



Chester County Law Reporter

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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

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www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

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

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Crawford's Auto Center, Inc. vs. Billy Ray Hamilton

Reasonable automobile labor rates

An automobile accident occurred. Defendant's insurer paid Plaintiff, the auto repair company, the amount of the insurer's original estimate. The owner of the vehicle assigned his rights to Plaintiff. The bill came to over \$6,000.00 more than the original estimate, mostly via the difference in the rates of labor included in the estimate as compared to those charged and included in the final bill. The insurance company's appraiser established that \$54 - 56 matched market rates and was reasonable. The Court noted that to prevail in this regard, Defendant would need to show the labor was billed at an unreasonable rate, not merely that Plaintiff's rate was more than another reasonable rate. The Court credited that Plaintiff's labor rates were also reasonable and fair market rates. Following a non-jury trial, the Court entered judgment in favor of Plaintiff in the amount of \$6,280.29.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2020-09519; Crawford's Auto Center, Inc. vs. Billy Ray Hamilton

Andrew Eckert for Plaintiff

Joseph P. Branca for Defendant

Binder, J., October 21, 2022:-

CRAWFORD'S AUTO CENTER, INC.
Plaintiff

vs.

BILLY RAY HAMILTON
Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-09159-CV

CIVIL ACTION – LAW

ORDER

AND NOW, this 21st day of October, 2022, after a trial by the court sitting without a jury on August 9, 2022, this court **ORDERS**:

Judgment is entered in favor of Plaintiff Crawford's Auto Center, Inc., on Count I – Negligence – in the amount of \$6280.29.

BY THE COURT:

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

MEMORANDUM

This case originates out of an auto accident on June 1, 2020, resulting in damages to the 2013 Subaru Forester (the "Vehicle") owned by Karl Schreiter, Jr., when Defendant Billy Ray Hamilton rear-ended the Vehicle. Liability for the accident is not at dispute. Rather, at dispute are two issues: (1) whether Crawford's Auto Center, Inc. ("Crawford's" or "Plaintiff") is a proper party to the suit due to an assignment, written or oral; and, if so, (2) the appropriate amount of damages for the time spent and materials used in repairing the Vehicle.

Mr. Schreiter brought his vehicle to Crawford's in Downingtown, Pennsylvania for repairs. Mr. Schreiter entered into a contract for repair dated June 1, 2020 (the "Contract"). Exhibit P-1. The Contract contained an "Assignment of Proceeds" section. Id., ¶4. At the end of repairs, the final bill prepared by Crawford's was \$13,462.56. Exhibit P-2. Defendant, through his agent, paid \$7,182.77 – representing its pre-repair estimate. Exhibit D-3 (July 2, 2020 repair estimate on behalf of Defendant). Plaintiff released the Vehicle to Mr. Schreiter upon receipt of those funds and Mr. Schreiter executing a separate document titled "Assignment of Proceeds." Exhibit P-3.

Defendant and his agent have refused to pay the remaining balance of \$6,280.29. At issue is the rate charged for labor by Plaintiff as well as the validity of the assignment via either the Contract or the Assignment of Proceeds. The validity of the assignment of Mr. Schreiter's claims to Plaintiff was not challenged in a pre-trial motion of any sort; however, Defendant raised the issues in his Pre-Trial Statement and Trial Memorandum filed July 20, 2022 (raising the issue of assignment of proceeds in the Contract as well as the lack of validity of the Assignment of Proceeds document).

Plaintiff argues that Defendant waived the arguments regarding the validity of the assignments because the issue was not raised in his preliminary objections or answer to the complaint. Plaintiff cites Erie Indemnity Co. v. Coal Operators Casualty Co., 272 A.2d 465, 467 (Pa. 1971) for the proposition that the issue of incapacity to sue is waived unless specifically raised in the form of preliminary objections or in the answer. Accord, Huddleston v. Infertility Center of America, 700 A.2d 453, 457 (Pa. Super. 1997) (citing Erie). Presently, the Answer and New Matter of Defendant is rife with statements implicating the validity of the contract and the standing of Plaintiff without using those explicit terms. See Answer with New Matter filed 1/7/2021, ¶¶ 30-54. Accordingly, this court will not find waiver and will address the substantive issues raised.

Plaintiff additionally argues that Defendant lacks standing to attack the validity of the Contract or Assignment of Proceeds and cites Shuster v. Pa. Turnpike Commission, 149 A.2d 447 (Pa. 1959) (holding, in part, that the statute of frauds cannot be raised by a third party to invalidate a contract to which they are not in privity but that the contract may be enforced if the parties to the contract affirm its existence). Here, the parties to the contract affirmed the existence and intent of the contract and Defendant lacks standing to make this argument. This court notes that neither party cited a case

where a stranger to a contract attacked the validity of that contract, successfully or otherwise. A third-party beneficiary has the right to enforce a contract but this court is skeptical that a corollary exists by which a third-party burdened by a contract can challenge the validity of that contract.¹ In an abundance of caution, this court will analyze the substance of the claims at issue, particularly given that Shuster is not on point as the statute of frauds is not at issue.

Turning to the two documents at issue, the Contract provided:

As a result of a contract of insurance or some other legal right, Customer anticipates an insurer may be required to reimburse Customer for some or all of the payment for repairs. **Customer agrees to assign the proceeds and/or benefits of that contract or right to Repair Facility.** Repair Facility may require Customer to sign a separate Assignment of Proceeds document, which is incorporated herein by reference, if Repair Facility so elects. Otherwise, if no separate Assignment of Proceeds document is executed, then this provision shall operate as **the Customer's express agreement to Assign Proceeds and/or benefits payable by an insurer or third party** to Repair Facility for the repair-related costs, expenses, services, and charges set forth in Section 2.

Exhibit P-1 at ¶ 4 (emphasis added).

Defendant points to the latter portion of the section to state that the assignment is just for money actually paid by an insurer or third party. This argument overlooks the plain language of the agreement bolded above. Namely, the Customer assigns the benefits of any insurance contract or the "right" to reimbursement for some or all of the payment for repairs from an insurer or third party. The language is clear on its face. Moreover, read in whole, it is apparent that the intent of the contract is to allow Plaintiff to pursue the rights of Mr. Schreiter to be reimbursed for repair costs.

Additionally, Plaintiff and Mr. Schreiter executed an Assignment of Proceeds prior to the release of the Vehicle to Mr. Schreiter before full payment was made. The Assignment of Proceeds provides:

For and in consideration of the contract to undertake the repair of [the Vehicle], which [Schreiter] acknowledges he/she has the right of ownership, lease, and/or possession, and for the purpose of inducing [Plaintiff] to engage in repair activities and secure payment, therefore, [Schreiter] hereby absolutely and unconditionally transfers, assigns and sets over to [Plaintiff], its successors and assigns, from and after the date hereof, all of [Plaintiff's] right, title and interest

¹ Defendant argues in his post-trial submission that it has standing to challenge the validity using the hypothetical of an assigned debt in which the assignment was fraudulent. That hypothetical is not germane to the instant matter where Defendant is not challenging the existence of the assignments or the validity of the signatures but wishes to interpret the contract outside of the express language and as affirmed by the testimony of the parties to the contract regarding their intent.

in and to all payments, monies, issues, and proceeds (“proceeds”) due or that become due relating to the contract for repair, storage, towing, bailment, custody, or associated charges for the motor vehicle that may be paid by some person or entity other than Assignor.
* * *

[Plaintiff] shall have the right, power and authority: . . . (b) to settle, compromise or release, on terms acceptable to [Plaintiff], in whole or in part, any amounts owing on the Contract for Repair and associated costs; (c) to enforce payment of Proceeds and to prosecute any action or proceeding . . . and/or (d) to enforce all other rights of [Schreiter] with respect to securing payment of Proceeds.

Exhibit D-2, p. 1.

This language is set forth in a clear and easy to understand language that Mr. Schreiter assigned all rights he held to secure payment for the cost of repairs to the Vehicle including, explicitly, the right to prosecute any action. Moreover, presumably in anticipation of any issues, Mr. Schreiter agreed:

To the extent it may be necessary, [Schreiter] agrees to assist in the recovery of [Plaintiff’s] outstanding amounts/invoices, including executing necessary documents and to appear and testify in any court proceeding/hearing. [Schreiter] further agrees he/she will not object to any joinder as a necessary party in a lawsuit, pursuant to Pa.R.Civ.P. 2227.

Id., p. 2. Mr. Schreiter, in fact, did appear and testify regarding the accident, the repairs to the Vehicle, his voluntary execution of the Contract and of the Assignment of Proceeds, and his understanding that it gave Plaintiff the right to pursue the action before this court.

Accordingly, the plain language is clear that Plaintiff holds the right to stand in Mr. Schreiter’s shoes and pursue payment from Defendant for the cost of repairs. Defendant argues that because the action sounds in negligence it is somehow outside the scope of the language in the Contract and Assignment of Proceeds.² That argument ignores the fact that a negligence action to recover property damage is an “action or proceeding” with the intent “to enforce payment of proceeds” related to the repair. Even if that clear language were not applied, the catchall provision of subsection (d) above would apply “to enforce all other rights . . . with respect to securing payment of Proceeds.”

Defendant further argues that there was no consideration for the assignment of the claims. Defendant ignores or fails to consider that the initial Contract to repair the vehicle was a bargained for promise to repair the vehicle in exchange for both

² This court does not address assigning a negligence claim and pursuit of damages for pain and suffering of the assignor. Rather, this analysis covers only the instant matter in which Plaintiff has performed repairs itself, has an interest in being paid for the damages caused by Defendant, and there is an assignment in place limited to property damage.

money and/or the right to pursue money from potentially responsible sources. In addition to the language cited above, the Contract specifically stated that "Repair Facility may require Customer to sign a separate Assignment of Proceeds document, which is incorporated herein by reference, if Repair Facility so elects." Exhibit P-1, ¶ 4. The Repair Facility/Plaintiff did so elect and the Assignment of Proceeds was executed by Mr. Schreiter both clarifying and expounding on the assignment in the Contract. Moreover, ample consideration was given as Plaintiff released the Vehicle to Mr. Schreiter without first receiving payment in full in exchange for the right to pursue any third parties for payment. The release of the vehicle without payment is significant consideration in and of itself. Accordingly, the claim of invalidity for lack of consideration fails.

Defendant next argues that the cost of repairs was unreasonable. To that end, Defendant called Christian Harper, a damage appraiser for Nationwide Insurance. Mr. Harper wrote the original estimate, Exhibit D-3 for \$7,182.27. Mr. Harper testified that the bulk of the difference between the repair costs billed and his estimate was the difference in the rate for labor. Exhibit D-6 (providing a breakdown in differences between Plaintiff's charged rates and his estimate using the same number of hours).³

Mr. Harper has been in the business for approximately 30 years and prepared the original estimate by reviewing images due to COVID restrictions. He has dealt with automotive body shops in Chester County for approximately 30 years and has dealt with approximately 50 automotive body shops in Chester County. He credibly testified that the other auto body shops in Chester County accept payment in the range of \$52-56/hour depending on the type of work being performed. Mr. Harper did not recall if posted rates in those shops were higher and thus the auto body shops were accepting a reduced rate from Nationwide Insurance. Mr. Harper stated that none of those 50 auto body shops have a specific agreement with Nationwide although he did not know if they had an agreement with other insurers. Mr. Harper further stated that rates are determined by software he uses through Nationwide.

Mr. Harper's testimony was credible and establishes definitively that \$52-56/hr for labor would match market rates and be reasonable. However, the inquiry does not end there. Both parties agree as to the liability and scope of repairs. To prevail, Defendant would need to show that the damage repaired by Plaintiff was billed at an unreasonable rate, not merely that Plaintiff's rate is more than another reasonable rate.

To that end, Stephen Behrendt, the owner and president of Plaintiff, testified. He stated that he has been in the auto body repair business for the past 50 years. Moreover, he is the third-generation owner of Plaintiff, which has been in business for 75 years. He stated that he is familiar with prevailing rates set generally and prevailing rates paid by insurance companies, both. He noted that he derived his hourly rates of \$85-95/hr based on his knowledge of the industry, the rule of 1/3s (labor cost, overhead cost, and profit in equal 1/3s – although he testified he is undercharging by that metric),

³ The difference ultimately totals \$4,398.64 given certain adjustments (that are not ultimately relevant) made by Defendant and adjusting to match the number of hours worked by Plaintiff. Defendant conceded the hours worked and that an additional \$1,881.65 of the amount claimed by Plaintiff should be paid by Defendant although it has not been tendered to date.

and through his work as director of the Pennsylvania Collision Repair Guild. He stated that he does not accept insurance company rates.

Plaintiff attempted to introduce Exhibit P-6, a labor survey of the automotive industry in Pennsylvania and this court originally sustained objections to that document. However, Defendant opened the door to its admission on cross with extensive questioning on that document and the personal knowledge of Mr. Behrendt. That document shows an average rate of \$91/hr. Mr. Behrendt was not able to state how many auto body shops are in Chester County who took part in the survey or some of the specifics within it. He did testify that the guild has approximately 450 members.

Ultimately, the most relevant information regarding the reasonableness of the price charged by Plaintiff lies in the fact that it has operated for 75 years and charges this rate to all of its customers consistent with Mr. Behrendt's knowledge of rates in the industry and region. Plaintiff introduced Exhibit P-7, which had four repair bills between 2019 and 2020 paid by private individuals and insurance companies with rates between \$75 and \$95 per hour. Mr. Behrendt testified that there are many more customers that have paid the same rates but that he brought the four invoices and checks as representative samples.

This court agrees that the rates charged by Plaintiff were also reasonable and fair market rates. Much as there is a range of rates charged by various professionals from plumbers to electricians to attorneys, no single rate is dispositive or the sole fair and reasonable rate that the market will bear. There is, of course, some upper limit to the amount that may be charged per hour by an auto body shop and still be reasonable; however, here the repairs were done competently, at a fair market price, and all parties agree the repairs were required. Defendant, understandably, wishes to pay as low a rate as possible. However, Defendant has conceded liability for causing the damages to the Vehicle and the scope of repairs needed, and Mr. Schreiter had the right to choose Plaintiff as he has in the past in an arms-length transaction. Plaintiff performed the repairs and charged its customary and ordinary rates, which were reasonable. Plaintiff stands in the shoes of Mr. Schreiter pursuant to two valid assignments. Accordingly, Plaintiff is entitled to reimbursement for the full value of its work.

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NOTICES

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

LAW NO. 2023-00567-NC

NOTICE IS HEREBY GIVEN that the name change petition of Alison Morgan McQuiston was filed in the above-named court and will be heard on Monday, May 1, 2023 at 2:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 27, 2023
Name to be changed from: Alison Morgan McQuiston to: Alison McQuiston Smith

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. 2023-00606-NC

NOTICE IS HEREBY GIVEN that the name change petition of Amaury Jose Arroyo Vazquez was filed in the above-named court and will be heard on Monday, May 1, 2023 at 2:00, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, January 30, 2023

Name to be changed from: Amaury Jose Arroyo Vazquez to: Amaury Jose Piscitelli

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. 2023-00150

In Re: Change of Name of J.A.C., minor. NOTICE IS HEREBY GIVEN that the name change petition of Mark Comyns and Barbara Comyns on behalf of minor child Josiah Aziel Crespo was filed in the above-named court and will be heard on March 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: January 12, 2023

Name to be changed from: Josiah Aziel Crespo to: Josiah Aziel Comyns

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Tiffany A. Shoemaker, Esq., Attorney for the Petitioners

Potts, Shoemaker & Grossman, LLC
138-140 W. Gay Street, West Chester, PA 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, September 8, 2022 for BERWYN BEER, INC. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: BEER DISTRIBUTOR OR ANY OTHER LAWFUL ACTIVITY
CHARLES L CAPUTO, ESQUIRE
CAPUTO LAW OFFICE
204 FIFTH AVENUE
BUHL BUILDING, 5TH FLOOR
PITTSBURGH, PA 15222

CORPORATION NOTICE

Notice is hereby given that Vector BioSystems, Inc., DBA Vector BioLabs, Inc., a foreign corporation formed under the laws of the State of Delaware and its principal office is located 293 Great Valley Pkwy, Malvern, PA 19355, has registered to do business in Pennsylvania with the Department of State of the

Commonwealth of Pennsylvania, at Harrisburg, PA, on 1/25/23, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Chester County.

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

ADAMS, Janice E., late of East Goshen Township. Stephen Adams, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

AHERN, Barbara Olise, a/k/a Barbara O. Ahern, late of West Nantmeal Township. Brett James Ahern, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executor. Brett James Ahern, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

ARMENTROUT, JR., Wilson Eugene, late of Valley Township. Betty Jane Grainger, 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.

BASS, Theresa R., late of Kennett Square Borough. LaToya Myers, 323 E. Linden St., Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BENTZEL, Patricia J., late of East Bradford Township. Marianna T. Wolfmeyer, 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.

BEVINGTON, Daniel E., late of New Garden Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BRAXTON, JR., James H., late of Valley Township. Charlotte B. Braxton-Ahmed, 56 Hershey Lane, Parkesburg, PA 19365, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BROHM, Adam Michael, late of East Fallowfield Township. Amanda Maria Brady, care of KEVIN D. BIRKHEAD, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, East Fallowfield Township. KEVIN D. BIRKHEAD, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

BUSACCA, Charlotte L., late of Tredyffrin Township. Lisa Busacca Furey, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

CLEMENS, Francis J., a/k/a Francis Aloysius Clemens, Francis John Clemens, late of Pennsylvania Township. Lisa McKeown, 60 Remington Way, West Grove, PA 19390, Administrator. MICHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

CREECH, Donald Ray, a/k/a Don Creech, late of East Pikeland. Katrina Creech, 11 Verdant Dr., Phoenixville, PA 19460, Administrator.

DEIST, Shirley A., late of West Whiteland Township. Robert P. Deist, Jr., 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 Ev-

ans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

DOUGLASS, III, James H., late of East Goshen Township. Candace H. Douglass, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DWORZAK, David A., a/k/a David Anthony Dworzak, late of East Goshen Township. John Flannery Dworzak, 5052 Vallecito Ave., Westminster, CA 92683, Executor. DANTE W. RENZULLI, JR., Esquire, 120 Robert Thomas Drive, Exton, PA 19341, atty.

FAHEY, Edward 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.

FARROW, JR., David Robert, a/k/a D. Robert Farrow, Jr. and D. R. Farrow, Jr., late of Willistown Township. Richard A. Farrow, 24 Pugh Rd., Wayne, PA 19087, Administrator. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

FLOQUET, Joanne M., late of Pottstown. Manon E. Floquet, care of Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101, Executrix. Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101, atty.

FRIES, Marie I., late of East Goshen Township. Kathleen F. Bernstein, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executrix. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

GAMBLE, Paul E., late of West Grove. Richard Roop, 155 Roop Street, Rising Sun, MD 21911, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

GARRIS, Ralph Thomas, late of Parkesburg. Joseph Garriss, 2055 Virginia Avenue, Parkesburg, PA 19365, Administrator. MIKE NOONE, Esquire, Noone & Borger, LLC, 32 South Church Street, West Chester, PA 19382, atty.

GENTRY, Joanne T., late of Valley Township. Barbara Gentry, 6 Cavanaugh Court, West Chester,

PA 19382, Administrator. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

HARRELL, Louise E., a/k/a Georgia Louise Etheridge, Georgia Louis Etheridge Pugh, Louise Etheridge Harrell and Georgia Louise Etheridge Harrell, late of East Goshen Township. Susan Lynnette Cashman, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

HAYES, Rita M., late of Valley Township. Tom Mohr, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HENNESSEY, David Robert, late of Westtown Township. Rita L. Hennessey, 918 Shiloh Rd, West Chester, PA 19382, Administratrix.

HUGUET, Gail A., late of Willistown Township. Maryanne Huha Finigan, 58 S. Penneck Ave., Upper Darby, PA 19082, Administratrix. CTA. MARYANNE HUHA FINIGAN, Esquire, 58 S. Penneck Ave., Upper Darby, PA 19082, atty.

LAWSON, Robert Warren, late of East Pikeland Township. Doris Lawson, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

LUKACS, Pamela Hall, late of Exton. Jane Hall Shuman, 1412 Sweetbrier Road, Charleston, WV 25314, Administratrix.

LYNCH, Audree F., a/k/a Audree Fern Lynch, late of West Goshen Township. Fern C. Lynch, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

MANNIX, V, Daniel P., late of West Vincent Township. Sandra G. Mannix, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MASCIANTONIO, Domenica M., late of Kennett Square Borough. Filomena M. Elliot and Mario A. Masciantonio, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348,

Co-Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McLAUGHLAN, Elizabeth Rita, late of Coatesville. James F. Ciliberto, 846 Conner Road, West Chester, PA 19380, Executor.

MORRISON, Roderick A., late of Malvern. Paul G. Morrison, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

NEBLETT, Anna Marie, a/k/a Anne M. Neblett, Anne Marie Neblett, late of Kennett Township. Kimberly A. Busch, 4101 Bugle Lane, Upper Chichester, PA 19061, Executrix. JOHN JAY WILLS, Esquire, Law Office of John Jay Wills, 4124 Chichester Avenue, Upper Chichester, PA 19061, atty.

PIERCE, David J., late of New Garden Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PLANK, Allen Leslie, a/k/a Allen L. Plank, Allen Plank, late of West Chester Borough. Carol L. Baker, care of BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. BRUCE A. HERALD, Esquire, Bruce Alan Herald, A Professional Corporation, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

ROTHFUSS, Craig, late of West Chester. Karen Mulvey, 1236 Princeton Lane, West Chester, PA 19380, Executrix.

SPELLMAN, Mary Ann, late of Chester Springs. Gary Spellman, 2447 Chester Springs Rd., Chester Springs, PA 19425, Executor. SCOTT D. BLOOM, Esquire, Law Office of Scott D. Bloom, 1033A Mill Creek Dr., Feasterville, PA 19053, atty.

SPENCER, Marie H., late of West Grove. Judith Hoopes, care of IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

STONE, Carolyn Y., late of Kennett Township. Cynthia E. Wright, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STREET, SR., Raymond Franklin, late of West

Goshen Township. Sharon Grove, 372 Timber Ridge Rd., Morgantown, PA 19543, Administrator.

VALENTI, Doris E., late of West Brandywine. Richard B. Carr, 100 Kathleen Drive, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

VIETRI, Joyce A., late of New Garden Township. Anthony A. Vietri, 8820 Gap Newport Pike, Avondale, PA 19311, Executor. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

VINNACOMBE, Matthew J., late of Downingtown Borough. Kim E. Vinnacombe, 63 Norwood House Rd., Downingtown, PA 19335, Administratrix CTA. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WILLIAMS, Dorothy M., late of Malvern Borough. Patricia A. Tunnell, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

WILSON, Alice E., late of Pocopson Township. Glenn P. Wilson, 325 W. Barnard Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street, Unit 3073, West Chester, PA 19380, atty.

WILSON, James R., late of Phoenixville Borough. Patrick James Wilson, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WOOLF, Evan C., a/k/a Evan Carey Woolf, late of West Fallowfield Township. Caren S. Woolf and Leslie J. Woolf, care of STEVEN H. ABEL, Esquire, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, Administrators. STEVEN H. ABEL, Esquire, James J. Laman, LLC, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, atty.

2nd Publication

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.

BLECHMAN, Leonard Carl, a/k/a Lenny Blechman, late of West Sadsbury Township. Barry S. Blechman, 18 Cinamon Court, Mohnton, PA 19540, Executor. SARAH R. McCAHON, Esquire, Barley Snyder, LLP, 50 N. 5th St., 2nd Floor, Reading, PA 19601, atty.

BRENNAN, Kathleen C., a/k/a Kathleen B. Brennan, late of North Coventry Township. Kristine M. Brennan, 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.

BROSIUS, James Milton, late of East Whiteland Township. James Michael Brosius, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

DELLEGROTTO, Joseph Anthony, late of West Goshen Township. John T. Dellegratto, 1703 Kathryn St., New Cumberland, PA 17070, Executor.

DESTEFANO, Arthur, late of East Goshen Township. Dorothy I. DeStefano, care of WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, Executrix. WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, atty.

FERGUSON, Kristie Lynn, late of Honey Brook. Tammy Lynn Ferguson & James J. Ferguson, 84 6Point Court, Honey Brook, PA 19344, Administrators. LEONARD B. EDELSTEIN, Esquire, Edelstein Martin & Nelson, LLP, 123 South Broad Street, Suite 1820, Philadelphia, PA 19109, atty.

FISCHER, Jan E., a/k/a Jan Gardner Fischer, late of West Whiteland Township. C. Stewart Fischer, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GIGSTEAD, Kim A., a/k/a Kim Allen Gigstead, late of Willistown Township. Maryanne Huha Finigan, 58 S. Pennock Ave., Upper Darby, PA 19082, Administratrix. MARYANNE HUHA FINIGAN, Esquire, 58 S. Pennock Ave., Upper Darby, PA 19082, atty.

HANBY, Paula E., late of Nottingham. Anthony Hanby, 12 Park Road, Nottingham, PA 19362, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

HARRIS, JR., Sidney Andrew, a/k/a Sidney A. Harris, Jr., late of Parkesburg Borough. Joy Johnson, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

HENDRICKSON JR, Carl, late of West Chester. Long Financial Group, 660 Sentry Parkway, Blue Bell, PA 19422, Administrator.

JACKSON, Frances A., late of West Brandywine. Glenn F. Jackson, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

JOHNSON, SR., Leonard E., late of West Brandywine Township. Sandra L. Gerringer, 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.

KEMPSKI, Helen M., late of East Goshen Township. Michael J. Kempinski, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LOOMIS, Charles S., late of Honey Brook Township. Anne E. Hilder, care of JOHN C. HOOK, Esquire, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, Administrator C.T.A. JOHN C. HOOK, Esquire, Stradley Ronon Stevens & Young, LLP, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, atty.

LOUIS, Virginia R., late of Tredyffrin Township. Loralee S. West, care of BRUCE A. ROSENFELD, Esquire, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, Executrix. BRUCE A. ROSENFELD, Esquire, Schnader Harrison Segal & Lewis LLP, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

MACKAY, Romaine, a/k/a Romaine Mosser, Romaine Rukstalis, late of Elverson. Dawn DeRemigio, 116 Stetson Drive, Elverson, PA 19520, Executor.

MALCHIONE, Mario P., late of New Garden Township. Joan Malchione, 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.

MANGINO, Beryl H., late of East Goshen. Linda L. Green, 88 Ashton Way, West Chester, PA 19380, Executrix. **WILLIAM HABURCAK**, Esquire, 755 North Monroe St., Media, PA 19063, atty.

MARTIN, JR., William T., a/k/a William Thomas Martin, Jr., late of Chester County. Darren A. DeVoe, 8154 Moscow Road, Parkesburg, PA 19365, Executor.

MARTZ, Jeannette Marie, late of West Brandywine Township. Donald Martz, 101 Sues Way, Honey Brook, PA 19344, Executor.

MILLER, Alfred Leroy, late of West Chester. Barbara A. Miller, 2A Southfield Drive, Pottersville, NJ 07979, Executrix. **ROBERT A. STEWART**, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067, atty.

SLOANE, Linda Ann, late of West Goshen Township. Yvonne Marie Sloane Brown, 325 Birmingham Way, Exton, PA 19341, Executrix. **MAUREEN A. OSTIEN**, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

THOMPSON, Ruth R., late of Valley Township. Ruth R. Thompson, care of **KARYN L. SEACE**, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. **KARYN L. SEACE**, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

YOST, Herbert N., late of East Coventry Township. Herbert B. Yost, care of **SUPRIYA G. PHILIPS**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. **SUPRIYA G. PHILIPS**, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

3rd 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. **KATH-**

LEEN 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 Tredeyffrin Township. Joanne R. Nam-mavong, 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 Nesper, late of East Pikeland Township. Eric L. Pruyun and Peter Joel, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Execu-

tors. **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.

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

Greystone Oyster Bar & Brewery, with its principal place of business at 7 N. Church Street, West Chester, PA 19380. The application has been (or will be) filed on: Thursday, January 26, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Birra Brewing Company. William J. Shehwen III, Esquire 123 E. Gay Street The Apple House West Chester, PA 19380

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Vector BioLabs, with its principal office or place of business at 293 Great Valley Pkwy, Malvern, PA 19355. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Vector BioSystems, Inc., 293 Great Valley Pkwy, Malvern, PA 19355.

FOREIGN REGISTRATION STATEMENT

Theta Enterprise Inc., a corporation organized under the laws of the state of New Jersey, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 272 Dunns Mill Rd., Bordentown, NJ 08505 and the address of its proposed registered office in this Commonwealth is 555 Fox Chase, Ste. 100, Coatesville, PA 19320.

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 American Jiu Jitsu Institute. Articles of Incorporation were filed on Wednesday, November 30, 2022 William J. Shehwen III, Esquire, Solicitor 123 E. Gay Street The Apple House West Chester, PA 19380

NOTICE

In the Court of Common Pleas of Chester County, Pennsylvania
Civil Action – Law No. 2020-00752-RC
U.S. Bank Trust National Association not in its Individual Capacity but Solely as Trustee of the 2021 SC9 Title Trust
v. Estate of Verna Akings, et al.
NOTICE OF SHERIFF SALE OF REAL ESTATE UNDER PARCP 3129.2
To: Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Verna W. Akings, deceased. Your real estate situate at 781 West Main Street a/k/a 779 West Main Street a/k/a 781 Mifflin Street, Coatesville, Chester County, Pennsylvania 19320, Parcel numbers #38-2Q-182 & #38-2Q-181, is scheduled to be sold at Sheriff’s Sale on Thursday, March 16, 2023, at 11:00am, at a Public on-line auction conducted by Bid4Assets, 8757 Georgia, Ave., Suite 520, Silver Springs, MD 20910, to enforce the Court Judgment of \$124,244.69 obtained by U.S. Bank Trust National Association not in its Individual Capacity but Solely as Trustee of the Truman 2021

SC9 Title Trust. The real estate being sold is all that certain lot, piece or parcel of land situate at 781 West Main Street a/k/a 779 West Main Street a/k/a 781 Mifflin Street, Coatesville, Township of Valley, Chester County, Pennsylvania 19320. The owner(s) or reputed owner(s) of the real estate being sold is/are Verna W. Akings, Deceased. The improvements on the said real estate are: Single Family Dwelling and Lot.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff no later than thirty days after sale. Distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days after the filing of the Schedule of Distribution.

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

Lawyer Referral Service Chester County Bar Association

12 West Gay Street, West Chester, PA 19380 (610) 696-5094

Romano, Garubo & Argentieri, LLC, Attorneys for Plaintiff

52 Newton Ave, Woodbury, NJ 08096 856-384-1515

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NOTICE

Notice is hereby given that the Court of Common Pleas of Chester County shall hold a hearing on February 17, 2023, at 9:30 a.m. in Courtroom No. 4 of the Chester County Justice Center, West Chester, Pennsylvania, on the Petition for Appointment of School Police Officer – David Clancy, No. 2023-00166-MJ, and the Petition for Appointment of School Police Officer – Lauren Trego, No. 2023-00167-MJ, upon motion of William R. Christman III, Esquire, counsel for the Coatesville Area School District.

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

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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. 23-2-38

**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 minutes 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**

SALE NO. 23-2-50

**Writ of Execution No. 2022-02279
DEBT \$286,514.94**

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, Ex-
ton, PA 19341
PLAINTIFF ATTORNEY: **ROBERTSON,
ANSCHUTZ, SCHNEID, CRANE &
PARTNERS, PLLC 855-225-6906**

Road, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **DUANE MOR-
RIS, LLP 215-979-1000**

SALE NO. 23-2-54
Writ of Execution No. 2022-02259
DEBT \$190,570.71

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

ALL THAT CERTAIN lot or parcel of land
situated in the Borough of West Grove,
County of Chester, Commonwealth of
Pennsylvania, being more fully de-
scribed in Deed dated December 8, 2006 and re-
corded in the Office of the Chester County
Recorder of Deeds on December 13, 2006,
in Deed Book Volume 7033 at Page 1114,
as Instrument No. 200610712785.

VS
DEFENDANT: **KRISTY M. CASTAGNA
and JUAN RIVERA JR. AKA JUAN RI-
VERA**

Tax Parcel No. 5-4-187
PLAINTIFF: Federal Home Loan Mort-
gage Corporation, as Trustee for the benefit
of the Freddie Mac Seasoned Credit Risk
Transfer Trust, Series 2018-3

SALE ADDRESS: 1390 Kirkland Avenue,
West Chester, PA 19380
PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

VS
DEFENDANT: **John Turley**
SALE ADDRESS: 140 West Evergreen
Street, West Grove, PA 19390

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

Township of Caln, Chester County, Penn-
sylvania
Tax Parcel # 39-1-22
IMPROVEMENTS thereon: a residential
dwelling
PLAINTIFF: COBA, INC., ASSIGNEE OF
TD BANK, N.A.

VS
DEFENDANT: **HLADIK, ON-
ORATO & FEDERMAN, LLP 215-855-
9521**

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

VS
DEFENDANT: **MICHAEL GAMBONE**
SALE ADDRESS: 3707 East Fisherville

PROPERTY SITUATE IN THE BOR-
OUGH 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 min-

utes 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. dated 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 be-

ginning.

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 Situate 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, stormwater 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 REICHELDT AND CHRISTINA REICHELDT, 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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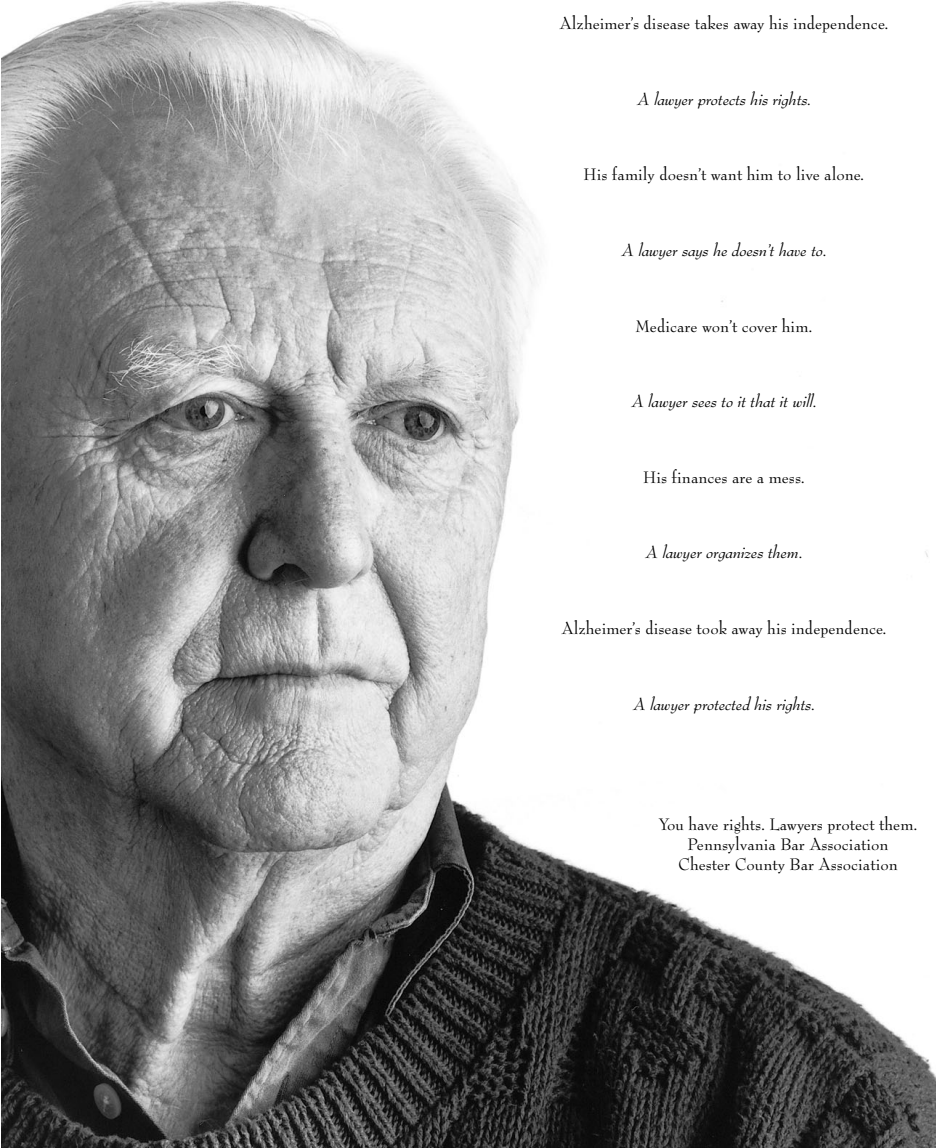
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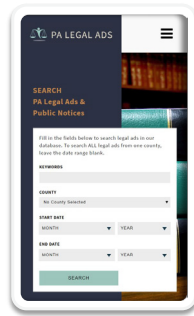
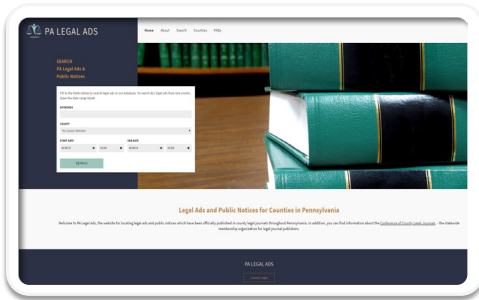
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For more information: Emily German at 610-692-1889 or egerman@chescobar.org

	Week (1 Issue)	Month (4 Issues)	Quarter (12 Issues)	Year (52 Issues)
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