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Chester County Law Reporter

(USPS 102-900)

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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Palmer v. Palena

Preliminary injunction – Adverse possession

1. A court may grant a preliminary injunction only where the moving party establishes the following elements: (a) the relief is necessary to prevent immediate and irreparable harm which cannot be compensated by damages; (b) greater injury will occur from refusing the injunction than from granting it; (c) the injunction will restore the parties to the status quo as it existed immediately before the alleged wrongful conduct; (d) the alleged wrong is manifest and the injunction is reasonably suited to abate it; and (e) the plaintiff's right to relief is clear.
2. The cause of action for adverse possession does not accrue until there is some unequivocal act, the knowledge of which is brought home to the other party, tending to show that the former holds adversely; otherwise, no issue of the statute of limitations can arise.
3. A consentable boundary constitutes a clear-cut instance of adverse possession. It is a judicial recognition of a boundary, usually marked by a substantial fence that the parties have consensually accepted for the requisite period of time.
4. Establishing a prescriptive easement is very similar to that of adverse possession.
5. Permissive use defeats a claim of a prescriptive easement.
6. The Court noted the dispute arose August 28, 2020, but no intervention in court for injunctive relief was sought until April 27, 2021, so the requisite immediacy for a preliminary injunction was seemingly not shown; accordingly, the Court *Held* Plaintiff's Emergency Petition for Preliminary Injunctive Relief was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2021-02843-RC; Kevin A. Palmer v. Bryn Palena

N. Curtis Ward for Plaintiff

J. Charles Gerbron for Defendant

Tunnell, J., November 18, 2021:-

Palmer v. Palena

375 (2021)]

KEVIN A. PALMER,
Plaintiff,IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

v.

NO. 2021-02843-RC

BRYN PALENA,
Defendant.

CIVIL ACTION

ORDER

AND NOW, this 18th day of November, 2021, upon consideration of Plaintiff Kevin A. Palmer's Emergency Petition for Preliminary Injunctive Relief, Defendant Bryn Palena's Answer thereto, and after a hearing thereon, it is hereby ORDERED that the Petition is DENIED.¹

BY THE COURT:

/s/ Mark L. Tunnell, J.

¹ A court may grant a preliminary injunction only where the moving party establishes the following familiar elements: (1) the relief is necessary to prevent immediate and irreparable harm which cannot be compensated by damages; (2) greater injury will occur from refusing the injunction than from granting it; (3) the injunction will restore the parties to the status quo as it existed immediately before the alleged wrongful conduct; (4) the alleged wrong is manifest and the injunction is reasonably suited to abate it; and (5) the plaintiff's right to relief is clear. *Summit Towne Ctr. v. Shoe Show of Rocky Mount, Inc.*, 573 Pa. 637, 647, 828 A.2d 995, 1001 (2003). The court was concerned that the requisite immediacy was not shown, insofar as the dispute arose August 28, 2020 but no intervention in court for injunctive relief was sought until April 27 of the following year – eight (8) months later.

More troubling was whether the plaintiff had established that he had a "clear right to relief." Plaintiff's underlying theory was that he had possession of the disputed piece of land that was actual, continuous, visible, notorious, distinct and hostile for the statutory period of time, now ten (10) years by an act passed in 2018. *See* 42 Pa. C.S.A. §5527.1. The evidence, however, showed no hostile act of any kind between these parties or their predecessors in title since at least plaintiff's purchase in 1990, a period exceeding thirty-one (31) years. *See* Plaintiff's Emergency Petition for Preliminary Injunctive Relief, ¶11. Where the parties holding legal title were unaware of the ownership and the parties in actual possession were likewise in ignorance of the record legal ownership, how can it be argued that there was any element of hostile possession until all the parties became aware of such legal ownership of the disputed land?

Although the word "hostile" has been held not to mean ill will or hostility, it does imply the intent to hold title against the record title holder. The act of hostility necessary to render possession adverse must be

[69 Ches. Co. Rep. **Palmer v. Palena**

“brought home” to the owner of the property as a condition precedent to its effectuation. Indeed, since there was no evidence in this case of any hostile act until August 28, 2020, adverse possession in this case never began to run until that time. *Klett v. Eboch*, 430 Pa. Super. 193, 633 A.2d 1204 (1993). In other words, the cause of action for adverse possession does not accrue until there is some unequivocal act, the knowledge of which is brought home to the other party, tending to show that the former holds adversely; otherwise, no issue of the statute of limitations can arise. *Id.* The ten (10) yearlong limitation in this case will ripen on August 28, 2030.

Other theories espoused by the Plaintiff are of no avail at this stage of the litigation.

A consentable boundary constitutes a clear-cut instance of adverse possession. It is a judicial recognition of a boundary, usually marked by a substantial fence that the parties have consensually accepted for the requisite period of time. *See, gen. Lilly v. Markvan*, 563 Pa. 553, 763 A.2d 370, n. 1 (2000).

Establishing a prescriptive easement is very similar to that of adverse possession. Permissive use defeats a claim of a prescriptive easement. *Morning Call, Inc. v. Bell Atlantic Pa., Inc.*, 761 A.2d 139, 143 (Pa. Super. 2000).

For these reasons, the court cannot grant the Emergency Petition for Preliminary Injunctive Relief.

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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. 2021-06511-NC

NOTICE IS HEREBY GIVEN that the name change petition of Josephine Yue Zhang was filed in the above-named court and will be heard on Sunday, January 3, 2021 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, August 17, 2021
Name to be changed from: Josephine Yue Zhang to: Joseph Ye Zhang
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. 2021-08496-NC

NOTICE IS HEREBY GIVEN that the name change petition of Alexandra Byers Barron was filed in the above-named court and will be heard on Monday, January 10, 2022 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: Thursday, October 28, 2021
Name to be changed from: Alexandra Byers Barron to: Apollo Byers Barron
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. AD-21-0067**

NOTICE IS HEREBY GIVEN that the Petition of Cathleen Megan Winters and Guy Walt Winters, Jr., on behalf of BRANDON THOMAS BREWER has been filed in the above-named Court, praying for a decree to change his name to BRANDON THOMAS WINTERS. The Court has fixed 2/16/22, at 9:30 a.m., Chester County Justice Center, West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. KAREN ANN ULMER, P.C., Attys. for Petitioners
174 Middletown Blvd., #300
Langhorne, PA 19047
215.752.6200

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 for Philadelphia Mead Company in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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 Monday, August 16, 2021, for EC Embroidery Designs in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Providing embroidery and design service for apparel, towels, totes and other items

CORPORATION NOTICE

DANIELLE HORSESHOE INC.
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. McCreesh, McCreesh, McCreesh & Cannon
7053 Terminal Square
Upper Darby, PA 19082

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 1, 2021, for: Service Parts or Tools, Inc.

1373 Enterprise Drive
West Chester, PA 19380

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

ALLEVA, Daniel F., a/k/a Daniel Francis Alleva, late of London Grove Township. Edward F. Alleva, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BUZZARD, Carl J., late of East Pikeland Township. Barry Weaver, 910 Spring City Rd., Phoenixville, PA 19460, Executor. GARY P. LEWIS, Esquire, Lewis McIntosh + Teare, LLC, 372 N. Lewis Rd., P.O. Box 575, Royersford, PA 19468, atty.

DAVIS, Amy Michele, late of Kennett Township. Patricia Kohl Davis, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DAVIS, Aaron Scott, late of Phoenixville Borough. Steven G. Davis, 1027 Harbison Circle, Myrtle Beach, SC 29579, Administrator. STEVEN M. ZELINGER, Esquire, The Law Office Of Steven M. Zelinger, LLC, The Philadelphia Bldg., 1315 Walnut St., #1006, Philadelphia, PA 19107, atty.

DiNICOLA, Kim M., late of East Whiteland Township. Joseph F. O'Brien, Jr., care of STEPHEN P. IMMS, JR., Esquire, 396 Main Street, Harleysville, PA 19438, Executor. STEPHEN P. IMMS, JR., Esquire, 396 Main Street, Harleysville, PA 19438, atty.

DOUGHERTY, Eleanor Diane, a/k/a Diane Dougherty, late of Uwchlan Township. Joseph C. Dougherty, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

GERMANO, Christine A., late of Kennett Township. Richard D. Germano, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HARROP, Phyllis F., late of Honey Brook Township. Bruce Alan Harrop, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HOLDEN, Dell S., late of West Bradford Township. Amanda S. Holden, 1303 Valleywood Road, Downingtown, PA 19335, Executrix.

HUET, Robert Elliot, a/k/a Robert E. Huet, late of Upper Uwchlan Township. April L. Charleston, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

JOHNSON, Walter P., late of Valley Township. Patricia A. High, 103 Glencrest Road, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

MACK, Helena Madeline, late of Oxford, East Nottingham. Veronica Lynn Pidge, 214 Wilson Mill Road, Oxford, PA 19363, Executor.

MackENZIE, Pauline S., late of Penn Twp. Deborah M. Shortlodge, P O Box 222, West Grove, PA 19390, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St., Kennett Square, PA 19348, atty.

MAGEE, Faye I., late of Devon. Nanda I. Magee Hydrisko, 22 Aberdeen Terrace, Wayne, PA 19087, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

OPITZ, Charlotte Z., late of East Pikeland Township. Erwin B. Opitz, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PASCALÉ, Lawrence Louis, late of West Whiteland Township. Mark Pascale, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106 Wayne, PA 19087-3115, Administrator. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106 Wayne, PA 19087-3115, atty.

PINK, Martha W., late of Penn Township. Priscilla E. Spiller and Tasha Stevens Gradie, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrices C.T.A. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

POTTER, Joanne M., a/k/a Joanne M. Carlson, late of Pocopson Township. Edward T. Potter, Jr., care of ADAM S. BERNICK, Esquire, 2047 Locust St., Philadelphia, PA 19103, Executor. ADAM S. BERNICK, Esquire, Law Office Of Adam S. Bernick, 2047 Locust St., Philadelphia, PA 19103, atty.

RUCCIUS, Elizabeth A., a/k/a Elizabeth Anne Ruccius, late of Charlestown Township. Peter Martin Ruccius, care of KIMBERLY C. GIBNEY, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Executor. KIMBERLY C. GIBNEY, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

SHARON, Joseph W., a/k/a Joseph Wayne Sharon, late of West Whiteland Township. Jamie S. Stoughton, 397 Devon Drive, Exton, PA 19341 & Stephanie A. Sharon, 1202 Queen Street, Pottstown, PA 19464, Executrices. JENNIFER S. NASH, Esquire, 933 South High Street, West Chester, PA 19382, atty.

STACK, Vernon Thomas, a/k/a Smokey, late of Thorndale. Roberta Lee Stack, 300 Franklin Dr. APT 402, Glen Mills, PA 19342, Administratrix.

STEWART, Elizabeth Anne, late of Willistown Township. Janice Dugan, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, Executrix. CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

THORNDIKE, Robert W., late of Kennett Square Borough. Ann A. Thorndike, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

WECKESSER, Joan H., late of West Whiteland Township. Barbara Protenic, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor.

STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

WEIR, Joseph Doyle, late of Uwchlan Township. Jennifer Glazer, 261 Spring Run Lane, Downingtown, PA 19335, Administrator.

2nd Publication

BOWES, Mary Elizabeth, a/k/a Mary Elizabeth Colgan, late of Lower Oxford Township. Mary Elizabeth Colgan a/k/a Mary Beth Colgan, 3431 Verner St., Drexel Hill, PA 19026, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

BRICE, Eric, late of Avondale. Maria J. Brice, care of MEREDITH L. LAMBERT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executrix. MEREDITH L. LAMBERT, Esquire, Perina & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

BURNS, Audrey Schultz, a/k/a Audrey Katherine Schultz, late of Malvern. Michael A Burns, 321 Greene Rd., Berwyn, PA 19312, Executor.

CAROSELLA, SR., Vincent E., a/k/a Vincent E. Carosella, late of East Goshen Township. S&T Bank, 410 Exton Square Parkway, Exton, PA 19341 & Mary Anne Carosella, 1518 Manley Road, Unit B7, West Chester, PA 19382, Co-Executors. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CARRONE, Denis M., a/k/a Denise Carrone, late of East Bradford Township. S&T Bank, 410 Exton Square Parkway, Exton, PA 19341, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CHILDERS, Dennis, late of Schuylkill Township. Natalie M. Lewis, 61 Seven Stars Rd., Spring City, PA 19475, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

DALTON, Gertrude O'H., a/k/a Gertrude O. Dalton, late of East Goshen Township. Patricia D. Kelly, 810 Hinchley Run, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

DAMIANI, Louis, a/k/a Louis C. Damiani, Jr., late of Tredyffrin Township. MARIA SPAGNUOLO, care of MARTIN J. PEZZNER, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063, Executrix. MARTIN J. PEZZNER, Esquire, Gibson & Perkins, P.C., 100 W. 6th St., Ste. 204, Media, PA 19063, atty.

DARDOZZI, Louis T., late of West Goshen Township. Michelle Schmidt, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341, atty.

DVONCH, Audrey M., late of Tredyffrin Township. Michael J. Dvonch, 350 Drummers Ln., Phoenixville, PA 19460, Executor. SALLY A. FARRELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

EVANS, Robert L., late of Pocopson Township. Sylvia B. Evans and R. Paul Evans, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FARMAN, Lawrence Ernest, late of Pottstown. Josh Farman, 747 W. Hoeffcker Rd., Pottstown, PA 19465 & Derek Farman, 135 Green Hill Rd., Barto, PA 19504, Executors.

GALLAGHER, SR., Hugh F., a/k/a Hugh Gallagher, late of Westtown Township. Monica Gallagher and Adriana Gallagher, 1211 Valley Dr., West Chester, PA 19382, Executrices.

GRAY, Letitia E., a/k/a Letitia Elizabeth Gray, late of West Chester Borough. Delores M. Butler and Marcia J. Williams, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrices. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

GREGG, Mark Timothy, a/k/a Mark T. Gregg, late of West Caln Township. Cassandra Gregg, 1366 Copeland School Road, Administratrix. THOMAS J WAGNER, Esquire, Thomas J. Wagner, Attorney at Law, 140 Grant Avenue, Coatesville, PA 19320, atty.

GRETKOWSKI, Helen R., late of West Whiteland Township. Lyn M. Wood, 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.

HALLETT, Nancy S., late of East Whiteland Township. David Hallett, 11 Atterbury Drive, Malvern, PA 19355, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite E, West Chester, PA 19380, atty.

IFFRIG, Michael Jon, late of West Whiteland Township. Dawn M. Marchini, 307 Jennifer Dr.,

Coatesville, PA 19320 and Robert J. Iffrig, 546 Fern Hill Ln., West Chester, PA 19380, Administrators. JAMES R. FREEMAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

KALMBACH, Albert, late of East Pikeland Township. Karen M. Trave & Keith D. Kalmbach, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KRAYNAK, Karen A., late of Phoenixville Borough. Richard B. Kraynak, 8 Rossiter Ave., Phoenixville, PA 19460, Administrator. TIMOTHY G. DALY, Esquire, Daly & Clemente, P.C., 1288 Valley Forge Rd., #72, Phoenixville, PA 19460, atty.

KUNTZ, Dorothy A., late of Phoenixville. Debra Kaczmar, 4289 Chestnut Drive, Walnutport, PA 18088, Executor.

LILLARD, Phyllis, a/k/a Phyllis K. Lillard, late of Lower Oxford Township. James Barle Lillard, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MANFREDINI, Olympia M., late of New Garden Township. Dominic E. Manfredini, 732 Penn Green Road, Landenberg, PA 19350, Executor. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.A., P.O. Box 551, Wilmington, DE 19899, atty.

NUNN, Kathleen, late of Newlin Township. Nick H. Nunn, III, 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.

RUPPERT, Carol Lynn, late of Honey Brook Borough. Eileen Fox, care of JAMES B. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SHANNAHAN, Franklin M., late of Tredyffrin Township. Barbara E. Shannahan and Joseph R. Shannahan, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

SULLIVAN, Jean A., late of Uwchlan Township. Joseph Sullivan, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

WALTERS, SR., James Ray, late of Nottingham. Sheila M. Kelly-Walters, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

WATKINS, JR., John M., a/k/a John Mauldin Watkins, Jr., late of Kennett Square. Peter M. Watkins, P.O. Box 590292, Newton, MA 02459, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pazzes, 15 Center Meeting Road, Wilmington, DE 19807, atty.

WITAKER, Jeanne T., late of Kennett Township. Mark Whitaker, 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.

WITMAYER, Charles W., late of East Vincent Township. Sherry Lynn Whitmayer, care of JAMES J. CORSETTI, JR., Esquire, 440 Quarry Rd., Harleysville, PA 19438, Executrix. JAMES J. CORSETTI, JR., Esquire, 440 Quarry Rd., Harleysville, PA 19438, atty.

YANNUZZI, Mary E., late of West Fallowfield Township. Robert J. Lazar, care of CHRISTOPHER G. FURLONG, Esquire, 22 East Third Street, Media, PA 19063, Executor. CHRISTOPHER G. FURLONG, Esquire, 22 East Third Street, Media, PA 19063, atty.

YOCKIN, Robert A., late of West Pikeland Township. Robert P. Yockin, care of ROBERT C. EWING, Esquire, 116 W. Baltimore Avenue, P.O. Box 728, Media, PA 19063, Executor. ROBERT C. EWING, Esquire, 116 W. Baltimore Avenue, P.O. Box 728, Media, PA 19063, atty.

3rd Publication

ALWINE, Jeremy, late of Berwyn. Jeanette Alwine & Christopher Alwine, 308 Abbey Road, Berwyn, PA 19312, Administrators.

ARCHAMBAULT, Ralph Francis, a/k/a Ralph F. Archambault, late of Charlestown Township. Lynne Marie Sanbe, 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.

BADASARIAN, Monte R., late of West Chester. Jo-Ann Badasarian, care of KEVIN J. RYAN, Esquire, 220 W Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, 220 W Gay Street, West Chester, PA 19380, atty.

BARKMAN, JR., Marshall, late of Schuylkill Township. Marshall Barkman, III & Anita Watkins, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Ave, Berwyn, PA 19312, Executors. ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Ave, Berwyn, PA 19312, atty.

BELL, Margaret E., late of West Goshen Township. Harold E. Bell, Jr., care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

CALIGIURI, Theresa R., a/k/a Teresa R. Caligiuri, late of London Grove Township. Angeline Baughman and John A. Caligiuri, Jr., 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.

CROWE, Arthur S., a/k/a Arthur S. Crowe, Jr., late of Birmingham Township. Mary F. Crisman, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DALLER, SR., George R., a/k/a George Richard Daller, late of Atglen Borough. Edward H. MYERS, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administrator. C.T.A. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

DANIELS, Guy Rex, late of Paoli. Paul F. Daniels, 965 Northcliffe Drive, Salt Lake City, UT 84103, Administrator.

DAVIS, Rebecca, late of Easttown Township. Bancroft G. Davis, III, care of KAREN S. DAYNO, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executor. KAREN S. DAYNO, Esquire, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

DOVE, JR., Robert G., late of East Brandywine Township. David W. Dove, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

HOFFMAN, Irene, late of Atglen Borough. Ernst Hoffman, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

INNELLA, Janice Anne, late of East Goshen Township. Steven M. Clofine, care of DANIELLE FRIEDMAN, Esquire, 1801 Market St., Ste. 2300, Philadelphia, PA 19103, Administrator. DANIELLE FRIEDMAN, Esquire, Offit Kurman, P.A., 1801 Market St., Ste. 2300, Philadelphia, PA 19103, atty.

KELLY, Robert J., late of Phoenixville Borough. Karen K. Gregory, care of JOHN F. McKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

KIMES, Randy Lee, late of West Brandywine Township. Ricky Lee Kimes, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administrator. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

KITCHICK, Donald J., late of East Vincent Township. Joseph D. Kitchick, 1130 Kulp Rd., Pottstown, PA 19465, Executor. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

LECCESE, Rita Lea, a/k/a Rita L. Leccese, late of Schuylkill Township. Katherine A. Haslip, 1104 W. Historic Columbia River Hwy., Troutdale, OR 97060 and Gloria J. Leccese, 838 E. Phillip Dr., Phoenixville, PA 19460, Executrices. JOSEPH K. KOURY, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

McCARLEY, Sharon Elizabeth, late of Phoenixville. Michelle Lamoureux, 1927 Montgomery Ave, Cardiff, CA 92007, Executor.

MILTON, Robert Thomas, late of East Whiteland Township. Teresa A. Schneider and Kathleen M. Milton, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

PARK, Kathryn, a/k/a Kathryn Alice Park, late of

Tredyffrin Township. John J. Park, care of ELLEN J. DERINGER, Esquire, 1701 Market St., Philadelphia, PA 19103, Executor. ELLEN J. DERINGER, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market St., Philadelphia, PA 19103, atty.

PAVELIK, George M., a/k/a George M. Pavlik, late of Valley Township. Deborah Sweigart, 31 Beech St., Coatesville, PA 19320, Executrix. ROGER E. LEGG, Esquire, 100 Five Points Road, Coatesville, PA 19320, atty.

POHL, Isolde, late of Valley Township. Christoph Pohl, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SHEAN, Stephen V., late of West Goshen Township. Joseph A. Bellinghieri, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

SMITH, Carl E., a/k/a Carl Eugene Smith, late of North Coventry Township. Carl J. Smith, 77 Fortress Dr., Boyertown, PA 19512 and Mandi L. Knowles, 2576 Creek Station Dr., Buford, GA 30519, Executors. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

SMITH, Gladys Lorraine, late of East Nantmeal Township. Anne Hilder, care of JOHN C. HOOK, Esquire, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, Administratrix. C.T.A. JOHN C. HOOK, Esquire, Stradley, Ronon, Stevens & Young, LLP, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, atty.

TOOLE, Bethel Thomas, late of Valley Township. Harriett C. Burch, 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.

TRACEY, Maryann B., late of East Goshen. John A. Tracey, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

WESLER, Anna L., late of Phoenixville. Diane Featherman, 200 Oxford Lane, Exton, PA 19341, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

WILSON, Dorothy Anne, late of Willistown Township. Jennifer V. Reed, care of SHARON L. STEINGARD, Esquire, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103, Executrix. SHARON L. STEINGARD, Esquire, Willig, Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103, atty.

The purpose or purposes for which it was organized are: Sports teams (community) – Athletic women’s soccer.

1st Publication of 1

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following Chester County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated November 10, 2021, pursuant to Rule III(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 10, 2021 for Compliance Group 1.

Foltz, Jack Lloyd
Hannum Jr., John Berne

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

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

Doberman Audio, with its principal place of business at 2402 Winterbridge Lane, West Chester, PA 19382. The application has been (or will be) filed on: Sunday, December 12, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Isaiah R Evans

Arbor Terrace Exton, with its principal place of business at 100 Oaklands Blvd, Exton, PA 19341. The application has been (or will be) filed on: 12/02/2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Blue Ridge Senior Housing, LLC, 3715 Northside Parkway, Building 300, Suite 110, Atlanta, GA 30327.

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 Tri-County Women's Soccer League.
Articles of Incorporation were filed on Saturday, August 7, 2021

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

ESTATES/TRUSTS ATTORNEY

Estates/Trusts Attorney sought for growing, collegial Main Line firm. Send resume with cover letter and salary requirements, in confidence to responses10@gmail.com

ASSOCIATE ATTORNEY

LaMonaca Law is seeking associate attorneys to join our expanding main line law firm. Required: minimum of 2 years family law experience, transportation, career oriented, ability to multi-task in a fast paced environment. Send resume and salary requirements to Kristy@LaMonacaLaw.com.