to: Timothy Edward Brinton

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.V. Grant, Esq., Attorney for the Petitioner  
P.O. Box 515, West Chester, PA 19381

---

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN that the shareholders and directors of Infinite Control Systems, Inc., a Pennsylvania corporation, with an address of 320 Turner Lane, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

KEVIN J. RYAN, ESQ.  
Ryan, Morton & Imms, LLC  
999 West Chester Pike, Suite 201  
West Chester, PA 19382

---

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

**CIVIL ACTION**

**LAW NO. 2022-09794-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Michael Mark Paparo was filed in the above-named court and will be heard on Monday, March 27, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

---

**DISSOLUTION NOTICE**

Notice is hereby given to all persons interested or who may be affected by CBA-Hilltop Carbon Reduction LLC, a Pennsylvania limited liability company ("Company"), that the Members have filed a Certificate of Dissolution with the Department of State of the Commonwealth of Pennsylvania and are now engaged in winding up and settling the affairs

of said Company so that its existence shall be ended by the filing of a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Limited Liability Company Act. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 950 E. Main Street, Suite 212, Schuylkill Haven, PA 17972, Attn: Michael W. Fox, Esq., Re: CBA-Hilltop Carbon Reduction LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER LLP, Attorneys

### 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

**ATKINS**, Timothy Scott, late of West Vincent Township. Louise Atkins, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Administratrix. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

**BIXBY JR**, Glenn Arvin, a/k/a Glenn A. Bixby, Jr, late of Valley. Maureen J. Bixby, 1602 Dawman Road, Coatesville, PA 19320, Executrix.

**BOSWORTH**, Aileen, late of Easttown Township. Stacey Willits McConnell, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**BRIGNOLA**, Donald L., late of East Pikeland Township. Robert Gruber, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

**COLONA**, Julia A., late of East Pikeland Township. Marvin J. Colona, Jr., care of JOSEPH G. RIPPER, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executor. JOSEPH G. RIPPER, Esquire, Riley Riper Hollin & Colagreco, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

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

**DWYER**, Eileen M., late of Easttown Township. Kathleen Dwyer McFillin, 1673 Bow Tree Dr., West Chester, PA 19380 and Patricia Anne Melcher, 602 Milleson Lane, West Chester, PA 19380, Executrices. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**EDWARDS**, Gladys Mae, late of East Coventry Township. Carolyn Rinehart, 323 Old Schuylkill Road, Box 1, Parkerford, PA 19457 & Joan Hostetter, 2 Garden Drive, Newmanstown, PA 17073, Executors. PATRICK J. KURTAS, Esquire, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

**FERKO, SR.**, John P., late of Phoenixville Borough. John P. Ferko, Jr., care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**FINLAN**, Claire M., late of Easttown Township. Kenneth J. Finlan, care of ROBERT J. IANNOZZI, JR, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. ROBERT J. IANNOZZI, JR, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

**FISHER, SR.**, Regis Francis, late of Tredyffrin Township. Darla DiFerdinando, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, atty.

**HANRATTY, JR.**, Richard Joseph, late of Glenmore Borough. Kevin R. Hanratty, 12281 Cornwallis Square, San Diego, CA 92128, Executor. EDWARD J. GILSON, JR., Esquire, 4 Neshaminy Interplex Dr., Ste. 105, Treviso, PA 19053, atty.

**HOTCHKISS**, David Leroy, late of Franklin Township. Brian J. Hotchkiss, 150 West 74th Street, #4E, New York, NY 10023 & Derek S. Hotchkiss, 7 Cobblestone Drive, New Castle, DE 19720, Executor. KAREN E. EICHMAN, Esquire, Eichman Law PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

**KARLSSON**, Beverly, a/k/a Beverly A. Karlsson, late of Honey Brook Township. Collene M. McQuillen, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church Street, West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzels, Gagliardi Fetter & Lavin LLC, 122 S. Church Street, West Chester, PA 19382, atty.

**MANDLER**, Stanley, late of West Chester. Jeffrey Mandler, care of LOUIS J. PETRIELLO, Esquire, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, Executor. LOUIS J. PETRIELLO, Esquire, Petriello & Royal, LLC, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, atty.

**McCLURE**, Grace Alba, a/k/a Grace A. McClure, late of Malvern Borough. Catherine T. Duffy, 300 W. State St., Suite 300, Media, PA 19063, Administrator. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

**MORRIS**, Nancy S., late of Exton. Delores A. Linse, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**PASQUELLA**, Mary Anne, late of Coatesville. Victoria A Burns, 501 Shipley Road, Wilmington, DE 19809, Executor.

**PAULLEY**, Patricia Ann, a/k/a Patricia Ann Stockett, late of Willistown Township. Paul Stockett, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Suite 300, Media, PA 19063, Executor. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

**SHAW, JR.**, William F., a/k/a William Franklin Shaw, Jr., late of Wilmington, DE. Deborah Keese, care of SUSAN K. GARRISON, Esquire, 24 Veterans Square, Media, PA 19063, Executrix. SUSAN K. GARRISON, Esquire, Garrison Law, 24 Veterans Square, Media, PA 19063, atty.

**SHERMAN**, Katherine K., a/k/a Katherine Kennedy Sherman, late of Pennsbury. Leslie S. Gaske & Alden K. Sherman, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

**THOMAS**, Kathryn D., late of Kennett Township. Karin E. Thomas, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, atty.

**TUDOR**, Kathleen A., late of West Vincent Township. Duncan Tudor, 1663 Saw Mill Road, Spring City, PA 19475, Executor. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**WALDMAN**, Frances Betty, a/k/a Bette Waldman, late of West Chester Borough. H. David Waldman, care of JENNIFER A. KOSTEVA, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JENNIFER A. KOSTEVA, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

**WESTRATE**, John Lee, a/k/a J. Lee Westrate, late of Tredyffrin Township. Christopher Lee Westrate, care of WILLIAM MORROW, Esquire, 58 E. Penn St., Norristown, PA 19401, Executor. WILLIAM MORROW, Esquire, Morrow and Lefevre, LLC, 58 E. Penn St., Norristown, PA 19401, atty.

## 2nd Publication

**ANDERSON**, James L., late of West Goshen Township. Kathryn Anderson, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**BOWERS**, Lydia J., late of Oxford Borough. Tif-fini Bowers, P.O. Box 2389, Providence, RI 02906, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**BUSHNELL**, Stephen P., late of Penn Township. Erin K. Bushnell, care of HILARY FUELLEBORN, Esquire, 745 Yorkway Place, Jenkintown, PA 19046, Executrix. HILARY FUELLEBORN, Esquire, York-

way Law Group, 745 Yorkway Place, Jenkintown, PA 19046, atty.

**CORTESE**, Louis V., late of New London Township. Shirley L. Cortese, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**DADOURIAN**, Margaret, a/k/a Margaret M. Dadourian, late of Willistown Township. Marian Kehs, 110 Sloan Rd., Phoenixville, PA 19460, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**DICKEY**, Lois A., late of Honey Brook Township. Dale A. Dickey, 11 Somerset Dr., East Fallowfield, PA 19320, Executor. MARITA M. HUTCHINSON, Esquire, Wetzels, Gagliardi, Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

**DiMARCO**, Renate Ann Rose, a/k/a Renate A. DiMarco, late of East Fallowfield. Theresa M. Herd, 1391 Rio De Janeiro Avenue, Punta Gorda, FL 33983, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ENGEL**, Catherin T., late of Glenmoore. Edwin H. Engel, Jr., care of JANET J. SATTERTHWAITE, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. JANET J. SATTERTHWAITE, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**ENGLE**, Cynthia W., late of Oxford Borough. Ronald Charles Engle, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**GILBERT, SR.**, Raymond, late of West Chester. Raymond Gilbert, Jr., 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, Executor. JAMIE V. OTTAVIANO, Esquire, Yergey Daylor, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

**GIUNTA**, Margaret Mary, a/k/a Margaret V. Giunta, Margaret Giunta, late of West Goshen Township. Anthony J. Giunta, 1088 Palmers Mill Road, Media, PA 19063, Executor.

**GRUGAN**, Suzanne M., late of Uwchlan Township. Karen Scheuermann, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**HERKINS**, Brian J., late of Malvern. Stephen C. Herkins, 5 Kings Circle, Malvern, PA 19355, Executor.

**ISTENES**, Gordon A., late of East Coventry Township. Arthur A. Istenes, 545 Mock Road, Pottstown, PA 19464 & Anne M. Kennedy, 5742 Colleton Drive, Westerville, OH 43082, Executors. KENNETH E. PICARDI, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

**JOWDER**, Eugene R., a/k/a Gino, late of Phoenixville. Albert T. Jowder, 222 Tammie Ln, Greenville, KY 42345, Administrator.

**KENNY**, Virginia Hill, a/k/a Virginia H. Kenny, late of Easttown Township. Joseph T. Kenny and Kelli K. Mora, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**KESSLER**, Paula A., a/k/a Paula Kessler, late of Thornbury Township. Jason L. Kessler, 476 Summit House, West Chester, PA 19382, Administrator. STEPHANIE P. KALOGREDIS, Esquire, Lamb McLarlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**KOHL**, Bryan L., late of Honey Brook Township. Mary E. Kurtz, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**KOLODJAY**, Wanda L., late of Parkesburg Borough. Janis M. Smith, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**KUPERSCHMID**, Leo, late of West Brandywine Township. Mark Kuperschmid, 1568 Columbus Ave., Burlingame, CA 94010, Executor. JOAN AGRAN, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

**LaSPINA**, Dolores, late of Caln Township. Dwayne Logie, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Administrator. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

**LLOYD**, Adeline P., late of London Grove Township. Richard G. Lloyd, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MALONEY**, Ann Josephine, a/k/a Ann J. Maloney and Ann Maloney, late of West Chester Borough. Henry Patrick Alken, care of MATTHEW A. LEVITSKY, Esquire, 980 Jolly Rd., P.O. Box 3001, Blue Bell, PA 19422-3001, Executor. MATTHEW A. LEVITSKY, Esquire, Fox Rothschild LLP, 980 Jolly Rd., P.O. Box 3001, Blue Bell, PA 19422-3001, atty.

**McILVAINE**, Patricia B., late of West Goshen Township. Sarah M. Sampson, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

**NEWMAN**, Ruth Elizabeth, late of Coatesville. Harry Newman, 785 S Caln Rd., East Fallowfield, PA 19320, Executor.

**OLSON**, Troy A., a/k/a Troy Andrew Olson, late of Little Brittain Township. Gary E. Thompson, Esq., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator C.T.A. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**PERNSLEY**, Charlotte Marie, late of East Goshen Township. Jennifer Feld, 312 Huntington Court, West Chester, PA 19380, Administratrix. JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, atty.

**POCHOPIEN**, Kevin, late of Elk Township. Benjamin Pochopien, 3649 Tom Brown Road, Franklinville, NC 27248, Administrator.

**REAVY**, Joseph M., a/k/a Martin Joseph Reavy, late of Tredegar Township. Maire D. Reavy, 1835 Horseshoe Trail, Malvern, PA 19355, Executrix. ANDREW P. GRAU, Esquire, The Grau Law Firm, 911 Easton Road, PO Box 209, Willow Grove, PA 19090, atty.

**REEVES**, Jordan Michael, late of New Garden Township. Tyra Reeves, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**SCHABER**, Mazie E., late of Cochranville. Karen O'Rourke, 286 Baker Road, Cochranville, PA 19330, Cochranville. MARY O'ROURKE, Esquire, 1140 Surrey Woods Road, Bethel Park, PA 15102, atty.

**SCHLOSSER**, Carolyn, late of East Pikeland Township. Dorothy L. Arters, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

**SPINELLI**, Gloria A., late of Tredegar Township. David L. Spinelli, care of MARC H. JAFFE, Esquire, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, Executor. MARC H. JAFFE, Esquire, Fromhold Jaffe Adams & Jun, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, atty.

**STEWART**, Mark D., late of West Whiteland Township. Craig L. Watson, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

**van BEEK**, Johanna Judith, a/k/a Judith J van Beek, Judy van Beek, late of Honey Brook. Jennifer Durham, 827 Forest Lane, Malvern, PA 19355, Executrix.

**WOLLASTON**, Ronald A., late of New London Township. Lauren Gibbons, 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.

### 3rd Publication

**AURIEMMA**, Marsia, late of East Pikeland Township. Anna Kraynak, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

**BARRIOS CARRENO**, Fidel, a/k/a Fidel Barrios Cervantes, Fidel Barrios, late of West Grove. Marcelina Barrios, 21 Circle Drive, West Grove, PA 19390, Administratrix. ROSANA CHIPLE, Esquire, Law Office of Rosana Chiple, 31 South High Street, West Chester, PA 19380, atty.

**COYNE**, Elizabeth K., late of Uwchlan Township. MICHAEL J. COYNE, 30774 Elm Dr., Lewes, DE 19958, Executor. CAROL R. LIVINGOOD, Es-

quire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

**EVANS**, Mary M., late of Phoenixville. Carol Hershey, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administratrix. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**HAMILTON**, Joan Gearhart, a/k/a Joan G. Hamilton, Joan Hamilton, Joan A.G. Hamilton, late of Penn Township. Lisa Ann Hamilton, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. LAWYER, Esquire, JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**HANNIGAN**, Rosemary, late of Uwchlan Township. Mary Ellen Allen, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**HOFFACKER**, Joseph J., late of Uwchlan Township. Joseph R. Hoffacker and Robert J. Hoffacker, 190 Ivy Rd., Glen Mills, PA 19342, Executors.

**JACKSON**, Callie, late of Tredyffrin Township. John Lowell Jackson, 909 Maple Ave., Royersford, PA 19468, Executor. HENRY J. SCHIRESON, Esquire, Bedford & Schireson, P.O. Box 1014, Bryn Mawr, PA 19010, atty.

**KIRWAN**, Brendan, late of Uwchlan Township. Pauline Marie March, 18 Medinah Dr., Reading, PA 19607, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Building #2, 200 Eagle Rd., Ste. 106 Wayne, PA 19087, atty.

**KUNKEL**, Beverly, late of Phoenixville Borough. Constance M. MacLuckie, 1109 Utley Alley, Phoenixville, PA 19460, Administratrix. MARGARET CORCORAN, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

**MAHALA**, Rosemary Ann, late of West Chester. John H. Varhola, care of EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, Executor. EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**McDOWELL**, Douglas, late of Lower Oxford Township. Kristine McDowell, care of JEFF P. BRYMAN, Esquire, 225 Wilmington West Chester Pk Suite 200, Chadds Ford, PA 19317, Administrator. JEFF P. BRYMAN, Esquire, Law Offices of Kenneth

R Pyle, 225 Wilmington West Chester Pk Suite 200, Chadds Ford, PA 19317, atty.

**NELSON**, Donna M., late of Harris County, TX and London Britain Township, Chester County, PA. Eric Nelson, care of TRAVIS G. MAURER, Esquire, Rodney Square, 1000 N. King St., Wilmington, DE 19801, Administrator. TRAVIS G. MAURER, Esquire, Young Conaway Stargatt & Taylor, LLP, Rodney Square, 1000 N. King St., Wilmington, DE 19801, atty.

**PAGNONI**, Gilbert J., a/k/a Gilbert J. Pagnoni, Jr., Gil Pagnoni, late of Birmingham Township. Lisa C. Schaan, 1101 Sherbrook Drive, West Chester, PA 19382, Executrix. KEITH N. LEONARD, Esquire, Leonard Tinari LLP, 200 Philips Road, Suite #1, Exton, PA 19341, atty.

**ROWE**, Barbara A., late of Phoenixville. Kimberly Saville, 322 St Mary's Street, Phoenixville, PA 19460 & Andrea Wilkinson, 509 W. Anderson Ave., Phoenixville, PA 19460, Executrices. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**SCHUCK**, LeAnn L., late of West Chester Borough. Jonathan B. Schuck, 282 N. Phoenixville Pike, Malvern, PA 19355, Administrator. SUSAN W. O'DONNELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

**TINSON**, Marian H., late of Downingtown. H. Michael Cohen, Esq., 144 West Market Street, West Chester, PA 19382, Administrator. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**VELTE**, Margaret E., late of Uwchlan Township. Timothy E. Velte, care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**VENZIE, JR.**, Howard D., late of East Goshen Township. Pamela A. Venzie, 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.

**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*

**The Compass Book**, with its principal place of business at 1273 Beaver Dam Road, Honey Brook, PA 19344. The application has been (or will be) filed on: Wednesday, February 15, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Steven R. Yoder, Pear Tree Mfg.  
Linda Kling, Esq.  
Kling, Deibler & Glick, LLP  
131 W. Main Street  
New Holland, PA 17557

**J and M Dairy**, with its principal place of business at 571 Jennersville Road, Cochranville, PA 19330. The application has been (or will be) filed on: Monday, March 20, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jose J. Jimenez-Vazquez & Maricela Angel Melchor

**Trago Realty**, with its principal place of business at 2307 Longview Drive, Coatesville, PA 19320. The application has been (or will be) filed on: Friday, February 10, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Trago Realty Group LLC

**Walk Worthy Ice and Water**, with its principal place of business at 921 N Hill Dr., West Chester, PA 19380. The application has been (or will be) filed on: Monday, January 30, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Douglas J Cahill

**Pamela A. McClaren doing business as Marple Newtown High School Class of 1983**, with its principal place of business at 141 Ascot Court, Downingtown, PA 19335. The application has been (or will be) filed on: Friday, March 17, 2023. The

name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Pamela A McClaren

**NONPROFIT CORPORATION NOTICE**

Hidden Valley Estates Homeowners Association Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. Brutscher, Foley, Milliner, Land & Kelly, LLP  
213 East State Street  
Kennett Square, PA 19348

**NOTICE**

CIVIL ACTION  
COURT OF COMMON PLEAS  
CHESTER COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2022-07122-RC  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A, Plaintiff  
v.  
REILLY MICHAEL HANEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MICHAEL J. HANEY A/K/A MICHAEL JOHN HANEY; et al Defendants  
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IN THEIR CAPACITY AS HEIR OF MICHAEL J. HANEY A/K/A MICHAEL JOHN HANEY Defendant(s), 324 WEST CHESTNUT STREET WEST CHESTER, PA 19380  
COMPLAINT IN MORTGAGE FORECLOSURE  
You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2022-07122-RC, seeking to foreclose the mortgage secured on your property located, 324 WEST CHESTNUT STREET WEST CHESTER, PA 19380.  
NOTICE  
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering



a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Chester County Bar Association Lawyer Referral and Information Service

15 West Gay Street  
West Chester PA, 19380  
610-429-1500

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF

Jonathan M. Etkowicz, Esq. ID No. 208786  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

d/b/a Blue Sky Turf International  
Defendant  
And  
Catanese Materials, Inc.  
Defendant  
And  
Sam K. Catanese  
Defendant  
And  
Hank Julicher  
Defendant

NOTICE TO DEFEND

You, Blue Sky International, Inc. d/b/a Blue Sky Turf, d/b/a Blue Sky Turf International and Hank Julicher have been sued in court. The original Complaint was filed on September 30, 2022. The First Reinstated Complaint was filed on November 1, 2022. The Second Reinstated Complaint was filed on December 20, 2022. If you wish to defend against the claims set forth in the Second Reinstated Complaint, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.  
AVISO

Le han demandado a usted en la Corte. Si usted quiere defendersede estas demandas expuestas en las paginas siguientes, usted tiene viente (20) dias de plaza ai partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparencia escrita o en persona o con un aboogado y entregar a la corte en forme escrita sus defensas o sus objeciones a las demanandas on contra de su persona. Sea avisado quie si usted no se dafiende, la corte tomara medidas y puede continuar la domanda en contra suya sin previo aviso o notificacion. Ademas, la corta puede decidir a favor del demandanto y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perdar dinero o sus propiedades u o tros derachos importantes para ust-

NOTICE

MARO & MARO, P.C.

By: Robert A. Maro, Esquire  
Attorney I.D. No.: 89585

11 S. Trooper Road, Suite A  
Norristown, PA 19403  
(610) 275-9600

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

Carmela Farms, LLC

Docket No.: 2022-07733-CT

Plaintiff

vs.

Blue Sky International, Inc.

d/b/a Blue Sky Turf

ed. LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE, SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAY A EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEQUIR ASISTENCIA LEGAL.

CHESTER COUNTY BAR ASSOCIATION  
15 W. Gay Street, Suite Second Floor  
West Chester, PA 19380  
(610) 692-1889

---

### **1st Publication of 3**

#### **NOTICE**

NOTICE IS HEREBY GIVEN that a Writ of Scire Facias Sur Municipal Claim was filed on August 31, 2022 against real property located at 140 Schoolview Lane, Oxford, PA 19363, Tax Parcel 69-3-63.12 (the "Property"), owned by Bennie Pettway and in the amount of \$7,101.24 at docket no. 2021-08487-LN. Notice is further given that the owner of the Property shall file an Affidavit of Defense with the Office of the Prothonotary of the Court of Common Pleas of Chester County within fifteen (15) days of this Notice. If an Affidavit of Defense is not filed, judgment may be entered against the Property and you may lose money or property or other rights important to you. Additional fees and costs incurred in the collection of this matter and additional interest will continue to accrue against the Property. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, contact the following office for assistance: 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, April 20th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, May 22nd, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

**1st Publication of 3**

**SALE NO. 23-4-98**

**Writ of Execution No. 2020-06220**

**DEBT \$3,971.63**

ALL THAT CERTAIN lot or piece of ground SITUATE in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-2-98.3

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Yvonne Ray**

SALE ADDRESS: 751 Coates Street, Coatesville, PA 19320

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

**SALE NO. 23-4-99**

**Writ of Execution No. 2020-06586**

**DEBT \$4,026.88**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the City of Coatesville, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 16-2-375

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Darletta Kelly**

SALE ADDRESS: 902 Poplar Street, Coatesville, PA 193320

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

**SALE NO. 23-4-100**

**Writ of Execution No. 2020-06266**

**DEBT \$4,043.53**

ALL THAT CERTAIN lot or land situated in the City of Coatesville, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 16-4-100

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 11 N. Church Street, Coatesville, PA 19320

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

**SALE NO. 23-4-101**

**Writ of Execution No. 2020-05515**

**DEBT \$2,439.53**

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA.

TAX PARCEL NO. 16-6-590

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh Simmins**

SALE ADDRESS: 764 E. Lincoln Hwy, Coatesville, PA 19320

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

**SALE NO. 23-4-102**

**Writ of Execution No. 2020-07509**

**DEBT \$13,833.34**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by the recording in Chester County of the Declaration dated 12/07/1984 and recorded 12/0/1984 in Miscellaneous Deed Book 663 page 352; and a Declaration and an Amendment to said Declaration dated 12/31/1984 and recorded 1/10/1985 in Miscellaneous Deed Book 669 page 29; a First Supplementary Declaration of Condominium of Goshen Valley III as set forth in Record Book 257 page 178; a Declaration Plan dated 12/07/1984 and recorded in Miscellaneous Deed Book 663 page 352; a Second Supplementary Declaration as set

forth in Record Book 656 page 183, being designated on such Declaration Plan as Unit No. 2314, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended, together with an initial proportionate undivided interest in the common elements, as defined in such Declaration, as set forth in said Declaration and Amendments hereto.

BEING the same premises which Esther S. Peterson and Barbara Ann Peterson, by Deed dated October 28, 2013, and recorded October 29, 2013, in the Recorder of Deeds Office of Chester County in Record Book 8837, Page 481, granted and conveyed unto Barbara Ann Peterson, in fee.

Tax Parcel # 53-6-576

PLAINTIFF: Goshen Valley III Condominium Association

VS

DEFENDANT: **Barbara Ann Peterson**

SALE ADDRESS: 2314 Pond View Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

**SALE NO. 23-4-103**

**Writ of Execution No. 2022-05867**

**DEBT \$7,559.24**

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, Situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Title Plan for Complex XX-VII, Willistown Woods, made by Chester Valley Engineers, Inc., dated 2-11-1985, and recorded in Chester County, as Plan No. 5494, known as 2707 Stoneham Drive, West Chester, PA

UPI # 54-8F-142

PLAINTIFF: Willistown Woods Home-owners Association, Inc.

VS

DEFENDANT: **Mary Patricia Garrah-an-Masters**

SALE ADDRESS: 2707 Stoneham Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

**SALE NO. 23-4-107**

**Writ of Execution No. 2022-05654**

**DEBT \$216,678.53**

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

All that certain tract of land situate in the Borough of Oxford, Chester County, Pennsylvania, known as Lot 1 on the final plan of R.S. McMichael recorded in the Recorder's Office in and for Chester County, Pennsylvania in Subdivision Plan file No. more fully bounded and described as follows:

Beginning at a point along Commerce Street at a corner of Lot No. 2 on said plan; Thence extending along said Street, North 08 degrees 47 minutes 48 seconds East 62.59 feet to a point; Thence extending along other lands, South 79 degrees 30 minutes 21 seconds East 171.44 feet to a point; Thence extending South 13 degrees 14 minutes 39 seconds West 55.565 feet to a point; Thence extending along Lot No. 2 aforesaid North 81 degrees 55 minutes 44 seconds West 167.07 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JEDEDIAH CHARLES HUF WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BONIFACIO DAVALOS

AND MARIA DAVALOS, DATED JANUARY 15, 2019, RECORDED FEBRUARY 1, 2019, AT DOCUMENT NUMBER 11650372, AND RECORDED IN BOOK 9877, PAGE 1126, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER 6-8-98.2

PLAINTIFF: Cardinal Financial Company, Limited Partnership

VS

DEFENDANT: **Jedediah Charles Huf**

SALE ADDRESS: 267 Commerce Street, Oxford, PA 19363

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

**SALE NO. 23-4-108**

**Writ of Execution No. 2022-06426**

**DEBT \$98,174.80**

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

All that certain lot of land with the buildings as improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a drill hole in the center of the concrete State Road from West Chester to Pottstown; thence by land now or late of Jesse D. Gilbert et ux, South 84 degrees 55 minutes East, 245.34 feet to an iron pin; thence by land late of Philip M. Sharples, North 26 degrees 48 minutes 40 seconds West, 117.54 feet to an iron pin; thence by land of Joseph T. Shaffer et ux, North 84 degrees 55 minutes West, 176.7 feet to the center line of said road; thence along the same South 8 degrees 50 minutes West 100

feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. GILLESPIE, III AND LORI M. GILLESPIE, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMAS R. GILLESPIE, III, DATED APRIL 6, 2022, RECORDED APRIL 8, 2022, AT THE DOCUMENT ID 11917502, AND RECORDED IN BOOK 10852, PAGE 349, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER52-2-103

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Thomas R. Gillespie, III and Lori M. Gillespie**

SALE ADDRESS: 1113 Pottstown Pike, West Chester, PA 19380

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

**SALE NO. 23-4-109**

**Writ of Execution No. 2022-01271**

**DEBT \$94,014.47**

All that certain tract of land known as part of Lots Nos. 6 and 7, Section E of Westwood situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C.E., May 10, 1946, as follows:

Beginning at a point in the West line of Park Avenue and in the South line of land now or late of W. Elmer Bonsall: said point of beginning being located South sixteen degrees thirty-seven minutes East, thirty-three and eighty-four hundredths feet from the South line of a fifteen feet wide alley, thence along the West line of Park Avenue South sixteen degrees thirty-seven minutes East, fourteen

and sixty-two hundredths feet to a point a corner of remaining land of Ernest Ray and Jennie Ray, his wife; thence along the same and along the middle of the party wall between the house erected on the lot herein conveyed and the house erected on the lot immediately adjoining it on the South, South seventy-three degrees twenty-three minutes West, sixty and fifty-eight hundredths feet to a point, thence still along said remaining land of Ernest Ray and Jennie Ray, his wife, for the two following courses and distances, South seventy-four degrees thirty minutes West, thirty-eight feet; thence South sixty-nine degrees fifty-six minutes West, fifty-four and ninety-five hundredths feet to a point in the East line of Newport Avenue; thence along the same North twenty degrees four minutes West, eleven and eighty-three hundredths feet to a point in the South line of land now or late of the said W. Elmer Bonsall; thence along the same for the two following courses and distances, North sixty-nine degrees fifty-six minutes East, ninety-one and ninety-eight hundredths feet to a point; thence North seventy-three degrees twenty three minutes East, sixty and fifty-eight hundredths feet to the place of beginning.

BEING THE SAME PREMISES AS Theodore D. Seher, by Deed dated May 20, 2011, and recorded on May 27, 2011, by the Chester County Recorder of Deeds in Book 8184 at Page 1098 as Instrument No. 11101413, granted and conveyed unto Anson Brown, an Individual.

TAX PARCEL NO. 38-5F-245

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND

SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M

VS

DEFENDANT: **ANSON BROWN**

SALE ADDRESS: 50 South Park Avenue,

Coatesville, PA 19320

**PLAINTIFF ATTORNEY: HILL WAL-LACK LLP 215-579-7700**

**SALE NO. 23-4-110**

**Writ of Execution No. 2022-03214**

**DEBT \$243,467.14**

ALL THAT CERTAIN tract of ground, SITUATE partly in the Borough of West Grove and partly in the Township of London Grove, Chester County, Pennsylvania, bounded and described in accordance with a plan known as Locust Wood Development, being a subdivision for William J. Sanft made by Henry S. Conrey, Inc., a division of Chester Valley Engineers, dated October 3, 1963 as follows, to wit:

BEGINNING at a point at the Southerly edge of Chestnut Road, said point also marking the Northeasterly corner of Lot #1 on said Plan; thence along the edge of Chestnut Road, North 75 degrees 11 minutes 09 seconds East, and passing over the line dividing West Grove Borough and The Township of London Grove 120 feet to a point still on the Edge of Chestnut Road and line of land now or late of Frank M. Kirkner and Wife; thence along line of land of Kirkner South 14 degrees 05 minutes 50 seconds East 100 feet to a point; thence from said point and along line of land of Lot 5 and 6 on said Plan, South 75 degrees 11 minutes 09 seconds West 106 feet to a point, said point also marking the Southeasterly corner of Lot #1 on said Plan, thence by line of land of Lot #1 North 22 degrees 04 minutes 50 seconds West 100.60 feet to the edge of Chestnut Road, being the point and place of beginning.

Containing 11,298 Square Feet of land, be the same more or less.

Being Lots 2 and 3 on said Plan.

BEING THE SAME PREMISES AS Donald E. Mayo and E. Ruth Peirce, by Deed dated February 29, 2008, and recorded on

March 21, 2008, by the Chester County Recorder of Deeds in Book 7391, at Page 912, as Instrument No. 10830499, granted and conveyed unto Donald E. Mayo and Edna Mayo, as Tenants in the Entireties.

TAX PARCEL NO. 5-5-1.5

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

VS

DEFENDANT: **DONALD E. MAYO AND EDNA MAYO**

SALE ADDRESS: 208 Chestnut Road, West Grove, PA 19390

**PLAINTIFF ATTORNEY: HILL WAL-LACK LLP 215-579-7700**

**SALE NO. 23-4-112**

**Writ of Execution No. 2018-01898**

**DEBT \$276,897.37**

PROPERTY SITUATE IN WEST BRADFORD TOWNSHIP

TAX PARCEL #5005A0364000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS, INC. VS

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

**SALE NO. 23-4-113**

**Writ of Execution No. 2022-01667**

**DEBT \$133,575.67**

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

All that certain lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of "Inglewood Development" made by DeArmit & Hayes, Consulting Engineers and Surveyors, Coatesville, Pennsylvania, dated July 15, 1967 and last revised September 18, 1967 as follows, to-wit:

Beginning at a point on the Northerly side of Windsor Drive (as shown on said plan) which point is measured the two following courses and distances from a point of curve on the Westerly side of Municipal Drive (fifty feet wide): (1) extending from said point of curve on a line curving to the right having a radius of twenty-five feet, the arc distance of forty-one and fifty six one-hundredths feet to a point of tangent; and (2) North eighty-nine degrees, twenty-nine minutes, forty seconds West, one hundred six and eighty-two one-hundredths feet to the point and place of beginning; thence extending from said beginning point along the Northerly side of Windsor Drive North eighty-nine degrees, twenty-nine minutes, forty seconds West, eighty-five feet to a point, thence extending North zero degrees, thirty minutes, twenty seconds East, one hundred sixty-five feet to a point; thence extending South eighty-nine degrees, twenty-nine minutes, forty seconds, East, fifty-eight and eighty-seven one-hundredths feet to a point; thence extending South forty-eight degrees, twenty-eight minute, twenty seconds East, thirty-six and sixteen one-hundredths feet

to a point; thence extending South zero degrees, thirty minutes, twenty seconds West, one hundred forty feet to the first mentioned point and place of beginning.

Containing 14,002 square feet of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. DECECCO AND ALEX J. DECECCO WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM ANTHONY J. DECECCO AND KATHLEEN J. DECECCO, HIS WIFE DECEASED, DATED OCTOBER 31, 2013, RECORDED NOVEMBER 14, 2013, AT DOCUMENT NUMBER 11317188, AND RECORDED IN BOOK 8845, PAGE 1756, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: ANTHONY J. DECECCO DIED APRIL 14, 2019, AND PURSUANT TO THE SURVIVORSHIP ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO ALEX J. DECECCO.

UPI NUMBER 39-4G-57

PLAINTIFF: BOKF, N.A.

VS

DEFENDANT: **Alex J. DeCecco; The United States of America, Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 3407 Windsor Lane, Thorndale, PA 19372

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

**SALE NO. 23-4-114**

**Writ of Execution No. 2022-06971**

**DEBT \$166,507.56**

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS



THEREON ERECTED AND THE APPURTENANCES THERETO, SITUATE IN EAST FALLOWFIELD TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING UNIT NUMBER LOT 218 IN BRANFORD VILLAGE, A PLANNED COMMUNITY AS ESTABLISHED BY THE FILING OF DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND ESTABLISHMENT OF HOMEOWNERS ASSOCIATION OF BRANFORD VILLAGE, A PLANNED COMMUNITY IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA IN RECORD BOOK 4888 PAGE 85 (REFERENCE SUBDIVISION PLAN 9015651)

TAX PARCEL # 4704 03930000

IMPROVEMENTS thereon: a residential dwelling & lot

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **Roy Bisbing**

SALE ADDRESS: 409 Hatteras Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

**SALE NO. 23-4-115**

**Writ of Execution No. 2022-05227**

**DEBT \$140,620.47**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL # 61-2-78

IMPROVEMENTS thereon: a residential dwelling & lot

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **F. Bruce Miller, Jr.**

SALE ADDRESS: 405 Marlboro Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

**SALE NO. 23-4-116**

**Writ of Execution No. 2020-08558**

**DEBT \$1,599.89**

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, Situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan of Section III, Rapps Dam Bridge Townhouses, made by Bursich Associates, Inc., Consulting Engineers, dated November 11, 1986, last revised August 3, 1987, as follow, to wit:

BEGINNING at a point a corner of this and Unit No. BB-3, as shown on said Plan, which point is measured the 4 following courses and distances from the point of intersection of the center line of Doris Court with the center line of Hollingsworth Drive, as shown on said Plan: (1) leaving said point of intersection and extending South 43 degrees, 39 minutes, 00 seconds West, 165.918 feet to a point; (2) North 46 degrees, 21 minutes, 00 seconds West, 42.000 feet to a point; (3) South 43 degrees, 39 minutes, 00 seconds West, 40.00 feet to a point, and (4) North 46 degrees, 21 minutes, 00 seconds West, 145.445 feet to the point

of beginning.

CONTAINING in frontage or breadth on a course bearing North 46 degrees, 21 minutes, 00 seconds West, the distance of 20.000 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto 90.000 feet.

BEING Unit BB-4 as shown on said Plan.

BEING the same premises which William E. Byers, Jr. and Mary Linda Byers, f/k/a Mary Linda Hardican, husband and wife by Deed dated January 31, 2001 and recorded February 1, 2001 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4892 page 673, granted and conveyed unto Wade A. Gardy and Kristen J. Gardy, husband and wife, in fee.

AND BEING the same premises which the Tax Claim Bureau of Chester County by Deed (Upset Sale) dated January 29, 2010 and recorded February 1, 2010 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7858 page 1424, granted and conveyed unto Richard Farbabciec and Eric Malinowski, in fee.

AND BEING the same premises which Richard Farbaniec and Eric Malinowski by Deed dated October 6, 2010 and recorded November 8, 2010 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 8023 page 2229, granted and conveyed unto Wade A. Gardy and Kristen J. Gardy, husband and wife, in fee.

UPI # 26-31-181

PLAINTIFF: Valley Forge Sewer Authority  
VS

DEFENDANT: **Wade A. Gardy and Kristen J. Gardy**

SALE ADDRESS: 3104 Doris Court, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

**SALE NO. 23-4-117**  
**Writ of Execution No. 2022-05514**  
**DEBT \$294,287.09**

Property situate in the WEST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania

BLR # 50-4-91.10K

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: AMERICAN INTERNET MORTGAGE, INC.

VS

DEFENDANT: **Joseph B. Henderson**

SALE ADDRESS: 1001 Weible Drive, Coatesville, PA 19320

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

**SALE NO. 23-4-118**  
**Writ of Execution No. 2022-07696**  
**DEBT \$85,975.29**

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania

BLR # 62-1-6.66

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA

VS

DEFENDANT: **Amy Lindgren**

SALE ADDRESS: 27 Dogwood Drive, Kennett Square, PA 19348

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

**SALE NO. 23-4-120**

**Writ of Execution No. 2018-03314**

**DEBT \$2,830.19**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 67-3-114

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Michael R. Stark, United States of America**

SALE ADDRESS: 1538 Overhill Road, Westtown Township, PA 19382

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

**SALE NO. 23-4-121**

**Writ of Execution No. 2017-02001**

**DEBT \$1,710.16**

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

TAX PARCEL NO. 16-2-281

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Sally H. Holmes**

SALE ADDRESS: 736 Merchant Street, Coatesville, PA 19320

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

**SALE NO. 23-4-122**

**Writ of Execution No. 2016-08555**

**DEBT \$2,539.95**

PREMISES "A"

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54,55,56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 page 73, situated in the Township of Valley County of Chester and State of Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot of land designated as Lot No. 53 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka, United States of America**

SALE ADDRESS: 977 W. Lincoln Highway, Valley Township, PA 19320

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

**SLE NO. 23-4-124**

**Writ of Execution No. 2017-01190**

**DEBT \$1,576.42**

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

TAX PARCEL NO. 50-5-179

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Dawn P. Handy**

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

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

**SALE NO. 23-4-126**

**Writ of Execution No. 2021-05436**

**DEBT \$3,277.90**

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH THE EAST HOUSE OF A BLOCK OF TWO BRICK DWELLING HOUSES ERECTED THEREON, DESIGNATED AS NO. 312 CHARLES STREET, SITUATED IN THE FIRST WARD OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO. 16-9-190

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Todd K. Morgan**

SALE ADDRESS: 312 Charles Street, Coatesville, PA 19320

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

**SALE NO. 23-4-127**

**Writ of Execution No. 2022-07272**

**DEBT \$135,600.10**

ALL THAT CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF KENNETT SQUARE, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel Number: 3-5-302

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-NC1

VS

DEFENDANT: **SAMUEL C. BROOMELL JR. & SHERRY B. BROOMELL**

SALE ADDRESS: 801 Park Avenue, Kennett Square, PA 19348

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

**SALE NO. 23-4-128**

**Writ of Execution No. 2022-00491**

**DEBT \$178,757.76**

PROPERTY SITUATE IN WEST WHITELAND TOWNSHIP

TAX PARCEL # 4105Q0178000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Carol Dobra Stevens**

SALE ADDRESS: 328 Bala Terrace West, West Chester, PA 19380

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

**SALE NO. 23-4-129**

**Writ of Execution No. 2022-08092**

**DEBT \$197,692.68**

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

All that certain unit in the property known, names and identified as Sugartown Ridge Condominium, located in East Whiteland Township, Chester County, 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 in the County of Chester Department of Records for a Declaration dated 9-24-1999 and recorded 9-29-1999 in Record Book 4643 page 95, being and des-

ignated as Unit #3 together with a proportionate undivided interest in the common Elements (as defined in such Declaration) of %

And also described as follows: Beginning at a pint on the Southeasterly side of Shady Brook Lane, a corner of Unit #2 as shown on said Plan, thence extending from said point and along said side of Unit #2 South 28 degrees 20 minutes, 26 seconds East 88.98 feet to a point and corner of Lands of Open Space as shown on said Plan, thence extending along said side of lands of Open Space South 67 degrees 34 minutes, 42 seconds West 84.64 feet to a point and corner of Unit #4 on said Plan, thence extending along said side of Unit #4 North 24 degrees 13 minutes, 58 seconds West 83.11 feet to a point on the Southeasterly side of said Shady Brook Lane, thence extending along said side of Shady Brook Lane North 63 degrees 35 minutes, 50 seconds East 78.28 feet to the first mentioned point and place of beginning.

Being Unit No. 3 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH J. COFFEY AND KIMBERLY L. COFFEY WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM SUGARTOWN RIDGE ASSOCIATES, DATED NOVEMBER 20, 2000, RECORDED JANUARY 25, 2001, AT INSTRUMENT NUMBER 0005184, AND RECORDED IN BOOK 4888, PAGE 0715, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: JOSEPH J. COFFEY DIED ON APRIL 9, 2012, AND PURSUANT TO THE TENANTS BY THE ENTIRETY LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HIS INTEREST PASS TO KIMBERLY L. COFFEY.

UPI NUMBER 42-4-381.3

PLAINTIFF: Wells Fargo Bank, NA S/B/M Wachovia Bank, National Association  
VS

DEFENDANT: **Kimberly L. Coffey**

SALE ADDRESS: 5 Shady Brook Lane, Malvern, PA 19355

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

**SALE NO. 23-4-130**

**Writ of Execution No. 2022-04347**

**DEBT \$213,931.46**

Property to be sold is situated in Coatesville, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel Number: 3801 018200

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V

VS

DEFENDANT: **Allison Charriez & Jayson Charriez**

SALE ADDRESS: 245 Bardel Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP 212-471-5100**

**SALE NO. 23-4-132**

**Writ of Execution No. 2022-02005**

**DEBT \$268,090.00**

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

TAX PARCEL NUMBER: 6703 00200000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LOANCARE, LLC

VS

DEFENDANT: **CHRISTOPHER MULHOLLAND & JOANNE MULHOLLAND**

SALE ADDRESS: 113 E. Hilltop Road, West Chester, PA 19382

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

Recorder of Deeds in Deed Book 9997, at Page 722, granted and conveyed unto Curtis Edward Pusch and Sarah Elizabeth Pusch, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 168 East Main Street, Pottstown, PA 19465.

FORMERLY BEING KNOWN AND NUMBERED AS 39 East Main Street, Pottstown, PA 19465.

TAX PARCEL NO. 17-3D-124

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Curtis Edward Pusch, Sarah Elizabeth Pusch, and The United States of America**

SALE ADDRESS: 168 East Main Street f/k/a 39 East Main Street, North Coventry Township, Pottstown, PA 19465

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

**SALE NO. 23-4-133**

**Writ of Execution No. 2022-04308**

**DEBT \$163,794.81**

ALL THAT CERTAIN one-half of a double brick house and lot of land known as No. 39 East Main Street, South Pottstown, North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follow, to-wit:

BEGINNING at a point on the South side of East Main Street distant 347 feet 6 inches East from the southeast corner of East Main Street as a 20 feet wide alley lying between Hanover Street and Penn Street said point of beginning being a corner of property North 37 East Main Street; thence along said property line southwardly a distance of 140 feet to a point; thence eastwardly 25 feet to a point in line of house No. 41 East Main Street aforesaid, passing in part of said course and distance through the middle of the brick party wall between houses No. 39 and 41 East Main Street; thence along said East Main Street westwardly a distance of 25 feet to the point or place of beginning.

BEING THE SAME PREMISES AS Hartman Leigh Homes LLC, by Deed dated September 6, 2019, and recorded on September 10, 2019, by the Chester County

**SALE NO. 23-4-134**

**Writ of Execution No. 2022-05204**

**DEBT \$315,892.52**

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 and Commonwealth of Pennsylvania, bounded and described and according to a Preliminary/Final Subdivision Plan Phase 3 (part 2) of Brinton Station made by Mesko Associates, Inc., Exton, Pennsylvania, dated June 2, 1999, and last revised May 10, 2000, and recorded as Plan File No. 15457, as follows, to-wit:

BEGINNING at a point on the Northwest-erly side of Trestle Lane, which point is measured along the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet from a point or reverse curve on the Southwesterly side

of John Stevens Drive; thence from said beginning point and extending along the side of said road, South 04 degrees 17 minutes 56 seconds West, 60.00 feet to a point, a corner of Lot No. 71; thence extending along the same, North 85 degrees 42 minutes 04 seconds West, crossing over a certain water line easement, 150.00 feet to a point in line of Open Space No. 1; thence extending along the same, the two following courses and distances: (1) North 04 degrees 17 minutes 56 seconds East, 60.00 feet to a point, and (2) North 34 degrees 41 minutes 21 seconds East, 56.86 feet to a point on the Southwesterly side of John Stevens Drive, aforesaid; thence extending along the side of the same, the three following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 92.82 feet to a point of tangent; (2) South 85 degrees 42 minutes 02 seconds East, 7.71 feet to a point of curve, and (3) along the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet to a point, being the first mentioned point and place of beginning.

BEING THE SAME PREMISES AS Matthew M. Kinsch and Elizabeth M. Kinsch, by Deed dated August 3, 2018 and recorded on August 6, 2018, by the Chester County Recorder of Deeds in Deed Book 9790, at Page 1216, as Instrument No. 11622107, granted and conveyed unto Richard A. Wojtowicz, an Individual.

TAX PARCEL NO. 47-2-20.70

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Richard A. Wojtowicz**

SALE ADDRESS: 308 Trestle Lane, East Fallowfield Township, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

**SALE NO. 23-4-135**

**Writ of Execution No. 2018-09948**

**DEBT \$270,610.22**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Beacon Hill by Robert O. Drake & Associates, Inc., Engineers, Surveyors and Site Planners, Kennett Square, PA, dated March 6, 1992, last revised January 3, 1994 and recorded June 8, 1994, as Plan # 12523, as follows, to-wit:

BEGINNING at a point of curve on the Northwesterly side of Cambridge Way (50 feet wide), said point being a corner of Lot #46 (as shown on said plan); thence from said point of beginning, extending along said way the following 2 courses and distances: (1) on a line curving to the left having a radius of 175.00 feet an arc distance of 14.91 feet to a point; thence (2) North 72 degrees 39 minutes 32 seconds West 76.31 feet to a point, being a corner of Lot #48; thence leaving said way extending along Lot #48 North 17 degrees 20 minutes 30 seconds East 127.28 feet to a point in line of Lots # 50, being a corner of Lot #48; thence extending along Lot #50 and partially along Open Space South 71 degrees 56 minutes 29 seconds East (erroneously stated as South 71 degrees 56 minutes 29 seconds West on plan), 129.00 feet to a point, being a corner of Lot #46; thence leaving said Open Space extending along Lot #46 South 34 degrees 00 minutes 00 seconds West 131.83 feet to the first mentioned point and place of beginning.

BEING Lot # 47 on the above mentioned plan.

BEING THE SAME PREMISES AS Mudar Hanaimidi, by Deed date December 30, 2014, and recorded January 5, 2015, by the

Chester County Recorder of Deeds in Deed Book 9040, at Page 916, as Instrument No. 11384972, granted and conveyed unto Joseph M. Matonti IV, an Individual.

AND THE SAID Joseph M. Matonti IV departed this life on November 15, 2021, intestate, leaving as his known Heirs-at-Law: Allison R. Matonti.

WHEREUPON TITLE TO THE AFOREMENTIONED PREMISES vested with Allison R. Matonti and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Joseph M. Matonti IV, Deceased by Operation of Law.

TAX PARCEL NO. 38-2G-68

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **Allison R. Matonti, Solely As Heir of Joseph M. Matonti IV, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH M. MATONTI IV, DECEASED**

SALE ADDRESS: 205 Cambridge Way, Valley Township, PA 19320

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

**SALE NO. 23-4-136**

**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

TAX PARCEL NO.: 38-2-274

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, inTrust 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, PA 19320

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

**SALE NO. 23-4-137**

**Writ of Execution No. 2019-03448**

**DEBT \$368,284.40**

PROPERTY SITUATE IN TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-1-212

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEW RESIDENTIAL MORTGAGELoan TRUST 2018-2

VS

DEFENDANT: **PERRY CAMERLENGO, JR A/K/A PERRY J. CAMERLENGO, JR. AKA PERRY CAMERLENGO & ZAROUHI SARA CAMERLENGO**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348

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

**SALE NO. 23-4-138**

**Writ of Execution No. 2022-07996**

**DEBT \$224,603.73**

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



SHIP OF EAST FALLOWFIELD, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel Number: 4705 02380000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-2

VS

DEFENDANT: VINCE J. LYONS; KAREN D. LYONS A/K/A KAREN DIANE LYONS A/K/A KERRIE DIANE LYONS

SALE ADDRESS: 121 Bellvue Drive a/k/a 121 Bellvue Road, East Fallowfield, PA 19320

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

**SALE NO. 23-4-139**

**Writ of Execution No. 2022-08218**

**DEBT \$277,587.81**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VALLEY, IN THE COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO: 38-2-131.1C

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: Jaelyn Kotanchik Wright & Thomas J. Wright, Jr.

SALE ADDRESS: 205 Saint George Street, Coatesville, PA 19320

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

**SALE NO. 23-4-140**

**Writ of Execution No. 2022-07904**

**DEBT \$57,967.23**

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

BLR # 27-06G-0076

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK

VS

DEFENDANT: NANCY J.C. DAVIS-SANDERS; STEPHEN SANDERS

SALE ADDRESS: 5 South Spring Lane, Phoenixville, PA 19460

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

**SALE NO. 23-4-142**

**Writ of Execution No. 2021-00391**

**DEBT \$274,785.67**

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL # 54-02-0057.240

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2004-3

VS

DEFENDANT: LOIS M. EGAN & GERARD P. EGAN

SALE ADDRESS: 4 Woodford Lane, Malvern, PA 19355

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

**SALE NO. 23-4-143**

**Writ of Execution No. 2016-06126  
DEBT \$346,964.84**

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

TAX PARCEL NUMBER: 37-04-0115 and 37-04-0116

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LOANCARE, LLC

VS

DEFENDANT: **JOSEPH J. ZYDINSKY; UNITED STATES OF AMERICA**

SALE ADDRESS: 2085 Valley Road, Parkersburg, PA 19365

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

**SALE NO. 23-4-144**

**Writ of Execution No. 2020-05651  
DEBT \$3,970.93**

All That Certain lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-2-346

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 116 North Ninth Avenue, Coatesville, PA 19320

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

**SALE NO. 23-4-147**

**Writ of Execution No. 2019-12740  
DEBT \$656,364.35**

Property situate in the TOWNSHIP OF PENN, CHESTER County, Pennsylvania BLR # 58-3-33.67

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-4, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4

VS

DEFENDANT: **KAREN L. KLEMASZEWSKI & MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

**SALE NO. 23-4-148**

**Writ of Execution No. 2021-07259  
DEBT \$257,910.24**

ALL THOSE TWO (2) CERTAIN lots of land with the buildings and improvements thereon erected, Situate in Lower Oxford Township, Chester County, Pennsylvania, being Lots 28 and 29 on the Plan of Lots of "Oxford Heights", which plan is recorded in the Office of the Recorder of Deeds of Chester County, in Plan Book 1 page 273, each of said Lots being 25 feet in width and of that width in length or depth between parallel lines a distance of 200 feet.

Being the same premises which Jayack, LLC, by Indenture dated December 28, 2016 and recorded January 4, 2017 in the Office of the Recorder of Deeds in the

County of Chester Record Book 9468, page 2335, granted and conveyed unto W.C. Real Estate Properties, LLC, in fee.

Title to said Premises vested in Daniel William Wissman, as sole owner by Deed from WC Real Estate Properties LLC dated July 26, 2017 and recorded July 28, 2017 in the Chester County Recorder of Deeds in Book 9587, Page 12.

UPI # 56-8-91

PLAINTIFF: Fairway Independent Mortgage Corporation

VS

DEFENDANT: **Daniel William Wissman**

SALE ADDRESS: 192 Limestone Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**

**SALE NO. 23-4-150**

**Writ of Execution No. 2021-01544**

**DEBT \$667,455.18**

Property to be sold is situated in the Township of East Goshen, County of Chester and State of Pennsylvania

Tax Parcel Number: 5304R0037000

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Tiki Series III Trust

VS

DEFENDANT: **Kathleen A. Earley**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP 212-471-5100**

**SALE NO. 23-4-151**

**Writ of Execution No. 2019-10792**

**DEBT \$515,388.80**

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

A portion of the premises located in the Commonwealth of Pennsylvania, being Chester County tax parcel no. 60-7-19.10, which is part of a parcel of land located in both the Commonwealth of Pennsylvania and the State of Delaware and which has a mailing address of 10 Ironwood Dr., Newark, DE 19711, LOCATED IN NEW GARDEN TOWNSHIP, PA.; CHESTER COUNTY

TAX PARCEL NO. 60-7-19.10

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"

VS

DEFENDANT: **CHARLES A. FERRIS & BRENDA B. FERRIS**

SALE ADDRESS: 10 Ironwood Drive, Newark, DE 19711 located in New Garden Township, PA, A portion of a Dual-State residential property

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

**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.

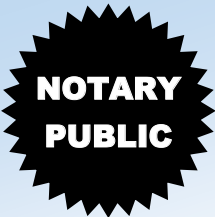
*Interested? Contact your LexisNexis Representative for more information*

**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. 302P18 MNL 1

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



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

**Mandatory Notary Public Education**

**NOTARIES EQUIPMENT COMPANY**

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

**Call: 215-563-8190**



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



**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)






**H. Brent Souder**  
 Appraiser | Sales Director

Featured at the Baum School of Art appraising collection

Nationally  
 Recognized as a leader in selling fine art & jewelry.



 **USPAP Compliant**

A professional report that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP)

 **Fair Market Value & Retail Replacement Value Reports**

- APPRAISAL SERVICES**
- ✓ Estate tax or planning
  - ✓ Insurance
  - ✓ Family Division
  - ✓ Equitable Distribution
  - ✓ Damage or Loss of Value

**CONTACT US TODAY**

 **215-393-3000**

[Info@alderferauction.com](mailto:Info@alderferauction.com) [alderferauction.com](http://alderferauction.com)



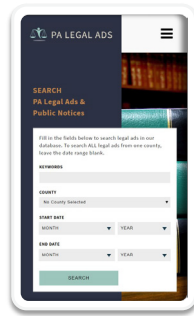
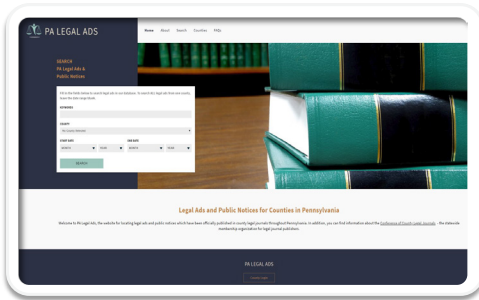
# PA LEGAL ADS



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

## PALEGALADS.ORG

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



## PALEGALADS.ORG

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

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

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

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



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



# LAWPAY®

AN AFFINIPAY SOLUTION

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

– Law Firm in Ohio

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



**22% increase in cash flow with online payments**



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



**62% of bills sent online are paid in 24 hours**



Member Benefit Provider

[lawpay.com/chescobar](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*



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

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



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



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



Parking:

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

Visit [www.chescobar.org](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)



## FRIENDSHIP & COOPERATION

For over a century now, we've cultivated relationships with our communities of friends and neighbors. Relationships built on wisdom, trust, and compassion.

And our customers tell us, it's what we do best.



800.446.0246 • [stbank.com](http://stbank.com)



## 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®

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®

Settling Cases Since 1993 – Decades of Experience

MEDIATION  
ARBITRATION



## 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**