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Chester County Law Reporter

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In re: Estate of Marian D. Toth, Deceased

Orphans' Court – Concise statement of matters complained of on appeal – Standing – Testamentary capacity – Residual beneficiary – Laches – Res judicata – Collateral estoppel

1. A fifteen-page, nine issue Concise Statement is neither concise nor in compliance with Pa.R.A.P. 1925(b)(4).
2. The performance of a contract may be challenged by a third-party beneficiary to the agreement of others; however, the third-party beneficiary does not have standing unless recognition of the beneficiary's right is appropriate to effectuate the intention of the parties to the agreement.
3. To have testamentary capacity, a testator must understand the extent of their property.
4. Testamentary capacity exists when the testator has intelligent knowledge of the natural objects of his bounty, the general composition of his estate, and what he or she wants done with it, even if his memory is impaired by age or disease.
5. There is no legal basis which permits a residual beneficiary of a will to challenge an inter vivos sale, gift, or other transfer of property by the testator during the testator's lifetime.
6. One's status as a residual beneficiary under a will is always subject to change.
7. Even persons adjudicated without capacity and with court appointed guardians have the ability to alter their estate plans.
8. For standing to exist, a party must be aggrieved by the underlying controversy.
9. The core concept of standing is that a person who is not adversely affected in any way by the matter he seeks to challenge is not aggrieved thereby and has no standing to obtain a judicial resolution to his challenge.
10. A party is aggrieved when the party has a substantial, direct and immediate interest in the outcome of litigation. A party's interest is immediate when the causal connection with the alleged harm is neither remote nor speculative.
11. Pennsylvania Rules of Civil Procedure 2028(a) and 2039 pertain only to civil court actions directly involving a minor, not to a guardianship case in Orphans' Court.
12. Laches bars relief when the complaining party is guilty of want of due diligence in failing to promptly institute the action to the prejudice of another.
13. In order to prevail on an assertion of laches, respondents must establish: (a) a delay arising from petitioner's failure to exercise due diligence; and (b) prejudice to the respondents resulting from the delay.
14. The question of laches is factual and is determined by examining the circumstances of each case.
15. Unlike the application of the statute of limitations, exercise of the doctrine of laches does not depend on a mechanical passage of time.
16. Laches arises when a party's position or rights are so prejudiced by length of time

- and inexcusable delay, plus attendant facts and circumstances, that it would be an injustice to permit presently the assertion of a claim against him.
17. The defense of laches bars relief when the complaining party is guilty of want of due diligence in failing to promptly institute the action to the prejudice of another.”
 18. For purposes of laches, the question of whether a party exercised due diligence in pursuit of a claim is not what a party knows, but what the party may have known by use of information within the party’s reach.
 19. Generally, unless a statute specifically provides otherwise, minors, through their parents’ or guardians’ efforts, are required timely to preserve their legal remedies.
 20. Res judicata – literally, a thing adjudicated – is a judicially-created doctrine. It bars actions on a claim, or any part of a claim, which was the subject of a prior action, or could have been raised in that action.
 21. Res judicata, or claim preclusion, prohibits parties involved in prior, concluded litigation from subsequently asserting claims in a later action that were raised, or could have been raised, in the previous adjudication.
 22. The doctrine of res judicata developed to shield parties from the burden of re-litigating a claim with the same parties, or a party in privity with an original litigant, and to protect the judiciary from the corresponding inefficiency and confusion that re-litigation of a claim would breed.
 23. In keeping with these purposes, the doctrine of res judicata must be liberally construed and applied without technical restriction.
 24. Collateral estoppel will only apply where: the issue is the same as in the prior litigation; the prior action resulted in a final judgment on the merits; the party against whom the doctrine is asserted was a party or in privity with a party to the prior action; and the party against whom the doctrine is asserted had a full and fair opportunity to litigate the issue in the prior action. In some renditions, courts add a fifth element, namely, that resolution of the issue in the prior proceeding was essential to the judgment.
 25. Collateral estoppel is premised on practical considerations that overlap substantially with those of res judicata. These include avoiding the cost and vexation of repetitive litigation, conserving judicial resources, and, by preventing inconsistent decisions, encouraging reliance on adjudication.
 26. The doctrine of res judicata applies to and is binding, not only on actual parties to the litigation, but also to those who are in privity with them.
 27. A final valid judgment upon the merits by a court of competent jurisdiction bars any future suit between the same parties or their privies on the same cause of action.
 28. The doctrine of res judicata must be liberally construed and applied without technical restriction to achieve the purposes behind the doctrine, i.e., prevention of relitigation of issues that were or could have been raised, conservation of judicial resources, establishment of court judgment certainty and protection of parties from vexatious litigation.

[71 Ches. Co. Rep. **In re: Estate of Marian D. Toth, Deceased**

29. The coordinate jurisdiction rule provides that judges sitting in the same court and in the same case should not overrule the decisions of each other.
30. Following an appeal to the Superior Court, the Trial Court issued an opinion pursuant to Pa.R.A.P. 1925(a), respectfully suggesting its orders be affirmed.

P.McK.

C.C.P. Chester County, Orphans' Court Division, No. 1520-1927; In re: Estate of Marian D. Toth, Deceased

H. Michael Cohen for Executors Gabriella Toth and Dolores Troiani

James R. Freeman for Arthur Toth and Atilla Toth

Jerry Geza Toth for T.T. and Eugene Toth

Hall, J., February 18, 2022:-

[Editor's Note: Appeal quashed by the Superior Court on May, 24, 2022; Petition for Allowance of Appeal to Supreme Court denied on November 29, 2022]

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

In Re: ESTATE OF MARIAN D. TOTH, Deceased

No. 1520-1927

MEMORANDUM OPINION

Procedural History

The issues on appeal involve the *inter vivos* transfer, pursuant to a March 2014 memorandum of understanding (“Memorandum of Understanding”), as amended on March 4, 2015, of the real property located at 409 West Lancaster Avenue, Haverford, PA (“409 Lancaster Ave.”) by decedent Marian Toth (“Marian”) and her late husband to Marian’s daughter-in-law, Gabriella Toth (“Gabriella”). That transfer was approved by this court, acting *In the Matter of Marian D. Toth, an incapacitated person*, No. 1516-0190, in its May 8, 2018 order. The May 8, 2018 order was subsequently affirmed by the Superior Court and transfer of 409 Lancaster Ave. completed prior to Marian’s death.

In the Matter of Marian D. Toth, an incapacitated person, No. 1516-0190¹

On May 25, 2016, Marian’s temporary guardian, Dolores M. Troiani, Esquire (“Ms. Troiani”), filed an emergency petition to transfer 409 Lancaster Ave. from Marian to Gabriella (“Emergency Petition”), in accordance with the Memorandum of Understanding.² On June 1, 2016, Jerry Geza Toth (“Mr. Toth”), a son of Marian,³ filed an answer to the Emergency Petition stating that “an evidentiary hearing is needed on whether there was undue influence over incapacitated persons,” and referencing a May 29, 2016 letter in which he requested an evidentiary hearing to determine if Marian’s entering into the Memorandum of Understanding was “the product of undue influence while she was incapacitated.”⁴

¹ By agreed order dated October 18, 2016, the court adjudicated Marian without capacity and appointed a third party, professional guardianship corporation as plenary guardian of her person and estate. This case ended and the guardianship terminated at Marian’s death on September 29, 2020.

² Emergency Petition, ¶ 9; Exhibit T-28

³ Mr. Toth, an attorney licensed in Pennsylvania, was represented by several counsel in the course of the guardianship litigation. Presently, in the estate litigation, Mr. Toth has entered his appearance as counsel for his sons, T.T., a minor and Eugene Toth, the Appellants herein.

⁴ Answer, Exhibit A, p. 2. During the hearings, Mr. Toth’s attorney represented that Gabriella was the person who allegedly unduly influenced Marian.

Following unsuccessful mediation attempts, hearings on the Emergency Petition were held on April 3, 2018 and April 4, 2018. During the hearings, objections were raised to Mr. Toth's standing to contest the transfer of 409 Lancaster Ave. Following the April 4, 2018 hearing, and while the matter remained pending, the parties provided the court with memoranda of law on the issues pertaining to undue influence and standing. The court issued its May 8, 2018 order permitting transfer of 409 Lancaster Ave. in accordance with the Memorandum of Understanding.

Mr. Toth appealed the May 8, 2018 order. On June 7, 2018, Mr. Toth filed a concise statement of errors complained of on appeal. In response to Mr. Toth's appeal, and the sixteen (16) appeal issues he raised, the court filed a memorandum opinion on July 16, 2018, a copy of which is attached hereto, explaining the reasons for its May 8, 2018 order. On April 5, 2019, the Superior Court issued a memorandum decision affirming the court's May 8, 2018 order (1517 EDA 2018, Superior Court memorandum decision, 4/5/2019). During his appeal, in response to the issue of Mr. Toth's standing, Mr. Toth argued to the Superior Court that in addition to himself, he was also representing his sons, the Appellants herein. The Superior Court, however, determined that he had not indicated that representation to the lower court and had therefore waived the issue of his standing being predicated on his representation of his sons. (1517 EDA 2018, Superior Court memorandum decision, 4/5/2019, p. 13). Following a successful *nunc pro tunc* motion to file after the deadline, on October 21, 2019, Mr. Toth filed a petition for allowance of appeal before the Supreme Court. That petition was denied on April 1, 2020.

In re: Estate of Marian D. Toth, deceased, No. 1520-1927

Marian died testate on September 29, 2020. Marian's probated May 6, 2015 will provided an inheritance for Marian's grandchildren. At the time of her death, Marian had four grandchildren, Appellants, T.T. and Eugene Toth, and Appellees, Artur and Attila Toth. The Appellees are the sons of Marian's son, Richard Toth ("Richard"), and his wife, Gabriella. In Marian's will she specifically declined to provide Mr. Toth an inheritance and included an *in terrorem* clause that Mr. Toth's or the Appellants' contest of her will would result in a disinheritance of the Appellants.

Six (6) separate petitions were filed in the estate matter. On October 26, 2021, this court issued three (3) separate orders. One of those October 26, 2021 orders sustained the Estate's June 21, 2021 preliminary objections to Appellants' June 7, 2021 petition for an order that no valid agreement with Marian "came into being" concerning 409 Lancaster Ave., and dismissed that petition with prejudice. That order was one of two appealed by Appellants. The second appealed order was the court's subsequent November 12, 2021 order denying Appellants' October 8, 2021 petition for appointment of a successor guardian for Mr. Toth's brother,

Geoffrey Toth,⁵ replacement of this court with another judge to conduct an “impartial, unbiased review of conflicts of interest by fiduciaries the court appointed,”⁶ and creation of a constructive trust of 409 Lancaster Ave.⁷

On November 23, 2021, Appellants filed a notice of appeal. Attached to the notice of appeal were the two (2) above referenced orders. On December 15, 2021, the Appellants filed a “concise” statement of errors complained of on appeal (“Concise Statement”).⁸ The Court now writes pursuant to the mandate of Pa.R.A.P. 1925(a) to explain the reasons for its rulings.

Findings of Fact⁹

1. Marian was the wife of Alfred Toth (“Alfred”). Their issue consisted of four sons, Richard, Christopher (“Christopher”), Geoffrey (“Geoffrey”) and Mr. Toth.
2. Alfred had been a colonel in the United States Army. He was an authoritarian

5 This denial was without prejudice to Appellants’ ability to file a petition in the proper case, *In the Matter of Geoffrey Toth, an incapacitated person*, No. 1516-0786. A subsequent petition asserting the requested relief subsequently was filed in that case on December 2, 2021, by one of the Appellants, Mr. Toth and Mr. Toth’s wife.

6 This denial was with prejudice because this court, as it described in footnote 1 to the order, will provide a fair, impartial and unbiased review of all matters coming before it and there was no legal basis for the court to assign this case to another judge. The denial of the October 8, 2021 petition on this basis is not an issue Mr. Toth cites in his Concise Statement and is therefore waived as a possible appeal issue.

7 This denial was with prejudice because, as the court described in footnote 2 to the order, 409 Lancaster Ave. was properly transferred from and no longer owned by Marian. The court further referenced its October 26, 2021 order dismissing Appellants’ June 7, 2021 petition seeking a court order that there was no valid agreement with Marian regarding 409 Lancaster Ave.

8 The Appellants’ fifteen-page, nine issue Concise Statement is neither concise nor in compliance with Pa.R.A.P. 1925(b)(4). See *Burgoyne v Pinecrest Community Association*, 924 A.2d 675, 678 n.1 (Pa. Super. 2007) (appellant found in violation of Pa.R.A.P. 1925(b) by submitting a three page concise statement containing six issues), *Kanter v Epstein*, 866 A.2d 394, 401 (Pa. Super. 2004), *appeal denied*, 880 A.2d 1239 (Pa. 2005), *cert. denied*, 546 U.S. 1092 (2006). Appellants list their nine (9) issues on the first page and then essentially expand on and argue these issues for fourteen (14) pages. Thus, the appeal could be subject to dismissal for this reason alone. Furthermore, as will be explained herein, the Appellants’ issues were or could have been addressed in the prior underlying guardianship matter and are therefore barred by *res judicata* and collateral estoppel. Even if not barred, the Appellants lack standing to raise any issues and all of the issues lack merit or have been waived. Lastly, the doctrine of laches precludes Appellants’ litigation over 409 Lancaster Ave. That property was the subject of past litigation by the Appellants’ father and lawyer, Mr. Toth, was transferred from decedent Marian years before her death and has never been an estate asset.

⁹ The facts described herein are those deemed material and credible by the court. Any facts described within the preceding Procedural History section and the following Discussion section are incorporated herein by reference. Because the court in its July 16, 2018 memorandum opinion made findings of fact related to the transfer of 409 Lancaster Ave., *In the Matter of Marian D. Toth, an incapacitated person*, No. 1516-0190, those findings (which were either unopposed or affirmed upon appeal) are included herein as the first twenty-four (24) findings of fact. These 24 findings of fact are verbatim to those included in the July 16, 2018 memorandum opinion except for the references to Mr. Toth, who in those findings of fact was referred to as Appellant.

- head of his family. Even in his late 90s, he believed himself to be in charge of the family, made financial decisions for his wife and himself, and expected his children to follow his demands. Generally, Gabriella served as a dutiful daughter to Alfred and did what he told her to do. Due in part to friction with Alfred, Mr. Toth for many years was absent from family affairs.
3. In 1994, while living in Hungary, Richard married Gabriella, who was a citizen of Hungary. Not long after the marriage, Marian and Alfred encouraged Richard and Gabriella to move to the United States and to assist them with maintaining 409 Lancaster Ave. as well as the adjoining apartment building located at 411 Lancaster Avenue (“411 Lancaster Ave.”), both of which were owned by Alfred since approximately 1969.
 4. In 1997, after Richard and Gabriella’s first child was born, they moved to the United States and began assisting with the care of 409 and 411 Lancaster Ave. After living with Marian and Alfred in their residence for approximately half a year, Alfred allowed them to move into one of the apartment units in 409 Lancaster Ave. while they attended to building-related issues.
 5. From the time they moved back to live near Alfred and Marian, both Richard and Gabriella often attended to their needs. Gabriella developed a loving bond with them both, becoming the daughter Alfred and Marian never had. As Alfred and Marian became elderly, Gabriella visited with and assisted them almost daily.
 6. In approximately 2009, Alfred and Marian began divesting themselves of local real estate, which one or both of them owned, by transferring properties to family members. That year they transferred a one-half interest in a residential property they jointly owned, located at 321 Ithan Avenue, Rosemont, Pa., to Richard and Gabriella to provide them with a home. Also in 2009, Alfred transferred 411 Lancaster Ave. to Richard. In 2010 Alfred transferred 409 Lancaster Ave. to Christopher.
 7. In March of 2013 Christopher died. As the sole heirs of Christopher’s intestate estate, Alfred and Marian became joint equitable owners of 409 Lancaster Ave. Alfred alone served as the personal representative of Christopher’s estate.
 8. Although Ms. Troiani had represented Alfred and Marian for many years prior to Christopher’s death, and assisted them with family related plans, it was only after Christopher’s funeral, which Mr. Toth attended, that either had mentioned Mr. Toth to Ms. Troiani. Prior to that, Ms. Troiani was unaware that they had a fourth child.
 9. Shortly after Christopher’s death, Richard, Alfred and Gabriella inspected 409 Lancaster Ave. They found that the apartment building was in a deplorable condition. At that time, only two of the five apartments were rented and extensive renovation was necessary throughout the building. Alfred requested that Richard and Gabriella begin renovations to facilitate

Alfred's listing of the property for sale.

10. One of the apartment units within 409 Lancaster Ave. which was in poor condition had been occupied by Geoffrey. Geoffrey had never worked due to significant mental health issues. Just prior to Christopher's death, Geoffrey moved from the apartment building, at Alfred's instruction, to Alfred and Marian's residence at 680 Wetherby Lane, Devon, Pa.
11. After an initial unsuccessful effort to list 409 Lancaster Ave. for sale, Alfred acquired an appraisal in August of 2013 which indicated a market value for the property of \$900,000.00. (Exhibit T-27) The appraisal confirmed that extensive repairs were needed to the building.
12. Rather than continue to list 409 Lancaster Ave. for sale, Alfred again decided to provide the property to a family member. The responsibility of handling the many building issues was stressful to Alfred and Marian. They were without the funds to pay for the building's rehabilitation costs and ongoing maintenance. Following discussions with Ms. Troiani and Marian, Alfred decided, with Marian's approval, to transfer title to Gabriella provided that she renovate and manage the apartment building. Alfred felt that Richard already had his hands full with 411 Lancaster Ave. and that Gabriella, who already had done significant uncompensated work at 409 Lancaster Ave., was the person to handle and have the property. Gabriella exercised no influence over either Alfred or Marian regarding the decision to title 409 Lancaster Ave. in Gabriella's name.
13. Once the decision to transfer 409 Lancaster Ave. was made, there was doubt about whether Gabriella would agree to it. In fact, Gabriella was reluctant to be so deeply involved in 409 Lancaster Ave. When Alfred approached her in approximately late November of 2013 about the concept of conditionally transferring the property to her, Gabriella was only a few weeks from taking final examinations as a full time college mathematics student and didn't even want to discuss the subject until the next year. She did express, however, that she didn't think she had the time to devote to the apartment building. At the time, in addition to being a student, she was a mother of two children and employed as a part time teacher.
14. When Alfred again raised the subject with Gabriella in January of 2014, he was very adamant about putting Gabriella in charge of the apartment building. He asserted that both Richard and he would help her with her duties. Eventually Gabriella agreed to Alfred's request. In March of 2014 the Memorandum of Understanding was drafted by Ms. Troiani following further discussions between Alfred, Marian and Gabriella about the particulars of the property transfer. The written draft of the Memorandum of Understanding was completed by Ms. Troiani around March 19, 2014 and provided to Alfred. Ms. Troiani had suggested that the agreement to transfer 409 Lancaster Ave. be reduced to writing, and expected further discussion regarding the draft before it was signed.
15. At no time did Gabriella discuss the Memorandum of Understanding

alone with Marian. Alfred was the person who provided the information Ms. Troiani used to incorporate into the Memorandum of Understanding. Gabriella did not offer any language to be included in the Memorandum of Understanding. Gabriella did not suggest to Marian or anyone else that changes should be made to the Memorandum of Understanding. Gabriella never suggested to Marian or Alfred that 409 Lancaster Ave. should be transferred to her or that either of them should agree to the Memorandum of Understanding.

16. On March 31, 2014, Alfred requested Gabriella to come with her two children to Alfred and Marian's residence. There, in the presence of Marian, Alfred provided the Memorandum of Understanding to Gabriella and told her to read it. After reading it, Gabriella agreed to Alfred's request that she sign it. Shortly thereafter, Alfred instructed Gabriella to drive Marian, Gabriella's children and him to Alfred and Marian's accountant, where Marian signed the Memorandum of Understanding. Gabriella had nothing to do with, and no influence on, Marian's decision to sign it. Alfred then told Gabriella to drive them to Ms. Troiani's office for Alfred and Gabriella to sign the document in front of Ms. Troiani. Gabriella drove as instructed. After waiting for Ms. Troiani to arrive, Alfred and Gabriella finally stopped waiting and both signed the Memorandum of Understanding in Ms. Troiani's office.
17. After the Memorandum of Understanding was signed by Gabriella and Alfred, Ms. Troiani's secretary scanned it into Ms. Troiani's office computer system. Ms. Troiani, however, did not know that the document was signed until approximately a year later.
18. After Christopher's death, Ms. Troiani's office had been assisting Alfred with the management of Christopher's estate, including rent collections, security deposits and bill payments for 409 Lancaster Ave. In approximately February of 2015, Ms. Troiani became aware that Alfred wanted Gabriella to do this management related work pursuant to the Memorandum of Understanding. It was at this time that Ms. Troiani discovered that Marian, Gabriella and Alfred had executed the agreement in March of 2014.
19. Also during this approximate time period in 2015, Ms. Troiani was informed that Alfred personally had acquired over \$94,000 to pay for the outstanding taxes and costs related to Christopher's estate. Believing that Alfred and Marian should be reimbursed this money, Ms. Troiani advised them to execute a notarized addendum to the Memorandum of Understanding describing this loan to Christopher's estate and requiring Gabriella to provide them with any net profits generated by the property. After Alfred agreed with Ms. Troiani's advice, Alfred told Gabriella that she would need to sign such an addendum.
20. On March 4, 2015, Alfred, Marian and Gabriella met with Ms. Troiani to review and execute the addendum to the Memorandum of Understanding (see Exhibit T-28). Their execution of the addendum was witnessed by Ms. Troiani and the notary. As with the prior March 2014 signing, Gabriella made

no suggestions to the language within the addendum, asked for no changes to it, had no part in its preparation and did not seek to influence Alfred or Marian with any aspect of it. Before the addendum was signed in her office, Ms. Troiani reviewed it with Alfred, Marian and Gabriella and was satisfied that everyone understood it. Although the addendum was purely to the benefit of Alfred and Marian, Gabriella never complained about its inclusion with the Memorandum of Understanding.

21. In accordance with the Memorandum of Understanding, Gabriella, with Richard's help, performed extensive physical labor repairing 409 Lancaster Ave., and spent thousands of dollars of unreimbursed personal funds in the effort.
22. Although Gabriella developed a close bond with Alfred and Marian, she never developed a confidential relationship with either. As to Marian in particular, Gabriella never exhibited any superiority or overmastering influence over Marian. Generally, she did not seek to exert any influence over Marian. Their discussions almost always concerned Gabriella's two sons and Gabriella's teaching. They never had conversations about finances or money. She never told Marian to do anything, including anything related to 409 Lancaster Ave.
23. Ms. Troiani served as Alfred and Marian's attorney for many years. She never represented Gabriella, Richard, Geoffrey or any other member of the Toth family. When Ms. Troiani filed the Emergency Petition, she did so solely on behalf of Marian. In doing so, she sought to honor Marian and Alfred's wishes. Gabriella did not ask Ms. Troiani to file the Emergency Petition.
24. Alfred died on January 24, 2016 at the age of 98.¹⁰
25. During the April 4, 2018 hearing on the Emergency Petition, and while Mr. Toth and his attorney were present, Ms. Troiani credibly testified, as the scrivener of Marian's will, that Marian executed her will on May 6, 2015 and that the contingent beneficiaries of her will were Richard, Geoffrey, and her four grandchildren, two of whom were Mr. Toth's children, T.T. and Eugene Toth, the Appellants herein.¹¹
26. While the Emergency Petition remained pending, Mr. Toth's attorney referenced the April 4, 2018 testimony pertaining to Marian's May 6, 2015 will in the April 20, 2018 memorandum of law he filed with this court on behalf of Mr. Toth.
27. After the court issued its May 8, 2018 order, Mr. Toth argued on appeal to

¹⁰ This finding of fact ends the twenty-four (24) findings of fact taken verbatim from the findings of fact described in the court's July 16, 2018 memorandum opinion *In the Matter of Marian D. Toth, an incapacitated person*, No. 1516-0190.

¹¹ As previously described, Marian's May 6, 2015 will was probated in the Chester County Register of Wills office following her September 29, 2020 death.

- the Superior Court that because his two sons were named in Marian's will, he had standing as their father to contest the May 8, 2018 order in order to protect their interests in her estate. (1517 EDA 2018, Superior Court memorandum decision, 4/5/2019, pp. 10, 13). Mr. Toth specifically argued to the Superior Court that he had standing because his interest to care for his children extended even past the general societal interest in deterring fraud. (1517 EDA 2018, Mr. Toth's brief, 11/5/2018, p. 46).
28. Mr. Toth was admitted to the Pennsylvania Bar on January 17, 1977. Since that date he has alternatively maintained an inactive and active status as a Pennsylvania attorney. Currently his status is active.¹²
 29. As he testified before this court, Mr. Toth has also been a member of the New York Bar for many decades during which time he engaged in extensive litigation on behalf of his son, T.T., against the New York City Department of Education. (N.T. 8/3/2016, p. 220) As of 2018, Mr. Toth's legal practice on behalf of T.T. included filing nine (9) due process complaints and commencing three (3) federal actions. *J.T. for T.T. vs. New York Department of Education*, 2021 WL 512461, p. 2 (U.S. Dist. Ct. E.D.N.Y. 2021).
 30. Although he could have, Mr. Toth failed to preserve any interest of his children, T.T. and Eugene Toth, before this court *In the Matter of Marian D. Toth, an incapacitated person*, No. 1516-0190, prior to this court's entry of its May 8, 2018 order. Similarly, Mr. Toth failed to request the court to appoint a guardian(s) for his children, or even suggest that appointment of a guardian(s) for them should be considered by the court prior to the May 8, 2018 order.
 31. 409 Lancaster Ave. was transferred pursuant to the terms of the Memorandum of Understanding on May 18, 2018 (deed recorded at 6101-00087 on August 1, 2018)¹³ and has not been in Marian's estate since that date.¹⁴

¹² The court takes judicial notice of these facts from a review of the public records kept by the Disciplinary Board of the Supreme Court of Pennsylvania. Pa.R.E. 201. These facts are also supported by Mr. Toth's August 3, 2016 testimony before this court *In the Matter of Marian D. Toth, an incapacitated person*, No. 1516-0190. (N.T. 8/3/16, pp. 184-186).

¹³ The court takes judicial notice of this fact from a review of the public records kept by the Montgomery County Recorder of Deeds office. Pa.R.E. 201.

¹⁴ Christopher's ownership interest in 409 Lancaster Ave. passed by law to Marian and Alfred upon Christopher's 2013 death pursuant to the Intestate Succession chapter of the Pennsylvania Probate, Estates and Fiduciaries Code. 20 Pa.C.S. § 2103(2). Alfred's interest in 409 Lancaster Ave. passed to Marian pursuant to his probated will after his 2016 death. Mr. Toth acknowledged the May, 2018 transfer of 409 Lancaster Ave. in his October 21, 2019 petition for allowance of appeal to the Pennsylvania Supreme Court. (615 MAL 2019, Mr. Toth's petition for allowance of appeal, 10/21/2019, p. 10).

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Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE JOHN L. HALL COURTROOM 1
WEDNESDAY, FEBRUARY 01, 2023 09:00 AM

SUSAN L. FURMAN **1517-0627**
CALL OF THE AUDIT LIST

PRO SE AARON DIEGO MARTIN, ATTORNEY

AARON DIEGO MARTIN PATRICK MILLAR, EXECUTOR
717-232-5000

SIOBHAN DUFFY GAFFNEY **1519-0018**
CALL OF THE AUDIT LIST

JOSEPH A. BELLINGHERI MARGARET SUSAN DUFFY, ADMINISTRATOR
610-840-0239

PRO SE JOSEPH A. BELLINGHERI, ATTORNEY

RICHARD H. HAUSKNECHT **1519-0032**
CALL OF THE AUDIT LIST

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CALL OF THE AUDIT LIST

PRO SE W. MARSHALL PEARSON, ATTORNEY

W. MARSHALL PEARSON JOHN WANSINK, EXECUTOR
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PRO SE

NINA B. STRYKER, ATTORNEY

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NINA B. STRYKER
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KATHLEEN MARIS, TRUSTEE

PRO SE

ALEXANDER BOYER, TRUSTEE

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JENNY L. STOLTZFUS, ATTORNEY-IN-FACT

PRO SE

FRANCIS CONNOR MILLER, ATTORNEY

**DEBORAH A BRUMBACH
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G. ELIAS GANIM, ATTORNEY

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G. ELIAS GANIM, EXECUTOR

**RUTH M. ELLIS
CALL OF THE AUDIT LIST**

1521-2409

PRO SE

DANIEL E. BRIGHT, ATTORNEY

DANIEL E. BRIGHT
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STEPHEN M. ELLIS, EXECUTOR

PRO SE

PAMELA L. ELLIS, EXECUTOR

NOTICES

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

LAW NO. 2022-09179-NC

NOTICE IS HEREBY GIVEN that the name change petition of Robert Michael Feeser was filed in the above-named court and will be heard on Monday, February 13, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, November 18, 2022

Name to be changed from: Robert Michael Feeser to: Reiliyana Elizabeth Kallisti
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation – For Profit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/28/2022, for: Tegler Holding Group, Inc.

Having a registered office address of:

70 E. Lancaster Avenue, Frazer, PA 19355-3263

The Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

BEAN, Sandra H., late of Spring City. Joseph L. Bean, 116 Walnut Drive, Benson, NC 27504, Administrator. **GARY P. LEWIS**, Esquire, Lewis + McIntosh, LLC, 372 N. Lewis Rd, P.O. Box 575, Royersford, PA 19468, atty.

BEWLEY, Paula C., late of West Goshen Township. James D. Bewley, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

BIONDI, Jane Ann, a/k/a Jane Biondi, late of West Caln Township. Sheila A. Worrell, 1213 Brunnerville Road, Lititz, PA 17543, Executor. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BROADBENT, Gordon J., a/k/a Gordon Broadbent, late of Pocopson Township. Brian M. Smith, care of Steel Ledger Advisors, LLC, 1400 N. Providence Rd., Bldg. One, Ste. 114, Media, PA 19063, Executor.

DiMATTEO, Doris Louise, late of East Brandywine Township. Denice Louise DiMatteo, 90 Hilltop Drive, Downingtown, PA 19335-1408, Executor.

DUNLAP, David Harry, a/k/a David H. Dunlap, late of West Nantmeal Township. William E. Dunlap, 48 Belfast Drive, North Wales, PA 19454, Executor. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ENGLISH, James Caldwell, a/k/a James C. English, late of Treddyffrin Township. Joanne R. Namavong, 133 N. Pennock Avenue, Upper Darby, PA 19082, Executrix.

FLAHERTY, Mary Jo, late of East Caln Township. Sandra Traher, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. **C.T.A. DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FORMICA, Rose, late of Downingtown. Rose Jamison, 1614 Bondsville Road, Downingtown, PA 19335, Executrix.

FULLER, Eleanor J., a/k/a Eleanor S. Fuller, late of West Caln Township. Benjamin Fuller, 390 W. Kings Highway, Coatesville, PA 19320, Executor. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GRENIER, John Jude, a/k/a John J. Grenier, late of Spring City Borough. James J. Ruggiero, Jr., 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

GUNNELLS, Marielaine, late of East Fallowfield Township. Nicole Bailey, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19355-3049, atty.

HANEY, Alexandra Katherine, late of Chester County. James W. Haney, 595 Dilworthtown Road, West Chester, PA 19382, Administrator. **THOMAS H. BROADT**, Esquire, Tim Broadt & Associates, PC, 116 W. Baltimore Avenue, Media, PA 19063, atty.

HENDRICKSON, JR., Carl W., late of West Chester. Joyce E. Parson, 79 Brownstone Drive, Pottstown, PA 19465, Executrix.

HOSKING, Valentina S., late of Coatesville. Patricia Leigh Pressman, 222 Upland Way, Wayne, PA 19087, Executor. **RICHARD B. PRESSMAN**, Esquire, Pressman Law, LLC, 1135 Spruce Street, Philadelphia, PA 19107, atty.

KIENLE, Joy E., late of North Coventry. David F. Kienle, Jr., care of **CAROLYN M. MARCHESANI**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. **CAROLYN M. MARCHESANI**, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

LITWA, Elaine Francis, late of West Grove. Donna DiRosato, 212 Penns Grove Road, Oxford, PA 19363, Administratrix.

MACKLEY, Joshua Eugene, late of East Coventry Township. Ronald L. Mackley, care of **JAMES T. BALDWIN**, Esquire, 42 South Front Street, Milton, PA 17847, Administrator. **JAMES T. BALDWIN**, Esquire, Baldwin & Baldwin, LLC, 42 South Front Street, Milton, PA 17847, atty.

McCULLOUGH-LEIBFRIED, Laurie A., late of Chester Springs. Richard T. Leibfried, 1436

Horseshoe Trail, Chester Springs, PA 19425, Executor. **CHARLES W. PROCTOR, III**, Esquire, PLA Associates PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

MILLER, William Eugene, a/k/a Bill Miller, Gene Miller, late of West Caln Township. Eva Marie DiMichael, 50 N Middletown Rd - Apt 413, Media, PA 19063, Administratrix. **DAVID L. SIGISMONTI**, Esquire, 42 East Second Street, Media, PA 19063, atty.

MILLS, Charles K., late of East Goshen Township. Deborah J. Ryan, 71 Lahawa Dr., Downingtown, PA 19335, Executrix.

PROUD, Ethan Richard Given, late of Wallace Township. Jennifer Weston, care of **KRISTEN L. BEHRENS**, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Administratrix. **KRISTEN L. BEHRENS**, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

PRUYN, Barbara Nesor, late of East Pikeland Township. Eric L. Pruyn and Peter Joel, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

PURVIS, Judith Ann, late of Landenberg. James Michael Purvis, Trustee, 108 Unami Trail, Newark, DE 19711, Administrator. **PAUL O'BRIEN**, Esquire, Law Office of Kevin O'Brien, 3801 Kennett Pike, C204, Greenville, DE 19807, atty.

RAKOWSKI, Beth Ann, a/k/a Beth Ann McGee, late of East Coventry. Raymond Rakowski, 467 Old Schuylkill Road, Pottstown, PA 19465, Administrator. **DAVID SCHNARRS**, Esquire, P.O. Box 1186, Pottstown, PA 19464, atty.

RAMBO, Jon R., late of West Goshen Township. Geralyn M. Barbato, care of **DUKE SCHNEIDER**, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrix. **DUKE SCHNEIDER**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

ROSE, Formica, late of Downingtown. Rose Jamison, 1614 Bondsville Road, Downingtown, PA 19335, Executrix.

ROTHBERG, Ann Melinda, a/k/a Ann M. Rothberg, late of West Caln Township. David Rothberg, 498 Reeceville Road, West Brandywine, 19320, Executor. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RUPERT, Dorothy R., late of East Coventry Township. Dain B. Rupert, 2396 E. Cedarville Rd., Pottstown, PA 19465, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SATTI, Venkata, a/k/a Venkata Subbi Reddy Satti and Venkata S. Satti, late of Easttown Township. Srinivasa D.R. Satti, care of JESSICA L. WILSON, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

SIMEONE, Michael, late of Chesterbrook. Lauren Simone, 21 Hawkswell Circle, Oreland, PA 19075, Executor. DAVID SCHNARRS, Esquire, P.O. Box 1186, Pottstown, PA 19464, atty.

VanELSWYK, Laura, a/k/a Laura F. VanElswyk, late of Tredyffrin Township. Maryann VanElswyk Schade, 299 Kenwood Lane, Harpers Ferry, WV 25425, Executrix. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

WOLFE, Robert G., late of West Sadsbury Township. Judith Lynn Miller, care of DENNIS B. YOUNG, Esquire, 430 West First Avenue, Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 West First Avenue, Parkesburg, PA 19365, atty.

ZIEGLER, Richard M., late of Caln Township. Richard C. Ziegler, 118 Hilltop Drive, Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

2nd Publication

DAVIS, Brenda F., late of West Whiteland. Michelle Whalen, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

DONAGHEY, Madeleine E., late of Birmingham Township. James P. Donaghey and Michael Donaghey, care of CHARLES E. McKEE, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Executors. CHARLES E. McKEE, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

HARTMAN, Sharon M., late of Elverson. Jamie L. Hartman, 32 Morgan Circle, Morgantown, PA 19543 & Heather M. Dalmas, 4429 New Holland

Road, Mohnton, PA 19540, Administrators. BRETT M. FEGELY, Esquire, Hartman, Valeriano, Magovern & Lutz, P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, atty.

HRAPCZYNSKI, SR., Richard J., late of Penn Township. Robert M. Hrapczynski, care of ROBERT ABERNETHY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. ROBERT ABERNETHY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

HUNT, Ann Salinger, late of Exton. Holland Williams, 1185 Manor Lane, Mt Pleasant, SC 29464, Administrator.

INNES, Margaret Dolph, late of Schuylkill Township. Rebecca Sallen, 325 Merion Rd., Merion Station, PA 19066, Executrix. REBECCA SALLEN, Esquire, Sallen Law, LLC, 325 Merion Rd., Merion Station, PA 19066, atty.

KRUMENACKER, JR., Michael V., late of North Coventry Township. Jennifer L. Wunderlich, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

LAIRD, Barbara M., late of East Caln Township. Sondra B. McVeigh, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

LANGEVIN, Melissa Dorene, late of Phoenixville Borough. Jonathan Schierenbeck, 321 ½ Hall St., Phoenixville, PA 19460, Executor. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213 W. Miner St., West Chester, PA 19382, atty.

LAPP, John Elmer, a/k/a J. Elmer Lapp, late of West Caln Township. Susie E. Lapp, 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.

LEWICKI, Dave Rodger, late of Phoenixville. John Tall, 1009 Hoy Circle, Collegeville, PA 19426, Executor.

MECCHELLA, John Paul, late of Uwchlan Township. Carol Marie Meehan and Kathleen A. DiCurcio, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312,

Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

MOULDER, Janet G., late of West Whiteland Township. Donna L. Algeo, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19381, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381, atty.

ORTIZ-ZAYAS, Kimberly, late of Coatesville. Arnaldo Ortiz-Zayas, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

PAINTER, G. Gross, a/k/a George Gross Painter, late of South Coventry Township. Jay Painter, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

RICHARDSON, Tanessa Yvonne, late of West Whiteland Township. Mildred E. Richardson and Christopher Lopez, 134 Sunnyhill Dr, Exton, PA 19341, Administrators. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

SALINGER, Carol Williams, a/k/a Kay Salinger, late of Parkesburg. Holland Williams, 1185 Manor Lane, Mt. Pleasant, SC 29464, Executrix.

SHEEHAN, Agnes Marie, late of Kennett Square Borough. Paul F. Sheehan, 155 Latches Ln., Media, PA 19063, Executor. HEATHER L. TURNER, Esquire, Law Office of Heather L. Turner, LLC, 137 N. Narberth Ave., Narberth, PA 19072, atty.

STAVROPOULOS, Vasilios S., a/k/a Vasilios Stavropoulos, Vasilios Stavros Stavropoulos and Bill Stavropoulos, late of West Goshen Township. Steven G. Stavropoulos and Yvette S. Kounios, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square, II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executors. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square, II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

VAIL, Frances B., a/k/a Frances Vail, late of Lancaster. Susannah Vail, care of JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Ave., Media, PA 19063, Executor. JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Ave., Media, PA 19063, atty.

WEINTRAUB, Rodelle Selma, late of West Grove Borough. Mark B. Weintraub, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

WHITAKER, Thelma, a/k/a Thelma Ann Whitaker, late of Willistown Township. Samuel Whitaker, 799 Grubbs Mill Rd., Berwyn, PA 19312, Executor. ELIZABETH FERRARO, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

WILLIAMS, John R., late of West Chester. Karen Williams Middleton, care of KEVIN J RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

ZULICK, Jonathon S., late of Birmingham Township. Evelyn F. Zulick, care of W. DONALD SPARKS, II, Esquire, P.O. Box 551, Wilmington, DE 19899, Executor. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.O. Box 551, Wilmington, DE 19899, atty.

3rd Publication

BAILEY, Letitia B., late of Atglen Borough. Francis J.G. Murphy, 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.

BENDER, Betty F., late of Kennett Township. Neal A. Bender and Joan Bender, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BERGBAUER, Eileen E., late of East Marlborough Township. Alfred E. Bergbauer, Jr., care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

BOWER, William George, a/k/a Bill, late of West Chester. Julie Edwards, 110 Bellwood Ct, Phoenixville, PA 19460 & Randy Bower, 12035 Stonewick Place, Glen Allen, VA 23059, Executors.

CARL, Jeffrey David, late of Wallace Township. Cristine Schiavello, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Administratrix.

STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

DALE, Rose, a/k/a Rose Carroll Lawrence Dale, late of Kennett Township. Marianna L. Cayten, 10 Pheasant Dr., Armonk, NY 10504, Executrix. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

DAVIS, Marjorie B., late of Penn Township. Timothy J. Davis, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DEWEY, Alexandra Davies, a/k/a Alexandra O'Neill Davies, late of Tredyffrin Township. Paul C. Dewey, Jr. and Frederick Dewey, care of ANDREW J. HAAS, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executors. ANDREW J. HAAS, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

DUDEK, Brenda McFarland, late of East Bradford Township. Michael H. Dudek, 2329 Simcoe Road, Columbia Cross Roads, PA 16914, Administrator.

DUFFY, James P., late of Easttown Township. Colleen Duffy Price and Michael J. Duffy, care of KATHRYN LUCE LABRUM, Esquire, 102 W. Front St., Media, PA 19063-2800, Executors. KATHRYN LUCE LABRUM, Esquire, Donaghue & Labrum, LLC, 102 W. Front St., Media, PA 19063-2800, atty.

EMMICK, Robert D., late of Kennett Township. Phillip M. Lang, 79 New Rd., Elverson, PA 19520, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ERCOLE, Tressa B., late of West Chester. Lynne Ercole Edwards, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

FAHEY, Elizabeth James, late of Penn Township. Susan E. Calio, 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.

GORMEL, Joanne D., late of New Garden Township. Deborah L. Newton and Daniel E. Coates,

care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HENNESSEY, Frank W., late of Phoenixville. Francis S. Hennessey, 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.

JOHNSON, David R., late of East Nottingham Township. Elizabeth Good, care of J. DAVID YOUNG, JR., Esquire, PO Box 126, Manheim, PA 17545, Executor. J. DAVID YOUNG, JR., Esquire, Young and Young, PO Box 126, Manheim, PA 17545, atty.

JONES, JR., Frederick B., late of Uwchlan Township. Linda J. Jones, 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.

KIMES, Kaye M., a/k/a Kay M. Kimes, late of East Coventry Township. Susan Sawchuk, 505 Green St., Royersford, PA 19468, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

KNIGHT, Irvin C., late of Coatesville City. Rebecca E. Knight-Triplett, 215 Whiteland Avenue, Downingtown, PA 19335, Administratrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MARTIN, JR., William T., a/k/a William Thomas Martin, Jr., late of West Sadsbury. Darren A. Devoe, 8154 N. Moscow Road, Parkesburg, PA 19365, Executor. GRETCHEN M. CURRAN, Esquire, Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584, atty.

McCULLOUGH, Jacqueline K., late of Penn Township. Michael Lutman, 44 Mystery Rose Lane, West Grove, PA 19390, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

McDOWELL, Elizabeth L., a/k/a Elizabeth Ann Lysle McDowell, late of New London Township. Linda M. Gigliotti and Margaret E. Chilla, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Es-

quire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MORROW, Nancy S., late of Caernarvon Township. Irene LaHullier, care of DAVID M. D'ORLANDO, Esquire, 53 S. Main St., Yardley, PA 19067, Executrix. DAVID M. D'ORLANDO, Esquire, The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

MURPHY, III, Timothy J., a/k/a Timothy Murphy, III, late of Upper Uwchlan Township. Michael D. Murphy, 760 Elk Road, Monroeville, NJ 08343, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

NEGANDHI, Usha, late of Phoenixville. Kevin Negandhi, care of NEAL J. SAMPAT, Esquire, 370 Middletown Blvd, Suite 502, Langhorne, PA 19047, Executor. NEAL J. SAMPAT, Esquire, The Sampat Law Firm, LLC, 370 Middletown Blvd, Suite 502, Langhorne, PA 19047, atty.

PORTER, Nannie Mae, late of West Chester. Chuck Baker, 828 Franklin Street, Coatesville, PA 19320, Executor.

STUBBE, Charles Stanley, late of North Coventry Township. David Stubbe, care of CHARLES BENDER, Esquire, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, Executor. CHARLES BENDER, Esquire, Fox Rothschild LLP, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, atty.

TIGHE, Kevin Francis, late of East Whiteland. Lori A. Tighe, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

WHITE, Corrine E., late of Phoenixville Borough. Paul R. White, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

WILCOX, Ann Joyce, late of Tredyffrin Township. Kelsey J. Kern, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

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

Isa Cleaning, with its principal place of business at 935 E Lancaster Ave. #1047, Downingtown, PA 19335. The application has been (or will be) filed on: Sunday, November 13, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Isaura Navarrete Ramirez, 161 Loomis Ave, Coatesville, PA 19320.

George E Ley Company Foundation, with its principal place of business at 100 Devereux Road, Glenmoore, PA 19343. The application has been (or will be) filed on: Friday, January 6, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Brian Ley & Zarah Ley.

NONPROFIT CORPORATION NOTICE

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

The name of the corporation is Central Community Preschool.

Articles of Incorporation were filed on Friday, November 18, 2022

The purpose or purposes for which it was organized are: To provide young learners with opportunities to experience God's Love through positive relationships with others in a safe and caring atmosphere in which each child is encouraged to develop as a unique person with a positive self-image.

Amanda Snoke Dubbs, Esq., Solicitor
Snoke Dubbs & Buhite Law, Inc.
204 St. Charles Way, Suite F
York, PA 17402

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 7, 2022 for:

Pennsylvania Wireless Foundation, Inc.
717 Constitution Dr, Ste 201
Exton, PA 19341-1140

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on 11/8/22, Articles of Inc. were filed with the Dept. of State for Heart4Orphans, a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes. MILLER, TURETSKY, RULE & McLENNAN, P.C., Solicitors, 3770 Ridge Pike, Collegeville, PA 19426

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, February 16th, 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, March 20th, 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. 23-2-28

Writ of Execution No. 2017-05763

DEBT \$6,318.96

ALL THOSE TWO CERTAIN lots of land designated as Lots No. 78 & 79 in a tract of land called “Meadowbrook Addition No. 1” of Chester County, Pennsylvania, in Plan Book No. 2, page 73, situated in Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-27

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Shaun L. Rutherford & United States of America**

SALE ADDRESS: 974 W. Chestnut Street, Valley Township, PA 19320

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

SALE NO. 23-2-30

Writ of Execution No. 2019-07320

DEBT \$1,192.05

ALL THAT CERTAIN lot of land comprising Lot No. 198 and the Eastern twenty-five (25) feet of Lot No. 197 on a Plan of Lots known as “Drumpelier” in the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-7-245.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **James Hills & Mercedes Davis-Hills**

SALE ADDRESS: 1122 Walnut Street, Coatesville, PA 19320

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

SALE NO. 23-2-31

Writ of Execution No. 2017-02704

DEBT \$4,204.89

All that certain lot or piece of ground situate in the 4th Ward of the Coatesville City, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-6-611

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Charnette Coleman**

SALE ADDRESS: 987 Olive Street, Coatesville, PA 19320

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

SALE NO. 23-2-34

**Writ of Execution No. 2014-03737
DEBT \$3,164.25**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected SITUATE in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 47-5-72.1

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Meredith H. McCue & United States of America**

SALE ADDRESS: 101 S. Brandywine Avenue, E. Fallowfield, PA 19320

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

SALE NO. 23-2-36

**Writ of Execution No. 2018-00047
DEBT \$1,536.54**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Easttown, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 55-4-118.5

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Gary Bolis, Jr. & Natasha Bolis**

SALE ADDRESS: 1330 South Leopard Road, Easttown Township, PA 19312

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

SALE NO. 23-2-38

**Writ of Execution No. 20189-09559
DEBT \$2,552.97**

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

TAX PARCEL NO. 16-9-277

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 52 W. Fifth Avenue, Coatesville, PA 19320

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

SALE NO. 23-2-40

**Writ of Execution No. 2022-05638
DEBT \$175,188.85**

Property situate in the BOROUGH OF DOWNINGTOWN, CHESTER County, Pennsylvania, being

BLR # 11-7-30.3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **David M. McGaffin, Jr.**

SALE ADDRESS: 350 Mary Street, Downingtown, PA 19335

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

SALE NO. 23-2-42

Writ of Execution No. 2021-08906

DEBT \$70,713.20

Property situated in City of Coatesville. Tax Parcel # 16-5-306

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ATL Ventures LLC

VS

DEFENDANT: **Anibal Calle**

SALE ADDRESS: 118 South 3rd Avenue, Coatesville, PA 19320

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

SALE NO. 23-2-43

Writ of Execution No. 2019-03141

DEBT \$73,135.39

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

All that certain piece, parcel or tract of land, situate on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania, and being known as Illes Manor Section 2 on a subdivision Plan-Final for Michael Illes, prepared by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated July 8, 1980 and last revised March 12, 1981, Drawing Number 3529-80 and being more fully bounded and described.

Beginning at a point on the North side of Charles Street said point also being a corner of Lot #12 on said plan, thence extending from said beginning point along Lot 12, North 33 degrees 48 minutes 50 seconds West 97.58 feet to a point in line of lands of National R.R. Passenger Corp., thence

extending along same north 76 degrees 44 minutes 25 seconds East 81.53 feet to a point along Lot 14 on said plan thence extending along same South 11 degrees 48 minutes 50 seconds East 96.64 feet to a point on the North side of Charles Street, thence extending along same South 78 degrees 11 minutes 10 seconds West 81.50 feet to the first mentioned point and place of beginning.

Containing 8,036 square feet of land be the same more or less. Being Lot 13 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. BOYD-NOEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JOHN P. HEMCHER AND PHILIP E. HEMCHER, DATED JUNE 20, 2001, RECORDED JULY 18, 2001, AT INSTRUMENT NUMBER 0049316, AND RECORDED IN BOOK 5013, PAGE 1651, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO.: 38-5C-86.7

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Susan F. Boyd Noel, AKA Susan F. Boyd-Noel**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

SALE NO. 23-2-44

Writ of Execution No. 2020-05989

DEBT \$4,958.61

ALL THAT CERTAIN TRACT OF LAND, together with the frame dwelling house erected thereon, situated in East Fallowfield Township, Chester County, Pennsylvania.

TAX PARCEL NO. 47-4H-1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Edwin F. Groce & Elaine M. Holmes**

SALE ADDRESS: 160 Doe Run Road, East Fallowfield, PA 19320

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

SALE NO. 23-2-47

Writ of Execution No. 2022-02360

DEBT \$21,241.10

Township of East Brandywine, Chester County, Pennsylvania

Tax Parcel No. 30-5-732

PLAINTIFF: Applecross Country Club Master Association

VS

DEFENDANT: **Hong Luo**

SALE ADDRESS: 141 Bolero Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MARCUS & HOFFMAN, P.C. 610-565-4660**

SALE NO. 23-2-48

Writ of Execution No. 2019-11251

DEBT \$161,174.55

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Kennett, County of Chester and the State of Pennsylvania, bounded and described according to the Record Plan of "Millbrook" made by Edward H. Richardson Associates, Inc., Consulting Engineers, Newark DE dated 8/14/1978 as follows to wit: Beginning at a point on the South Side of Millbrook Drive at a corner of Lot No. 11 on said Plan; thence extending from said beginning point along Lot No. 11, South 2 degrees 36 min-

utes 23 seconds West

313.76 feet to a point in line of open space; thence extending along the same North 87 degrees 23 minutes 37 seconds West 140.00 feet to a corner of Lot No. 13; thence extending along the same North 2 degrees 36 minutes 23 seconds West, 313.76 feet to a point on the South side of Millbrook Drive aforesaid; thence extending along the same South 87 degrees 23 minutes 37 seconds East 140.00 feet to the first mention point and place of beginning. Containing 43,927 square feet of land. Being Lot No. 12 on said Plan.

Tax Parcel: 62-5-75.13

PLAINTIFF: OCEANFIRST BANK, N.A.

VS

DEFENDANT: **MANGESH K. HONWAD and MOHIT HONWAD, ADMINISTRATOR OF THE ESTATE OF NEELAMBARI M. HONWAD**

SALE ADDRESS: 110 Millbrook Drive, Kennett Township (Chadds Ford), PA 19317

PLAINTIFF ATTORNEY: **ROBERT L. SALDUTTI, ESQ. 610-994-1137**

SALE NO. 23-2-49

Writ of Execution No. 2022-03088

DEBT \$354,049.11

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 4, 2011 and recorded in the Office of the Chester County Recorder of Deeds on May 3, 2011, in Deed Book Volume 8171 at Page 254, as Instrument No. 201111096747.

Tax Parcel No. 29-4-184.3

PLAINTIFF: U.S. Bank National Association, as trustee, on behalf of the holders of the Asset Backed Pass-Through Certificates, Series RFC-2007-HE1

VS
 DEFENDANT: **Faye S. Evans & Dempsey Evans**
 SALE ADDRESS: 192 Springton Road, Glenmoore, PA 19343
 PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

VS
 DEFENDANT: **KRISTY M. CASTAGNA and JUAN RIVERA JR. AKA JUAN RIVERA**
 SALE ADDRESS: 1390 Kirkland Avenue, West Chester, PA 19380
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 23-2-50
Writ of Execution No. 2022-02279
DEBT \$286,514.94

SALE NO. 23-2-53
Writ of Execution No. 2022-02500
DEBT \$277,262.35

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.
 BEING PARCEL NUMBER: 33-5A-49
 IMPROVEMENTS thereon: a residential property
 PLAINTIFF: **NEWREZ LLC D/B/A SHELLPOINT**
 MORTGAGE SERVICING
 VS
 DEFENDANT: **GERALDINE DRAKE**
 SALE ADDRESS: 135 Neyland Court, Exton, PA 19341
 PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

Township of Caln, Chester County, Pennsylvania
 Tax Parcel # 39-1-22
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: **COBA, INC., ASSIGNEE OF TD BANK, N.A.**
 VS
 DEFENDANT: **MICHAEL GAMBONE**
 SALE ADDRESS: 3707 East Fisherville Road, Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP 215-979-1000**

SALE NO. 23-2-55
Writ of Execution No. 2020-00628
DEBT \$149,222.77

SALE NO. 23-2-51
Writ of Execution No. 2020-00634
DEBT \$350,429.44

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND
 TAX PARCEL # 41-6N-149
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: **M&T BANK**

PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE
 TAX PARCEL # 15-13-660
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: **MIDFIRST BANK**
 VS
 DEFENDANT: **PAUL LEVENGOOD JR. and NICOLE WERTZ**

SALE ADDRESS: 236 Nutt Road, Phoenixville, PA 19460

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

SALE NO. 23-2-56

Writ of Execution No. 2019-06962

DEBT \$211,061.75

ALL THAT CERTAIN tract of land, Situate in Caln Township and partly in East Fallowfield Township, County of Chester and State of Pennsylvania, bounded and described according to a Survey made by J.W. Harry C.E., dated March 16, 1955, as follows, to wit:

BEGINNING at a pin in the North Street line of Robin Road, a corner of remaining land now or formerly of Jesse Shallcross, Jr., one of the grantors herein distant 585.83 feet measured North 81 degrees 34 minutes East along said North Street line of Robin Road from a pin at its intersection with the East Street Line of 15th Avenue, said point of beginning being also in the East curb line of 16th Avenue of Megargee Heights (extends Southwardly) thence leaving Robin Road and along said land now or formerly of Jesse Shallcross, Jr., crossing the Township Line between East Fallowfield Township and Caln Township and along said East curb line of 16th Avenue North 4 degrees 5 minutes West

214.67 feet to its point of intersection with the South curb line of Reed Street, thence along the South curb line of Reed Street North 85 degrees 55 minutes East 104.11 feet to a point, a corner of remaining land of Dr. Charles E. Stone one of the grantors herein; thence leaving Reed Street and along the same recrossing said Township Line between Caln Township and East Fallowfield Township and along remaining land of Jesse Shallcross, Jr., one of the grantors herein, South 8 degrees 26 minutes East 206.19 feet to a point in the North

Street line on Robin Road aforesaid, thence along the same South 81 degrees 34 minutes West 120 feet to the first mentioned point and place of beginning.

CONTAINING 23,542.74 square feet of land more or less.

BEING the same premises which Trident mortgage Company, LP, recorded on October 23, 2003, in the Recorder of Deeds in and for the County of Chester, by Deed dated October 16, 2003 and recorded October 23, 2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5950 and Page 2145, granted and conveyed unto Todd C. Alexander and Melanie G. Alexander.

Being UPI # 47-1R-8

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: **TODD C. ALEXANDER and MELANIE F. ALEXANDER**

SALE ADDRESS: 1601 Robin Road, Coatesville, PA 19320

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

SALE NO. 23-2-57

Writ of Execution No. 2022-01501

DEBT \$607,391.66

ALL THAT CERTAIN lot or tract of land situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Southdown (Marshallton Chase) prepared by Eastern States Engineering, Inc., dated April 19, 1996 and last revised April 16, 1997 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13851, as follow, to wit:

BEGINNING at a point on the Southwesterly side of Ridge Crest Drive as shown on said Plan a corner of Lot 47 on said Plan; thence extending along the Southwesterly

side of Ridge Crest Drive South 22 degrees 32 minutes 47 seconds East 41.50 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 6.19 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the right having a radius 15.00 feet the arc distance of 20.87 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the left having a radius of 100.00 feet the arc distance of 149.90 feet to a point; thence extending along Lot 45 on said Plan South 63 degrees 47 minutes 38 seconds West 58.30 feet to a point; thence still along the same South 21 degrees 28 minutes 41 seconds West 130.00 feet to a point; thence still along the same North 84 degrees 16 minutes 32 seconds West 162.62 feet to a point; thence still along the same and thorough wetlands on said Plan North 24 degrees 26 minutes 57 seconds West 163.12 feet to a point; thence extending along Lot 47 aforementioned North 51 degrees 31 minutes 00 seconds East 113.90 feet to a point; thence still along the same North 67 degrees 27 minutes 13 seconds East 278.00 feet to the point and place of BEGINNING.

BEING THE SAME PREMISES which Guy Radossevich and Suzanne Erwin, by Deed dated 7/1/2002 and recorded in the Office of the Recorder of Deeds of Chester County on 12/26/2002 in Deed Book Volume 5508, Page 238, granted and conveyed unto Robert Axenfeld and Paula Axenfeld.

TAX PARCEL # 51-5-81.54

IMPROVEMENTS thereon: a residential property

PLAINTIFF: WILMINGTON TRUST Company Not In Its Individual Capacity But Solely As Successor Trustee to U.S. Bank National Association, As Trustee, Successor In Interest to Wachovia Bank, N.A., as Trustee for MASTR Asset Securitization Trust 2004-6

VS

DEFENDANT: **Robert R. Axenfeld & Paula Axenfeld**

SALE ADDRESS: 206 Ridge Crest Drive, West Chester, PA 19382

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

**SALE NO. 23-2-58
Writ of Execution No. 2022-05487
DEBT \$127,001.76**

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

BEING TAX PARCEL NUMBER: 39-4G-208

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **ROBERT A. GIGLIUTO A/K/A ROBERT GIGLIUTO**

SALE ADDRESS: 3601 Homestead Lane, Thorndale, PA 19372

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

**SALE NO. 23-2-59
Writ of Execution No. 2020-09377
DEBT \$74,181.23**

ALL THAT CERTAIN tract of parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No.: 53-6-520

PLAINTIFF: Malvern Bank, N.A.

VS

DEFENDANT: **Rian Poltrone**

SALE ADDRESS: 1806 Valley Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 610-436-4400**

SALE NO. 23-2-60

Writ of Execution No. 2020-08560

DEBT \$1,964.30

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Charlestown, County of Chester, and Commonwealth of Pennsylvania being shown as Lot 82 on a plan #19553 titled "Spring Oak, Traditional Neighborhood Development" prepared by Langan Engineering, dated October 5, 2009, last revised December 9, 2013 and being more particularly described as follows:

BEGINNING at the point of the westerly right-of-way lone of Quigley Drive (varying width) (45 feet wide at this point), said point being the following two (2) courses and distances from the southerly right-of-way line of Milton Drive (varying width) (40 feet wide at the point of commencement):

A. From the point of commencement, on the arc of a circle curving to the right, in a southeast direction, having a radius of 10.00 feet and an arc length of 15.71 feet, subtended by a chord bearing of South 56 degrees 24 minutes 41 seconds East and a chord distance of 14,14 feet to a point of tangency, thence;

B. South 11 degrees 24 minutes 41 seconds East, a distance of 136.16 feet along the westerly right- of-way line of said Quigley Drive to point of curvature, thence;

C. On the arc of a circle curving to the left, in a southeast direction, having a radius of 170.00 feet and an arc length of 60.60 feet, subtended by a chord bearing of South 22 degrees 38 minutes 02 seconds East and a chord distance of 66.17 feet to the first mentioned point, and running, thence;

1. From the point of beginning, on the arc of a circle curving to the left, in a southeast direction, having a radius of 170.00 feet and an arc length of 31.77 feet, subtended by a chord bearing of South 39 degrees 12 minutes 39 seconds East and a chord distance of 31.73 feet to a point, thence;

2. South 41 degrees 24 minutes 06 seconds West, a distance of 121.68 feet, along Lot 83 as designated on said plan and the center of a 16" wide drainage easement to a point on the easterly right-of-way line of Pine Lane (Alley 4) (16' wide) , thence;

3. On the arc of a circle curving to the right, in a northwest direction, having a radius of 282.00 feet and an arc length of 72.07 feet, subtended by a chord bearing of North 37 degrees 38 minutes 54 seconds West and a chord distance of 71.87 feet along easterly right-of-way line of said Pine Lane to point, thence;

4. North 60 degrees 31 minutes 46 seconds East, a distance of 119.82 feet along Lot 81 as designated on said plan to the first mentioned point and the place of BEGINNING.

Tax Parcel # 34-4-389

PLAINTIFF: Valley Forge Sewer Authority
VS

DEFENDANT: **Changdong Gao and Yuqing Zhang**

SALE ADDRESS: 350 Quigley Drive, Malvern, PA 19355

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

SALE NO. 23-2-61

Writ of Execution No. 2019-04318

DEBT \$125,638.78

ALL THAT CERTAIN tract of ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc. dat-

ed July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

Tax Parcel # 11-10-56.5A

PLAINTIFF: CrossCountry Mortgage, Inc.
VS

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

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

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

SALE NO. 23-2-63

Writ of Execution No. 2020-01488

DEBT \$184,590.24

ALL THAT CERTAIN tract of land on which is situated a one-half double frame house, known as 419 Strasburg Avenue in the Borough of Parkesburg, in Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of said Strasburg Avenue, said point being 200 feet West from the west side of North Culvert Street, the southwest corner of land of Chester Findley; thence North along the line of land of Chester Findley, North 19 degrees 20 minutes East 290.4 feet to the middle of a 20 feet wide public alley, known as North Alley; thence along the middle of said Alley, North 70 degrees 32 minutes West 75 feet to the line of land of Sara W. Schultz, now known as Sara W. Sener; thence South along said last mentioned line of land of Sara Sener, South 19 degrees 28 minutes West and going through the center of the division wall of Sara W. Sener and the property hereby conveyed 290.4 feet to the middle of Strasburg Avenue aforesaid; thence finally along the center line of Strasburg Avenue, South 70 degrees 32 minutes East 75 feet to the point and place of beginning.

Containing 21,780 square feet of land, be the same more or less.

BEING the same premises which Adrienne M. Hess, now known as Adrienne M. Walburn, recorded on January 14, 2016, in the Recorder of Deeds in and for the County of Chester, at Instrument Number 11453393, by Deed dated January 14, 2016 and recorded January 15, 2016 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9250 Page 319, granted and conveyed unto Denise M. Johnston, in fee.

BEING UPI # 08-03-0059

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **DENISE M. JOHNSTON**

SALE ADDRESS: 419 Strasburg Avenue, Parkesburg, PA 19365

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

SALE NO. 23-2-64

Writ of Execution No. 2021-09870

DEBT \$217,668.80

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland County of Chester and State of Pennsylvania, bounded and described according to a "As Built Plan" part of Phase IV Indian King, made by Yerkes Associates, Inc., date 3/14/1980 and last revised 2/3/1981 as follows, to wit:

Beginning at an interior point a corner of #410 Anglesey Terrace East, said point being located the 2 following courses and distances form a corner of lands of The Whiteland Co.

- (1) South 86 degrees 24 minutes 02 seconds West 97.83 feet to a point and
- (2) South 21 degrees 44 minutes 31 seconds East 80.66 feet thence extending from said point of beginning South 21 degrees 44 minutes 31 seconds East crossing the northwesterly corner

of NO. 412 Anglesey Terrace East; thence extending along the same South 68 degrees 15 minutes 29 seconds West recrossing the said side of the easement 100.00 to a point; thence extending North 21 degrees 44 minutes 31 seconds West 20.00 feet to a point a corner of lot #410 Anglesey Terrace East; thence extending along the same North 68 degrees 15 minutes 29 seconds East 100.00 feet to the first mentioned point and place of beginning.

Being lot #411 Anglesey Terrace East Building Group H Unit 411

BEING the same premises which Thomas Ost-Prisco and Jennifer Ost-Prisco by Deed dated June 28, 2007 and recorded in the Office of the Recorder of Deeds of Chester County on July 16, 2007 at Book 7212, Page 1461 granted and conveyed unto Adam D. Greenstein.

Tax Parcel No. 41-5Q-253

PLAINTIFF: Lakeview Loan Servicing, Inc.

VS

DEFENDANT: **Adam D. Greenstein and The United States of America c/o U.S. Attorney's Office**

SALE ADDRESS: 411 East Anglesey Terrace, West Chester, PA 19380

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

SALE NO. 23-2-65

Writ of Execution No. 2022-03636

DEBT \$31,112.54

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

All that certain lot or piece of ground Situ-

ate in the Borough of West Grove, County of Chester, County and State of Pennsylvania, bounded and described according to a subdivision of Harmony Hill made by N.M. Lake and Associates, Inc., Land Surveyors, Oxford, Pennsylvania, dated September 24, 1987 and revised October 3, 1988 and recorded in Chester County as plan File Number 9013, and being more fully described as follows, to-wit:

Beginning at a point on the Southeasterly side of Haines Drive, a corner of Lot 17 on said plan, thence extending from said point of beginning and extending along said side of Lot 17 South 60 degrees 30 minutes 18 seconds East 163.51 feet to a point and corner of Lot 23 on said plan, thence extending along said side of lot 23 South 24 degrees 37 minutes 30 seconds West 100.36 feet to a point and corner of Lot 18 on said Plan, thence extending along said side of Lot 19, North 60 degrees 30 minutes 18 seconds West 163.51 feet to a point on the Southeasterly side of Haines Drive; thence extending along said side of Haines Drive, North 24 degrees 37 minutes 30 seconds East 100.36 feet to the first mentioned point and place of beginning.

Being Lot 18 on said plan.

Excepting and reserving unto the Grantor its successors and assigns, the perpetual right to dedicate and convey to the Borough of West Grove ("Borough"), Chester County, Pennsylvania, a Pennsylvania municipal corporation duly organized and existing as a borough, perpetual and exclusive easements, right-of-way and right of entry, all upon, over under and across any and all areas, shown on the above identified Plan, recorded at plan file no. 9013-9020, as public roads, water supply, sanitary and/or stormwater managements easements, rights-of-way and/or facilities; any easement, right-of-way and/or right conveyed to the Borough, pursuant to this exception and reservation, shall be for the purpose of placing, constructing, operating, using,

maintaining, repairing, rebuilding, replacing, relocating and/or removing any/or all public water supply, sanitary sewer, storm-water management and/or any and all other utilities, lines, services and/or facilities and/or public road all such rights to be free from interference; which right to dedicate and convey to the Borough shall be limited only by any prior conveyance of such rights to the Borough.

BEING THE SAME PROPERTY CONVEYED TO STEVEN M. GENTILE AND ANNE F. GENTILE, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ERIK REICHELTS AND CHRISTINA REICHELTS, HUSBAND AND WIFE, DATED JUNE 22, 2006, RECORDED JULY 21, 2006, AT DEED BOOK 6903, PAGE 495, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 5-2-37.15

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Steven M. Gentile & Anne F. Gentile**

SALE ADDRESS: 5 Haines Drive, West Grove, PA 19390

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

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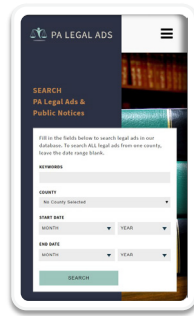
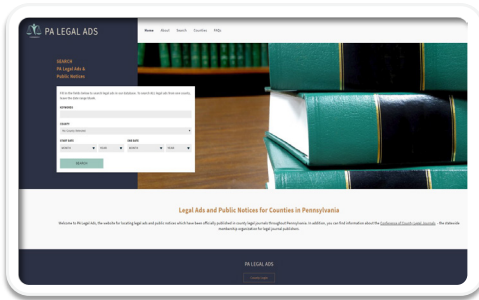
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