



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 71

WEST CHESTER, PENNSYLVANIA, JUNE 15, 2023

No. 24

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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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

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

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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Davis vs. Cortez, et al.

Standing – Statement of objection

1. Generally, a party seeking judicial resolution of a controversy in this Commonwealth must, as a prerequisite, establish that he has standing to maintain the action.
2. The doctrine of standing is a prudential, judicially created principle designed to winnow out litigants who have no direct interest in a judicial matter.
3. For standing to exist, the underlying controversy must be real and concrete, such that the party initiating the legal action has, in fact, been aggrieved.
4. 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.
5. A party is aggrieved for purposes of establishing standing when the party has a substantial, direct and immediate interest in the outcome of litigation.
6. A party's interest is substantial when it surpasses the interest of all citizens in procuring obedience to the law; it is direct when the asserted violation shares a causal connection with the alleged harm; finally, a party's interest is immediate when the causal connection with the alleged harm is neither remote nor speculative.
7. Defendants filed a Statement of Objection regarding the denial of a claim filed below by Sebastiana Santiago in which Sebastiana alleged property levied upon was hers, not the Defendants. Because Defendants do not have a substantial, direct and immediate interest in the levy on a third party's property, that they are not aggrieved in any legally cognizable sense and lack standing to challenge the decision of the Magisterial District Court. The Statement of Objection is dismissed.

R.E.M.

C.C.P., Chester County, Pennsylvania No. 2022-09168-CV; Bruce G. Davis vs. Yolanda Cortez and Jose Santiago

(All parties were *pro se*.)

Binder, J., March 31, 2023:-

BRUCE G. DAVIS and
TRACEY D. DAVIS

Plaintiffs

vs.

YOLANDA CORTEZ and
JOSE SANTIAGO

Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2022-09168-CV

ORDER and MEMORANDUM

AND NOW, this 31st day of March, 2023, upon consideration of the Statement of Objection filed November 17, 2022, it is hereby **ORDERED** that the Statement of Objection is **DISMISSED** for the reasons set forth in the accompanying Memorandum.

BY THE COURT:

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

MEMORANDUM

Before this court is the Statement of Objection filed November 17, 2022 by Yolanda Cortez and Jose Santiago.¹ Attached to the Statement of Objection is a Notice of Determination of Property Claims and Disputes (Notice) entered by the Magisterial District Court (MDC) on November 15, 2022 that denied an Objection to Levy.²

The Statement of Objection indicates that a judgment was entered against Ms. Cortez and Mr. Santiago in the MDC and a levy was placed on a Honda motor vehicle and a Mini Cooper motor vehicle. Statement of Objection, 11/17/2022, ¶ 1. The Statement of Objection indicates that Sebastiana Santiago filed an Objection to Levy with the MDC, in which she claimed the two vehicles as her own. Statement of Objection, 11/17/2022, ¶ 1. The Statement of Objection describes the ruling by the MDC as follows:

Judge denied Objection to Levy of vehicles that are not in Yolanda Cortez nor Jose Santiago's name. Proof was provided but judge still denied.

Statement of Objection, 11/17/2022, ¶ 2 (capitalization altered).

Here, the court is presented with a Statement of Objection filed by Ms. Cortez and Mr. Santiago objecting to the denial of a claim filed below by Ms. Santiago. Ms. Cortez and Mr. Santiago do not claim that the two vehicles are theirs. To the contrary, they appear to be objecting to this court that the levy on Ms. Santiago's property is an improper way to enforce the judgment entered against them. Nothing indicates that they are attorneys representing Ms. Santiago who did not sign the Statement of Objection.

It is the general rule that "a party seeking judicial resolution of a controversy in this Commonwealth must, as a prerequisite, establish that he has standing to maintain the action." In re Hickson, 821 A.2d 1238, 1243 (Pa. 2003) (quoting Bergdoll v. Kane, 731 A.2d 1261, 1268 (Pa. 1999)). The doctrine of standing "is a prudential, judicially created principle designed to winnow out litigants who have no direct interest in a judicial matter." Commonwealth of Pennsylvania, Office of the Governor v. Donahue, 98 A.3d 1223, 1229 (Pa. 2014).

For standing to exist, the underlying controversy must be real and concrete, such that the party initiating the legal action has, in fact, been "aggrieved." Pittsburgh Palisades Park, LLC v. Commonwealth, 585 Pa. 196, 888 A.2d 655, 659 (2005). As this Court explained in William

¹ Court administration informed chambers of the Statement of Objection on March 28, 2023.

² The matter below is Bruce G. Davis and Tracey D. Davis. v. Yolanda Cortez and Jose Santiago, MJ-15305-CV-0000146-2021, filed September 7, 2021.

Penn Parking Garage, “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.” 346 A.2d at 280–81. A party is aggrieved for purposes of establishing standing when the party has a “substantial, direct and immediate interest” in the outcome of litigation. *Johnson*, 8 A.3d at 329 (quoting *Fumo v. City of Philadelphia*, 601 Pa. 322, 972 A.2d 487, 496 (2009)). A party's interest is substantial when it surpasses the interest of all citizens in procuring obedience to the law; it is direct when the asserted violation shares a causal connection with the alleged harm; finally, a party's interest is immediate when the causal connection with the alleged harm is neither remote nor speculative. *Id.*

Commonwealth of Pennsylvania, Office of the Governor v. Donahue, 98 A.3d at 1229.

This court must conclude that Ms. Cortez and Mr. Santiago do not have a “substantial, direct and immediate interest” in the levy on a third party’s property, that they are not aggrieved in any legally cognizable sense,³ and that they lack standing to challenge the decision of the MDC.

Accordingly, for the reasons set forth above this court will enter an order dismissing the Statement of Objection filed November 17, 2022.

³ If anything, the opposite is true and Ms. Cortez and Mr. Santiago benefit if a third party’s property were to be used to pay down their debts.

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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. 2023-03856-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Deborah Wright-Friedmann was filed in the above-named court and will be heard on Monday, September 18, 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: Tuesday, June 6, 2023 Name to be changed from: Deborah Wright-Friedmann to: Debi Friedmann 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. 2023-03832-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ryan Reeves Niggeman was filed in the above-named court and will be heard on Monday, July 17, 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, June 2, 2023 Name to be changed from: Ryan Reeves Niggeman to: Ryan Reeves 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. 2023-02152-NC

NOTICE IS HEREBY GIVEN that the name change petition of Elizabeth Ann Minnich Dempsey was filed in the above-named court and will be heard on Monday, July 10, 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: Monday, March 27, 2023 Name to be changed from: Elizabeth Ann Minnich Dempsey to: Elizabeth Ann Dempsey Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Linda Berman, Esq.

Linda Berman Attorney at Law

630 Freedom Business Center Dr, 3rd Fl

King of Prussia, PA 19406

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

ANDRULIS, Linda G., late of Thornbury Township. Richard S. Andrulis, Jr., 112 E. York St., Ithaca, NY 14850 and Karin I. Evans, 242 Crawford Roots Rd., Ft. Mill, SC 29715-7701, Executors. **SUSAN W. O'DONNELL**, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., #516, Wayne, PA 19087, atty.

BRYNILDSEN, Robert H., a/k/a Robert Brynildsen, late of West Grove Borough. Robert Stephen Brynildsen, P.O. Box 243, Emmaus, PA 18049, Executor. **JOHN M. ASHCRAFT, III**, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049, atty.

BURNETT, SR., Michael, a/k/a Michael R. Burnett, Sr., late of East Pikeland Township. Michelle Field, 34 Henredon Dr., Phoenixville, PA 19460, Executrix. **REBECCA A. HOBBS**, Esquire, OWM Law,

41 E. High St., Pottstown, PA 19464, atty.

CARPENTER, Jason T., late of Landenberg. Rosemarie M. Carpenter, 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.

CARROLL, Mary Jane, late of Oxford Borough. Christine Graff, 209 Wills Farm Rd., Lincoln University, PA 19352, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

CATAVOLO, George, late of Valley Township. Sarah Puglia, 505-110 Greenpark Close, Halifax, NS B3S 0HS, Administratrix. JANET J. SATTERTH-WAITE, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

CHICO, Irene M., late of Phoenixville Borough. Anthony A. Chico, Jr. & Mary M. Chico, 208 Maplewood Dr., Phoenixville, PA 19460, Executors.

DiGIACOMO, Albert Louis, late of Schuylkill Township. Mary Anne Kurtz, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

FERKO, Theresa S., late of Phoenixville Borough. Cynthia A. Chicchi, 138 Merion Dr., Limerick, PA 19468 and Edward P. Ferko, Jr., 9904 King George Ln., Waxhaw, NC 28173, Executors. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

FRELIGH, James, late of Coatesville. Heather Freligh, 9 Helen Street, Parkesburg, PA 19365, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law Office, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

GERHARD, Robert Bruce, late of East Vincent Township. D. McIntyre, 2102 Kimberton Rd, Box 14, Kimberton, PA 19442, Administrator.

HEALY, Carol Ann, late of East Bradford Township. Maureen L. Tobin, 752 McCardle Drive, West Chester, PA 19380, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HENNESSY, Michael K., late of West Chester. Sean Hennessy, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administrator. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA

19380, atty.

JORDAN, Charles Richard, a/k/a Charles R. Jordan, late of East Bradford Township. Norma Jeanne Jordan, 409 Trio Ln., West Chester, PA 19382 and Charles Bradford Jordan, 116 Sapphire Ave., Newport Beach, CA 92662, Executors. MICHAEL V. NASEEF, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

KING, John E., late of Lower Oxford Township. Daniel B. King & John E. King, Jr., care of ASHLEY GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. SAMUEL GOODLEY, III, Esq., Sam Goodley Law, LLC, & ASHLEY GLICK, Esq., Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

KIRK, Kathryn A., late of Tredyffrin Township. Kristen Kirk Mayock, 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.

LEBANO, Jon F., late of West Chester. Heather Lezano, 1704 Bow Tree Drive, West Chester, PA 19380, Executrix. JOSEPH J. BALDASSARI, Esquire, Furey & Baldassari, P.C., 1043 S. Park Avenue, Audubon, PA 19403, atty.

MARTIN, Ruth May, late of Honey Brook Township. June E. Gavett, 1088 Conn Drive, Evans, GA 30809, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MARTIN, David B., late of Honey Brook Township. June E. Gavett, 1088 Conn Drive, Evans, GA 30809, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

McMULLEN, Joyce A., a/k/a Joyce Ann McMullen, late of West Nottingham Township. Edwin L. McMullen, Jr., care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. SAMUEL GOODLEY, III, Esq., Sam Goodley Law, LLC & PATRICK A. DEIBLER, Esq., Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

MORELL, Carolyn M., late of Pennsbury 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.

MORGAN, Lewis B., late of West Whiteland Township. Jennifer L. Morgan, care of KATHRYN A. MELONI, Esquire, 117-119 N. Olive St., Second Floor, Media, PA 19063, Executrix. KATHRYN A. MELONI, Esquire, Law Office of Kathryn A. Meloni, P.C., 117-119 N. Olive St., Second Floor, Media, PA 19063, atty.

PANNELLA, Diane Boettger, a/k/a Diane E. Pannella, late of Phoenixville Borough. Robert M. Pannella, care of ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay Street, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay Street, Phoenixville, PA 19460, atty.

ROBINSON, Christie, a/k/a Christie J. Robinson, late of West Whiteland Township. Alan H. Robinson, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

ROSELL, Christine Mary, late of Chadds Ford. Paul M Price, 8 Twin Turns Lane, Chadds Ford, PA 19317, Executor.

ROSEN, Marvin, late of West Vincent Township. Joyce Rosen, care of WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, Executor. WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, atty.

SCHMIDT, Joseph, late of Uwchlan Township. Elizabeth W. Schmidt, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

SCOTT, Virginia G., late of Paoli. Nicole Christina Mastrocola, care of ROBERT M. DiORIO, Esquire, 21 West Front Street, Media, PA 19063, Executrix. ROBERT M. DiORIO, Esquire, DiOrio & Sereni, LLP, 21 West Front Street, Media, PA 19063, atty.

SNADER, Vivian L., late of East Goshen Township. Sharon K. Moore, 722 State Street, Lancaster, PA 17603 & Thomas D. Snader, 704 Sycamore Drive, West Chester, PA 19380, Executor. GRACE C. NGUYEN BOND, Esquire, Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603, atty.

STEVENS, Elizabeth Clendenning, a/k/a Elizabeth C. Stevens, late of Tredeyffrin Township. John M. Stevens, care of GEORGE M. DEMPSTER, Esquire, Five Neshaminy Interplex, Suite 315, Trevese, PA 19053, Executor. GEORGE M. DEMPSTER, Esquire, Fenningham, Dempster & Coval LLP, Five

Neshaminy Interplex, Suite 315, Trevese, PA 19053, atty.

STOLTZFUS, Sylvia R., late of Lower Oxford Township. Israel S. Smoker & Jonas L. Stoltzfus, care of ASHLEY GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. SAMUEL GOODLEY, III, Esq., Sam Goodley Law, LLC, & ASHLEY GLICK, Esq., Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

TROYAN, Susan, late of Londonderry Township. Ira D. Binder, 227 Cullen Rd., Oxford, AP 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

WALLACE, Charles Ray, a/k/a Charles R. Wallace, late of Londonderry Township. Deborah Genaro, 165 Crestview Dr., Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WOOLLEY, Suzanne E., late of Charlestown Township. William F. Bayne, 4134 Hollow Rd., Phoenixville, PA 19460, Executor. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

WROBLEWSKI, Majorie Rae, a/k/a Majorie R. Wroblewski, Majorie Wroblewski, late of Birmingham Township. Karen Wroblewski Yalisove, care of JOHN A. BELLENZENI, Esquire, 20 West Front Street, Media, PA 19063, Executrix. JOHN A. BELLENZENI, Esquire, 20 West Front Street, Media, PA 19063, atty.

ZINN, Ann M., late of Honey Brook Township. Patti Jo Echhoff, 2 Pond Circle, Pepperell, MA 01463, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

2nd Publication

ANDERSEN, Jack B., a/k/a Jack Bently Andersen, late of Tredeyffrin Township. Paige Lee Andersen, care of JOHN YANOSHAK, Esquire, 17 E. Front St., P.O. Box 626, Media, PA 19063, Executrix. JOHN YANOSHAK, Esquire, KAO Law Associates, 17 E. Front St., P.O. Box 626, Media, PA 19063, atty.

BENNETT, Mary Joan, late of West Chester Township. Margaret M. Bennett, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monasta & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

BRIGHTON, Ruth L., a/k/a Ruth Louise Brigh-

ton, late of East Whiteland Township. Andrew P. Brighton, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

BROUSE, Frances Grace, a/k/a Frances G. Brouse, late of East Brandywine Township. Ronald Brian Brouse, care of L. ROBERT FRAME, JR., Esquire, 122 S. Church St., West Chester, PA 19382, Executor. L. ROBERT FRAME, JR., Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

BUTTS, Alice Mae, late of Willistown Township. Donna L. Preston, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Administratrix. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

DENNISON, Helen, late of West Goshen Township. Alice Hall, care of ROSANA CHIPLE, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. ROSANA CHIPLE, Esquire, Peak Legal Group, 31 South High Street, West Chester, PA 19382, atty.

DUVALL, Frances L., a/k/a Frances Lane Duvall, late of New London Township. Sandra Duvall-Wolfe, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

HARRON, John G., late of West Grove Township. Diana S. Harron, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

HARTZ, Dorothy M., late of Honey Brook Township. Daniel Nunemaker, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HENNELLY, Richard J., late of West Whiteland Township. Sheila A. McCabe, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrix. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

KEASLEY, Alexis A., late of Atglen Borough. Shamar M. Keasley, 463 Main St., Apt. 16, Atglen,

PA 19310, Executor. BASIL G. JOY, Esquire, Goldberg, Goldberg & Maloney, 213 W. Miner St., West Chester, PA 19382, atty.

KUCEWICZ, Joan Marie, a/k/a Joan Kucewicz, late of East Pikeland Township. Corinne Kucewicz, 201 Black Walnut Dr., Phoenixville, PA 19460, Executrix. KRIS E. FENDROCK, Esquire, Myers, Brier & Kelly, LLP, 425 Biden St., Ste. 200, Scranton, PA 18503, atty.

NABER, John F., late of Elverson Borough. Dina Ogden, care of L. ROBERT FRAME, JR., Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. L. ROBERT FRAME, JR., Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

OFENSEND, Ruth T., late of West Whiteland Township. Randal J. Ofensend, 10 Margaret Court, Glenmoore, PA 19343, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

RENN, JR., William Lewis, a/k/a William L. Renn, JR., William Renn and Bill Renn, late of West Goshen Township. Megan J. Porter, 34 Boraten Rd., Linfield, PA 19468, Executrix. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Stafford Ave., Ste. 112, Wayne, PA 19087, atty.

SANDERS, Margaret P., late of Kennett Square Borough. Charles Maris Sanders, 48 Paschall Rd., Wilmington, DE 19803, Executor. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Wilmington, DE 19808, atty.

SPITZ, Dennis C., late of Caln Township. Bonnie L. Tucker Spitz, 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.

TICE, Dallett G., late of West Nottingham Township. Helen Elaine Keen, care of WINIFRED MORN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

WEBB, Amy M., late of East Vincent Township. Susan Bodick, 40 Aldian Rd., Phoenixville, PA 19460, Executrix. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

WELSH, Christine, late of West Bradford Town-

ship. Donald V. Welsh, 1320 Stayman St, West Chester, PA 19380, Executor. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

3rd Publication

AMES, Eleanor Nelms, a/k/a Rose Eleanor Nelms Ames, Onie Ames, late of Chester. Louise A. Glenn, 3200 Delwynn Drive, Wilmington, DE 19803, Executor.

COLL, Elizabeth Ann, late of West Brandywine Township. Michael Coll, M. Regina Coll and John Coll, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Co-Executors. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, 623 N. Pottstown Pike, Exton, PA 19341, atty.

DREW, Henrietta, late of Phoenixville. Georgianne McEntyre, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Administratrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Deigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

FAULDS, Betty S., late of Penn Township. Thomas Camp Faulds and Morgan Faulds Pike, care of CHARLES J. DURANTE, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executors. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

FISCINA, Carmine M., late of East Whiteland Township. Gary Bolino, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FISCINA, Phyllis A., late of East Whiteland Township. Gary Bolino, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FLEMING, Eleanor Ann, late of West Chester. Beth Ann Buglio, 118 Baker Dr., Exton, PA 19341, Executrix.

GANDOLFO, Paul Ronald, late of Malvern Borough. Caroline Jessup, 295 Marshall Drive, Orwigsburg, PA 17961 & Diana Gandolfo, 129 Loraine Avenue, Apt. B, Orelan, PA 19075, Executors. ILES COOPER, Esquire, Williamson, Friedburg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901, atty.

GEORGE, Melanie D., late of Uwchlan Town-

ship. Andrew Harry Webster, 1716 Reed St, Coatesville, PA 19320, Executor.

HESS, Parke H., a/k/a Parke Hoffman Hess, Sr., late of West Whiteland Township. Nancy M. Hess, 5075 Valley View Rd., Mohnton, PA 19540, Executrix. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

HITCHCOCK, Daniel Leonard, late of East Whiteland Township. Lynn A. Scherzer, 358 Sycamore Rd., Douglassville, PA 19518, Administratrix. MATTHEW R. KESSLER, Esquire, Kessler Law Offices, L.L.C., 8 East Church Ln., Douglassville, PA 19518, atty.

LOUGHHEAD, Mildred J., late of Oxford Borough. D. Jackson Loughhead, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LOWE, Reginald Wilmot, a/k/a Reggie Lowe, late of Pennsbury Township. SCUDDER G. STEVENS, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Executor. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

NEARHOOD, Richard Lee, late of Caln Township. Kathleen Hoover, care of LISA M. NENTWIG, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. LISA M. NENTWIG, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

PERKINS, Regina A., late of London Britain Township. Gwen F. Galligan, 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.

SANTOYO, Juan, late of Penn Township. Michele DeJesus, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SHINDLE, Brenda L., a/k/a Brenda Shindle, Brenda Lee Shindle, late of Coatesville. B. Elaine Shindle, 1908 Valley Road, Coatesville, PA 19320, Executor. LINDSAY A. CASADEI, Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

SMITH, Lorraine H., late of East Goshen Township. Gayle S. Jeffris and Deborah S. Dean, care of W. PETER BARNES, Esquire, 218 West Miner Street,

West Chester, PA 19382, Executors. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

TROSINO, John, late of Chester County. Michael Trosino, 8805 Duveen Drive, Wyndmoor, PA 19038, Executor.

ZAFFARESE, Frieda E., late of Westtown Township. Joseph E. Zaffarese, 1443 Johnny's Way, West Chester, PA 19382, Executor. JEONG HYEON PARK, Esquire, Lamb McErlane, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

ZIEGLER, Lottie L., late of Valley Township. Patricia Z. Ripley and Harold L. Ziegler, care of JOHN S. CUSTER, JR., Esquire, 7 St. Albans Circle, Newtown Square, PA 19073, Executors. JOHN S. CUSTER, JR., Esquire, Custer & Custer, 7 St. Albans Circle, Newtown Square, PA 19073, 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

Cindy Kruse Consulting, LLC, with its principal place of business at 803 Reims Lane, West Chester, PA 19380. The application has been (or will be) filed on: Sunday, June 4, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Cynthia Kruse

PUBLIC NOTICE FICTITIOUS NAME NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by MoreVent Heating, Cooling, Plumbing & Electrical, LLC, 1041 Andrew Dr., W. Goshen Twp, PA 19380 to carry on business in Chester County, Pennsylvania under the assumed name or fictitious name, style or designation of Christian Heating Cooling Plumbing with an address of 1041 Andrew Dr., W. Goshen Twp, PA 19380. Said registration

was filed on 5/18/23.

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 Unionville-Chadds Ford Mountain Bike Team Association
Articles of Incorporation were filed on Friday, June 2, 2023

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 5/18/2023, for:

Philly Cooks
1734 Towne Drive
West Chester, PA 19380-6425

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

NONPROFIT CORPORATION NOTICE

Clover Mill Planned Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Fox Rothschild, LLP
Stone Manor Corp. Ctr.
2800 Kelly Road
Suite 200
Warrington, PA 1876

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 5/24/23, for the purpose of incorporating a nonprofit corp. under the PA Nonprofit Corp. Law of 1988. The name of the corp. is: Soroptimist International of Downingtown. The purpose for which it was organized is: charitable purposes. JOSEPH K. KOURY, Solicitor, O'DONNELL, WEISS & MATTEI, P.C., 347 Bridge St., Ste. 200, Phoenixville, PA 19460

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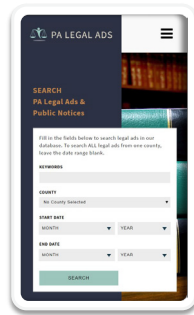
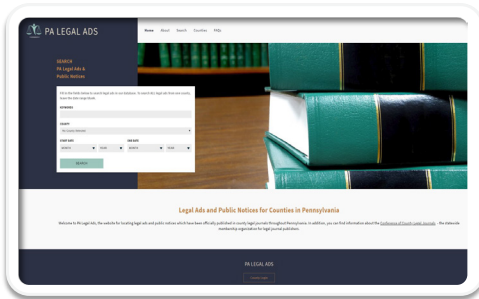
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