



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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Elk Township v. Hicks, et al.

Motion for stay – Writ of execution – Unauthorized practice of law

1. A court has no discretion to tolerate the unauthorized practice of law and may not allow a person to engage in the unauthorized practice of law simply because the adverse party does not object.
2. Pennsylvania Rule of Civil Procedure 3121 provides that execution shall be stayed as to all or any part of the property of the defendant (a) upon written direction of the plaintiff to the sheriff; (b) upon the entry of bond with the prothonotary, by any person or party in interest, with security approved by the prothonotary, in the amount of plaintiff's judgment, including probable interest and costs, or in such lesser amount as the court may direct, naming the Commonwealth of Pennsylvania as obligee, and conditioned to pay the amount due within ninety (90) days of the entry of bond, unless the time for payment be further extended by the court; (c) pending disposition of a property claim filed by a third party; (d) upon a showing of exemption or immunity of property from execution; or (e) upon a showing of a right to a stay under the provisions of an Act of Congress or any Act of Assembly.
3. Execution may be stayed by the court as to all or any part of the property of the defendant upon its own motion or application of any party in interest showing (a) a defect in the writ, levy or service; or (b) any other legal or equitable ground therefor.
4. In an order staying execution, the court may impose such terms and conditions or limit the stay to such reasonable time as it may deem appropriate.
5. A court in which an execution proceeding is pending has the inherent power to stay the proceeding upon legal or equitable grounds, when it is necessary to protect the rights of a party.
6. A court should not stay execution unless the facts of the case warrant such an exercise of discretion, which judgment requires balancing the rights of the creditor and debtor.
7. It is the general rule that an appeal from common pleas does not act as a supersedeas.
8. It is well-established that he who seeks equity must do equity. A party seeking equitable relief must come before the court with clean hands.
9. Defendants filed an emergency motion for stay of execution of judgment obtained in the Magisterial District Court. Upon consideration of the motion, and the plaintiff's response thereto, the Court Held, that the motion was denied and that the stay preliminarily entered was lifted.

P.McK.

Elk Township v. Hicks, et al.

212 (2024)]

C.C.P. Chester County, Civil Action – Law, No. 2023-01406-JD; Elk Township v.
Curtisha Hicks and William T. Sterling, a/k/a Abdullah Nasik

Thomas O’Keefe for plaintiff

Defendants pro se

Binder, J., June 25, 2024:-

[72 Ches. Co. Rep. **Elk Township v. Hicks, et al.**

ELK TOWNSHIP

Plaintiff

vs.

CURTISHA HICKS and
WILLIAM T. STERLING
Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

No. 2023-01406-JD

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 25th day of June, 2024, upon consideration of the Emergency Motion for Stay¹ filed September 15, 2023 and Plaintiff’s response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **DENIED** and that the stay preliminarily entered by this court on September 18, 2023 is **LIFTED**.

BY THE COURT:

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

¹ The full title is Motion of Defendants Stay of Execution and Expedited Relief is Sought and Nature of Emergency. Defendant William T. Sterling a/k/a Abdullah Nasik purported to file the Motion on behalf of himself and co-Defendant Curtisha Hicks. However, it appears that Defendant is not a licensed attorney and this court cautions Defendant to refrain from the unauthorized practice of law. Bisher v. Lehigh Valley Health Network, Inc., 265 A.3d 383, 406 (Pa. 2021) (“A court has no discretion to tolerate the unauthorized practice of law, and may not allow a person to engage in the unauthorized practice of law simply because the adverse party does not object.”) (quoting Rental Prop. Mgmt. Servs. v. Hatcher, 97 N.E.3d 319, 329 (Mass. 2018)).

MEMORANDUM

On February 28, 2023, Plaintiff transferred to this court the judgment for \$12,026.75 it obtained in the Magisterial District Court. Plaintiff commenced execution proceedings by praecipe filed May 23, 2023 and amended praecipe filed June 6, 2023. On September 15, 2023, William T. Sterling a/k/a Addullah Nasik filed a Motion of Defendants [sic] Stay of Execution and Expedited Relief is Sought and Nature of Emergency. Defendant asked this court to stay the Writ of Execution or otherwise prohibit the Sheriff's Sale of 1204 Old Forge Road, Oxford, Pennsylvania, 19363 pursuant to Pa.R.Civ.P. 3121. On September 18, 2023, this court entered a preliminary stay and directed Plaintiff to file its response within twenty (20) days. On October 13, 2023, Plaintiff filed its response² and supporting brief.

The rule for decision is as follows:

- (a) Execution shall be stayed as to all or any part of the property of the defendant
- (1) upon written direction of the plaintiff to the sheriff;
 - (2) upon the entry of bond with the prothonotary, by any person or party in interest, with security approved by the prothonotary, in the amount of plaintiff's judgment, including probable interest and costs, or in such lesser amount as the court may direct, naming the Commonwealth of Pennsylvania as obligee, and conditioned to pay the amount due within ninety (90) days of the entry of bond, unless the time for payment be further extended by the court;
 - (3) pending disposition of a property claim filed by a third party;
 - (4) upon a showing of exemption or immunity of property from execution; [or]
 - (5) upon a showing of a right to a stay under the provisions of an Act of Congress or any Act of Assembly.
- (b) Execution may be stayed by the court as to all or any part of the property of the defendant upon its own motion or application of any party in interest showing

² Plaintiff styled its response as Plaintiff's Motion in Response to Defendant Sterling's Motion of Defendant's Stay of Execution and Expedited Relief is Sought and Nature of Emergency.

- (1) a defect in the writ, levy or service; or
 - (2) any other legal or equitable ground therefor.
- (c) In an order staying execution the court may impose such terms and conditions or limit the stay to such reasonable time as it may deem appropriate.

Note: The defendant may under these rules obtain a stay upon a showing that the net rents or income can satisfy the judgment, interest and costs within a reasonable time, that a stay will not imperil the ultimate collection of the judgment and that in balancing the equities no undue hardship will be inflicted on the plaintiff. The court may in granting stay provide for payment to the plaintiff or may order sequestration of the rents or income.

- (d) The court may on application of any party in interest set aside the writ, service or levy

- (1) for a defect therein;
 - (2) upon a showing of exemption or immunity of property from execution, or
 - (3) upon any other legal or equitable ground therefor.
- (e) All objections by the defendant shall be raised at one time.

Note: The garnishee may however raise the defenses of exemption or immunity of property from execution by preliminary objection or in answers to interrogatories. See Rules 3142(a) and (c) and 3145(b).

- (f) After the termination of a stay, sale may be had without reissuance of the writ.

Pa.R.Civ.P. 3121.

“[A] court in which an execution proceeding is pending has the inherent power to stay the proceeding upon legal or equitable grounds, when it is necessary to protect the rights of a party. City of Easton v. Marra, 862 A.2d 170, 174-75 (Pa.Cmwlt. 2004) (citing Pa.R.Civ.P. 3121; Keystone Savings Association v. Kitsock, 633 A.2d 165 (Pa. Super. 1993); and Kronz v. Kronz, 574 A.2d 91 (Pa.Super. 1990)). “A court should not stay execution unless the facts of the case warrant such an exercise of discretion, which

judgment requires balancing the rights of the creditor and debtor.” City of Easton v. Marra, 862 A.2d at 175 (citing Kronz, *supra*.)

Defendant William T. Sterling a/k/a Addullah Nasik advances three (3) grounds for relief. The first is that the property is worth fifteen (15) times the amount of the judgment. Motion, 9/15/2023, p. 1 (Defendant’s point 1); Motion, 9/15/2023, p. 4 (Defendant’s point 2). The second is that there are monthly net rents/income from the property of \$1,800.00 per month. Motion, 9/15/2023, pp. 1-2 (Defendant’s point 2). The third is that Defendant appealed from this court’s order entered in case number 2023-01815-CV on April 14, 2023 that denied Defendant’s Petition to File [Appeal] Nunc Pro Tunc filed March 16, 2023.³ Motion, 9/15/2023, p. 2 (Defendant’s points 3 through 11 and 4); Motion, 9/15/2023, p. 4 (Defendant’s point 3).

Here, Defendant’s Motion lacks merit. First, Defendant’s appeal from this court’s order entered in case 2023-01815-CV is an insufficient ground for relief. It is the general rule that an appeal from common pleas does not act as a supersedeas. *See e.g.*, Pa.R.C.P. 1731-1751 (Stay or Injunction in Civil Matters). Second, Defendant’s offer to pay over the net rents/income from the property rests upon Defendant’s illegal renting of the property which gave rise to the underlying judgment. *See* Plaintiff’s Brief, 10/13/2023, p. 1 (“Defendant’s ongoing rental of the Property to individuals who do not constitute a family, in violation of the Township Zoning Ordinance, forms the very basis for the Judgment in this matter.”). *See also* Plaintiff’s Brief, 10/13/2024, p. 4. It is well-established that “he who seeks equity must do equity.” In re Estate of Aiello, 993 A.2d 283, 288 (Pa.Super. 2010) (quoting Sprague v. Casey, 550 A.2d 184, 188 (Pa. 1988)). “A party seeking equitable relief must come before the court with clean hands.” In re Estate of Aiello, 933 A.2d at 288 (citing Mudd v. Nosker Lumber, Inc., 662 A.2d 660, 663 (Pa.Super. 1995)). Third, Plaintiff’s claim that the property is worth fifteen (15) times the amount of the judgment is an argument to avoid waste, but Defendant offers no other asset that Plaintiff might attach to satisfy its judgment. Moreover, Defendant would be entitled to his share of any proceeds from a sale in excess of the amounts to satisfy judgments and/or liens on the property. Defendant thus asks this court to enter an indefinite injunction which is prohibited. Patterson v. Patterson, 27 Pa. 40 (1856).

Accordingly, for the reasons set forth above this court will enter an order denying the Emergency Motion for Stay filed September 15, 2023.

3 That appeal is presently docketed at 673 CD 2023.

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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. 2024-03569-NC

NOTICE IS HEREBY GIVEN that the name change petition of Katharine May Hoffer was filed in the above-named court and will be heard on Monday, December 2, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, April 26, 2024 Name to be changed from: Katharine May Hoffer to: Katharine May Hoffer-Collins 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. 2024-06510-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lorelei Norelle Thompson was filed in the above-named court and will be heard on Monday, December 9, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Thursday, July 25, 2024 Name to be changed from: Lorelei Norelle Thompson to: Lorrie Norelle Thompson 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. 2024-05457-NC

NOTICE IS HEREBY GIVEN that the name change petition of Quinn Gallagher on behalf of minor child Aria Jade Trammell was filed in the above-named court and will be heard on Monday, August 12, 2024 at 2:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Thursday, June 27, 2024 Name to be changed from: Aria Jade Trammell to: Aria Jade Gallagher Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on July 31, 2024, Articles of Incorporation were filed with the Department of State for 100 Arrowhead Drive GP, Inc., a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on July 31, 2024, Articles of Incorporation were filed with the Department of State for 701-703 Rice Boulevard GP, Inc., a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

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 Tuesday, May 14, 2024, effective Tuesday, May 14, 2024 for Washington Street Foundation in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: The purpose of the corporation is to, among other things, (i) help vulnerable people find affordable, durable and safe shelter, in all the manifestations of the concept of home; (ii) provide properties that foster stability; (iii) assist with finding personal, spiritual and financial autonomy; and (iv) subject to the other limitations set forth in the articles of incorporation, to perform all other things and acts and exercise all other powers, rights and privileges which a nonprofit corporation may now or hereafter be organized or authorized to do or to exercise under the Pennsylvania Nonprofit Corporation Law of 1988, as amended from time to time.

JAY W. WALDMAN, Esquire
Waldman Law Group, P.C.
501 N. Park Road
Wyomissing, PA 19610

DISSOLUTION NOTICE

NOTICE OF PROPOSED DISSOLUTION

Financial Synergies Management Inc., a Pennsylvania corporation, has adopted a proposal that the corporation be voluntarily dissolved. All persons with claims against the corporation must present them in accordance with this notice. Claims must be presented in writing and must include the following information:
1. The name and address of the claimant;
2. The amount claimed;
3. The basis of the claim;
4. The date(s) on which the claim arose.

All claims must be mailed to:
Joan Walsh
Financial Synergies Management Inc.
9333 S. Oakley Ave.
Chicago, IL 60643
Claims must be received no later than August 8, 2024. A claim will be barred if received past this deadline.
Financial Synergies Management Inc.
By: Joan Walsh, Owner

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

BLADES, Herbert, 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.

BOYD, Ruth Anne, late of East Fallowfield Township. Gary B. Boyd, 35 Horizon Drive, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COZZONE, Judith E, a/k/a Judith E Byers, late of Honey Brook Township. Shawn L Byers, care of GARY E THOMPSON, Esquire, 882 South Matlack Street, Suite 101, West Chester PA 19382, Executor. GARY E THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester PA 19382, atty.

EVANGELISTA, Dorothy B., a/k/a Dorothy Bracken Evangelista, late of West Goshen Township. Maryanne B. Quinn and Maryanne Q. Hancock, care of MARGARET E. W. SAGER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrices. MARGARET E. W. SAGER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

FARKAS, William J, late of Downingtown. Elaine Allen, 225 Ashland Avenue, Secane PA 19018-2008, Executrix.

FARROW, Franklin C., a/k/a Franklin Creveling Farrow, Jr., late of Tredyffrin Township. Douglas L. Kaune, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor.

GREEN, Anna J., late of Oxford. David Green, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

JONES, Suzanne L., a/k/a Suzanne Lucille Jones, late of Kennett Township. John Hales Jones, 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.

LEWIS, Howard B., late of East Goshen Township. Howard B. Lewis, Jr. and Julie Anne Palminteri, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania

19382-2928, Executors. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

LYNCH, Thomas Archer, late of Honey Brook Township. Michael Joseph Browne, 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.

MANUEL, Lewis E., late of Kennett Square. Vicki Manuel, 253 South Thistle Down, Kennett Square, PA 19348, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

MARCOCCI, Carol A., a/k/a Carol Anne Marcocci, late of West Whiteland Township. Stephanie Colona, 203 Templin Rd., Glenmore, PA 19343, care of JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, atty.

MELRATH, Virginia C., late of Oxford. Susan Melrath, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

MILLER, Katherine F., late of Tredyffrin Township. Allyson Andrisani, 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.

MOORE, JR., Lewis Robert, a/k/a Robert Moore, Jr., late of Borough of Downingtown. Robert A. Moore, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester PA 19382, Administrator. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester PA 19382, atty.

OLSAVSKY, Michael, late of West Goshen Township. Adam Olsavsky, 1920 Gilpin Ave., Wilmington, DE 19806, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Administrator. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

PHOUTHAVONGSA, Somkiet, late of Franklin Township. Kitthiphong Phouthavongsa, 120 Scroggy Rd., Oxford, PA 19363, care of ANITA M. D'AM-

ICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

POTTER, Stephen, a/k/a Stephen Dodds Potter, late of East Goshen Township. Stacey Willits McConnell, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

RUARK, Barbara A., late of West Caln Township. Kay L. Thoensen and Nancy Habecker, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executrices. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

RUSSELL, Cheryl A., a/k/a Cheryl A. Heim, late of Upper Oxford Township. William S. Russell, Jr., care of STEVEN M. ZELINGER, Esquire, 1650 Market St., Ste. 3600, Philadelphia, PA 19103, Administrator. STEVEN M. ZELINGER, Esquire, Steven M. Zelinger, LLC, 1650 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

STELLER, Carole Grace, a/k/a Carole A. Steller, late of Kennett Square. William S. Steller, 111 Gideon Drive, Kennett Square, PA 19348, care of KEVIN A. POLLOCK, Esquire, 100 Federal City Road, Building C, Suite 104, Lawrence, NJ 08648-1664, Executor. KEVIN A. POLLOCK, Esquire, The Pollock Firm LLC, 100 Federal City Road, Building C, Suite 104, Lawrence, NJ 08648-1664, atty.

TIERNEY, Eugene C, late of Phoenixville. David Tierney, 109 Shallow Springs Court, Exton, PA 19341, Administrator.

VAN BOVEN, Mary Hart, a/k/a Mary Elizabeth Hart Van Boven, late of Phoenixville Borough. Carol Honebrink Lavoritano, 738 S. Latches Ln., Merion Station, PA 19066, Executrix.

2nd Publication

ANDERSON, Kevin Earl, late of City of Coatesville. Laura R. Anderson, 2820 Fox Place, Nampa, ID 83687, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ESTATE OF JOHN S. BLAZIK, late of Thorn-

bury Township, Chester County, Pennsylvania, deceased.

Letters Testamentary of the Estate of the above named, John S. Blazik, deceased, having been granted to the undersigned on July 18th, 2024, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executrix or Counsel:

Victoria A. Blazik, Executrix
3 Pensacola Place
Barnegat, NJ 08005
FRANK W. HAYES, Esquire
Hayes & Romero
31 South High Street
West Chester, PA 19382

BLEVINS, Virgil, late of West Grove. Peggy Swanson, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square PA 19348, Executrix. WILLIAM E. HOWELL III, Esquire, Law Office of William E Howell, 110 E. State St., Suite 1, Kennett Square PA 19348, atty.

BURGER, Shirley Ann, a/k/a Shirley I. Burger, late of West Whiteland Township. Krista Ciarrochi, 605 Chinook Drive, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COCOZZA, Joan A., late of Schuylkill Township. Christina Coccozza, 260 W. 7 Stars Rd., Phoenixville, PA 19460, care of JOSEPH J. FIANDRA, Esquire, 426 N. Easton Rd., Front, Glenside, PA 19038, Executrix. JOSEPH J. FIANDRA, Esquire, Joseph J. Fiandra, LLC, 426 N. Easton Rd., Front, Glenside, PA 19038, atty.

FARKAS, Joyce Carol, a/k/a Joyce C. Farkas, late of Exton. Jeffrey Edward Farkas, 27 Manor Lane, Morris Plains, NJ, 07950, Personal Representative.

GOTHIE, SR., Joseph A., late of East Goshen Township. Joseph A. Gothie, Jr., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HANSEN, Kyle B., a/k/a Kyle Hansen and Kyle Brandon Hansen, late of Warwick Township. Rosemary K. Kuhlmann, care of SUPRIYA G. PHILIPS, Esquire, P.O. Box 444, Pottstown, PA 19464, Administratrix. SUPRIYA G. PHILIPS, Esquire, Wolf,

Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

HANSON, Dolores M., late of Uwchlan Township. John J. Hanson, care of ZACHARY D. BURLEY, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. ZACHARY D. BURLEY, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

HUBERTY, Barbara G, late of West Brandywine. Edward J Huberty, 434 Freedom Blvd, West Brandywine, PA 19320, Executor.

IZYKOWSKI, Barbara A, a/k/a Barbara Izykowski, late of West Chester, East Goshen Township. Stephen J. Izykowski, 3 Woodsvie Drive, Garnet Valley, PA 19060 and Joseph E. Izykowski, 107 Shallow Springs Court, Exton, PA 19341, care of JOHN L. CARR, Esquire, 800 Avondale Road - Suite 3D - Wallingford, PA 19086, Executors. JOHN L. CARR, Esquire, 800 Avondale Road - Suite 3D - Wallingford, PA 19086, atty.

KOBESKI, Joseph Allen, a/k/a Joseph A. Kobeski, late of East Marlborough Township. Jena E. Kobeski, care of JOSEPH G. CARUSO, Esquire, 300 Colonial Dr., Wallingford, PA 19086, Executrix. JOSEPH G. CARUSO, Esquire, 300 Colonial Dr., Wallingford, PA 19086, atty.

LANDON, Ronald A., late of West Brandywine Township. Nancy L. Norton, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

LESTER, Shirley H., late of Kennett Square. James R. Lester, 100 Winding Lane, Kennett Square PA 19348, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square PA 19348, Executor. WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square PA 19348, atty.

LINDGREN, Amy Fairfax, a/k/a Amy Lindgren, late of Kennett Township. Lucy Leboutillier, 204 Green Valley Rd., West Chester, PA 19381, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MICHALES, Marilyn M., late of West Whiteland Township. Laurie E. Cordisco, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

SHAW, Donald A., late of West Whiteland Township. Clare Patricia Shaw, care of ANDREW J. BELLWOAR, Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. ANDREW J. BELLWOAR, Esquire, Bellwoar Kelly LLP, 126 West Miner Street, West Chester, PA 19382, atty.

UMBERGER, Elizabeth B, late of East Pikeland. Max Umberger, 1002 Country Way Chester Springs, PA 19425, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Office, 21 W Washington St, Suite D West Chester, PA 19380, atty.

WAGNER, Patricia A, late of Oxford. Michael Peterson, 134 Jackson School Rd Oxford, PA 19363, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D West Chester, PA 19380, atty.

WAGNER, III, Robert D, late of Oxford. Michael Peterson, 134 Jackson School Rd Oxford, PA 19363, care of FRANCIS C MILLER, Esquire, 21 W Washington St Suite D West Chester, PA 19380, Administrator. FRANCIS C MILLER, Esquire, Miller Law, 21 W Washington St Suite D West Chester, PA 19380, atty.

WU, Hsiu-Mei, late of West Goshen Township. Hsin-Feng Wu, 418 Longview Dr., West Chester, PA 19380, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

YOUNG, George W., late of Honey Brook. Helena M. Fulmer, 673 Lilac Drive, New Providence, PA 17560, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., PO Box 1081, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., PO Box 1081, Media, PA 19063, atty.

ZOROVICH, Zelmira, late of Pocopson Township. Janet Z. Charlton, 527 Windy Hill Ln., West Chester, PA 19382, care of JENNIFER POPELACK, Esquire, 100 N. Independence Mall West, Ste. 5A

NW, Philadelphia, PA 19106, Executrix. JENNIFER POPELACK, Esquire, Mattioni, LTD., 100 N. Independence Mall West, Ste. 5A NW, Philadelphia, PA 19106, atty.

3rd Publication

ANDREWS, Elva M., late of East Goshen Township. Douglas Andrews, David Andrews and Jeffrey P. Andrews, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BRADFORD, Maryanne, late of Phoenixville. Dean Bradford, 974 Spring City Road, Phoenixville, PA. 19460, Executor.

BRUCE, Robert Alan, late of Charlestown. James Bruce, PHD, 1173 S Mary Avenue Sunnyvale CA 94087, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs PA 19425, Administrator. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm. Com,LLC, 712 Kimberton Road Chester Springs PA 19425, atty.

DAWSON, Gertrude, late of Phoenixville. Richard Dawson, 1211 Out of Bounds Drive, Summerville, SC 29485, care of STEVEN D.W. MILLER, Esquire, 718 Poplar Street, Suite I, Lebanon, PA 17042, Executor. STEVEN D.W. MILLER, Esquire, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042, atty.

GAZZILLO, Carol M., a/k/a Carol Mary Gazzillo, late of East Pikeland Township. Hazel Shinpaugh, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HAYWOOD, Helen M., a/k/a Helen Marlin Haywood and Helen Haywood, late of East Pikeland Township. Joseph H. Dougherty, Esq., 2209 Mt. Carmel Ave., Glenside, PA 19038, care of JOSEPH H. DOUGHERTY, Esquire, 2209 Mt. Carmel Ave., Glenside, PA 19038, Executor. JOSEPH H. DOUGHERTY, Esquire, Dougherty & Eckel, 2209 Mt. Carmel Ave., Glenside, PA 19038, atty.

HEDGES, Corinne M, late of West Nottingham Township. Christine M. Bradley, 12 White Birch Road, Turnersville, NJ 08012, care of PETER GEORGE MYLONAS, Esquire, 2725 West Chester Pike, Broomall, PA 19008, Executrix. PETER

GEORGE MYLONAS, Esquire, Law Offices of Peter George Mylonas, PC, 2725 West Chester Pike, Broomall, PA 19008, atty.

KANIA, Mark Edward, late of Glenmoore, West Brandywine Township. Valarie Kania, 15 Brandywine Drive, Glenmoore, PA 19343, Executor.

MARKHAM, Gilbert J., a/k/a Gilbert John Markham, late of Easttown Township. Carolyn R. Markham, care of JAMES R. ABBOTT, Esquire, 103 Chesley Dr., Media, PA 19063, Executrix. JAMES R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Media, PA 19063, atty.

MARSHALL, Elsie Marie, a/k/a Elsie M. Marshall, late of Township of Valley. Debora A. Marshall, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

McCARTY, Kimberly Beth, late of Coatesville. Brent M. Mertz, 467 Hibernia Road, Coatesville, PA 19320, Executor.

MCGOVERN, John Dean, late of West Grove. John Andrew McGovern, 90 School Lane, Elizabethtown, PA 17022, care of LEO T. WHITE, Esquire, 1220 Valley Forge Road, Phoenixville, PA 19460, Administrator. LEO T. WHITE, Esquire, Law Offices of Leo T. White, 1220 Valley Forge Road, Phoenixville, PA 19460, atty.

MERLUZZI, JR., Paul J., late of East Goshen Township. Jonathan M. Peterson, Esq., 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, care of JONATHAN M. PETERSON, Esquire, 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, Administrator. JONATHAN M. PETERSON, Esquire, Butera, Jones & Peterson, LLC, 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, atty.

MURRAY, Donald L., late of Pottstown. Christopher J. Murray, 289 Roman Drive, Schwenksville, PA 19473, Peter J. Murray, 986 Hale Street, Apt. B, Pottstown, PA 19464, and Matthew J. Murray, 249 West Hoffercker Road, Pottstown, PA 19465, care of H. CHARLES MARKOFSKI, Esquire, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, Executors. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

NEWHOUSE, Vernon Leopold, late of Tredyffrin. Paul Newhouse, 3009 Toad Lake Road, Bellingham, WA 98226, Executor.

NOTEBOOM, Anita J., a/k/a Anita Joyce Noteboom and Anita Noteboom, late of Kennett Township. Kimberly A. Barker, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

O'NEILL, Carla C., late of Easttown Township. Jeanne O'Neill and Edward O'Neill, Jr., P.O. Box 307, Oaks, PA 19456, Executors.

RYDER, Rosemarie, a/k/a Rosemary and Rose, late of Kennett Square. William Ryder, 120 Magnolia St, Kennett Square, PA 19348, Executor.

SERIANNI, Linda A., a/k/a Linda Anne Serianni, late of Coatesville. Andrea Glowatz, 522 Thouran Rd, Coatesville, PA 19320, Administrator.

ZANTUA, Catalina V., late of Tredyffrin Township. Nelson V. Zantua, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA 19460, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

PA SELF-INSURERS' ASSOCIATION, with its principal place of business at 317 Church Street, Phoenixville, PA 19460. The application has been (or will be) filed on: Monday, July 15, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Pennsylvania Self-Insurers Service Corporation, 317 Church Street, Phoenixville, PA 19460. JAY W. WALDMAN, Esquire Waldman Law Group, P.C. 501 N. Park Road Wyomissing, PA 19610

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

PENNSYLVANIA WORKERS’ COMPENSATION COALITION, with its principal place of business at 317 Church Street, Phoenixville, PA 19460. The application has been (or will be) filed on: Monday, July 15, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Pennsylvania Self-Insurers Service Corporation, 317 Church Street, Phoenixville, PA 19460.
JAY W. WALDMAN, Esquire
Waldman Law Group, P.C.
501 N. Park Road
Wyomissing, PA 19610

NONPROFIT CORPORATION NOTICE

Chan Culture Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended for serving as an educational and community support corporation, for providing a Buddhist educational institute and community outreach organization supporting the doctrine of Buddhism, declaring itself and all its property subject to the law, usages, and appointments of the Chan Culture Association corporation while furthering the spiritual beliefs of its’ Buddhist followers.

NONPROFIT CORPORATION NOTICE

NOTICE IS HERBY GIVEN THAT, on 7/18/24, Articles of Incorporation were filed with the Dept. of State for CHURCH OF THE ASCENSION, PARK-ESBURG, a nonprofit corporation organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes.
JOHN S. CARNES, JR., Attorney
101 West Main Street
Parkesburg, PA 19365

NONPROFIT CORPORATION NOTICE

Philmont Carriage Homes Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Kaplin Stewart
Union Mtg. Corp. Ctr.
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – IN DIVORCE
Uvel Rodriguez Cintora, Plaintiff vs. Erbin Gaspar, Defendant: Case No. 2021-08683-DI
If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Chester County Bar Association, 15 W Gay St Ste 2, West Chester, PA 19380, Phone (610) 692-1889

NOTICE

NOTICE is hereby given that the Court of Common Pleas of Chester County shall hold a hearing on Friday, August 23, 2024, at 9:00 a.m., in Courtroom No. 2 of the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, on the Avon Grove School District’s Petition for Appointment of School Police Officer – William Joseph Donahue, Docket No. 2024-06053-MJ. The purpose of the hearing is to present the School Police Officer credentials for William Joseph Donahue and request

court authority for the School Police Officer to exercise all available powers and duties permitted by the Public School Code of 1949, as amended, at Article XIII-C (School Security), including but not limited to 24 P.S. § 13-1302-C (School Police Officers); and 24 P.S. § 13-1306-C (Powers and Duties); and as otherwise permitted pursuant to Pennsylvania law as well as Avon Grove School District policies and directives.
