



Chester County Law Reporter

(USPS 102-900)

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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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Crawford vs. Flats, et al.

Discovery – Compel independent medical examination

1. The rules governing discovery are intended to prevent surprise and unfairness and to allow a fair trial on the merits.
2. It is the general rule that a party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action.
3. The relevance standard applicable to discovery is broader and more flexible than the relevance standard used at trial for the admission of evidence.
4. A party has the right to a court order compelling another party to submit to a physical examination when the physical condition of that party is in controversy and good cause is shown.
5. No binding rule or precedent limits a party to one examination; rather, the court shall order an examination when good cause is shown.
6. In this premises liability action concerning a fall, Defendants filed a Motion to Compel Plaintiff's Independent Medical Examination by an internalist to explore: (a) whether plaintiff's fall was caused by her aortic stenosis and (b) whether her falls that occurred after the initial fall were caused by her aortic stenosis and not by her injuries from the initial fall. Plaintiffs opposed Defendants' Motion, arguing the examination would be burdensome and irrelevant since her aortic stenosis was mild to moderate at the time of her fall at issue and not severe as it had thereafter become and Defendants should utilize plaintiff's medical records to make determinations of the stages plaintiff was in during relevant falls. Plaintiff also argued Defendants are entitled to only one independent medical examination and plaintiff was already examined by an orthopedic surgeon. This court granted Defendants' Motion to Compel Plaintiff's Independent Medical Examination.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2021-03567; Kathleen Crawford and Michael Crawford, h/w vs. Keva Flats, Keva Flat, L.P., Keva Flats, G.P., Inc. and Hankin Group

Amber L. Falkenbach for Plaintiffs

Kevin E. Monstra for Defendants

Binder, J., August 26, 2022:-

Crawford vs. Flats, et al.

281 (2022)]

KATHLEEN CRAWFORD and
 MICHAEL CRAWFORD, h/w
 Plaintiffs

vs.

KEVA FLATS; KEVA FLATS, L.P.; KEVA
 FLATS G.P., INC.; and HANKIN GROUP
 Defendants

IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA

NO. 2021-03567-TT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 26th day of August, 2022, upon consideration of Defendants' Motion to Compel Plaintiff's Independent Medical Examination filed May 26, 2022 and Plaintiffs' Response thereto, it is hereby **ORDERED** that the Motion is **GRANTED** and that Plaintiff Kathleen Crawford shall appear for an independent medical examination to be performed by Steven Nierenberg, M.D.

IT IS FURTHER ORDERED that Defendants shall confer with Plaintiffs and submit to this court an agreed proposed order so the court may comply with Pa.R.Civ.P. 4010(a)(3) which directs the court to enter an order that "specif[ies] the time, place, manner, conditions and scope of the examination and the person or persons by whom it is to be made."

BY THE COURT:

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

MEMORANDUM

This is a premises liability action where Kathleen Crawford fell from a concrete step on May 26, 2019. Defendants filed their Motion to Compel Plaintiff's Independent Medical Examination on May 26, 2022. Defendants averred that Ms. Crawford's medical records indicate she suffers from severe aortic stenosis which began in 2018 before her fall. Motion, 5/26/2022, ¶¶ 5-7, 14. Defendants asked this court to compel Ms. Crawford to submit to a medical examination by internalist Steven Nierenberg, M.D. to explore: (1) whether Ms. Crawford's fall was caused by her aortic stenosis and (2) whether Ms. Crawford's falls that occurred after the initial fall were caused by her aortic stenosis and not by her injuries from the initial fall. Motion, 5/26/2022, ¶¶ 8, 10, 14.

Plaintiffs opposed Defendants' Motion. Plaintiffs argued that examination of Ms. Crawford in 2022 would be burdensome and irrelevant since her aortic stenosis was mild to moderate on May 26, 2019 and not severe as it is today. Response, 6/6/2022, ¶¶ 5, 7-8, 10, 13-15. Plaintiffs argued that Defendants should "utilize [Ms. Crawford's] medical records to make determinations of the stages [Ms. Crawford] was in during relevant falls to make their argument." Response, 6/6/2022, ¶ 8. *See also* Response, 6/6/2022, ¶¶ 13, 15. In the alternative Plaintiffs argued that Defendants are entitled to only one independent medical examination and Ms. Crawford has already been examined by an orthopedic surgeon. Response, 6/6/2022, ¶¶ 3-4, 11-12.

This court will grant Defendants' Motion. The rules governing discovery are intended to prevent surprise and unfairness and to allow a fair trial on the merits. Keystone Dedicated Logistics, LLC v. JGB Enterprises, Inc., 77 A.3d 1, 11 (Pa. Super. 2013); McGovern v. Hospital Service Assoc. of Northeastern Pennsylvania, 785 A.2d 1012, 1015 (Pa. Super. 2001); Dominick v. Hanson, 753 A.2d 824, 826 (Pa. Super. 2000). It is the general rule that "a party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action." Pa.R.C.P. No. 4003.1(a). *See also* Berg v. Nationwide Mut. Ins. Co., Inc., 44 A.3d 1164, 1178, fn. 8 (Pa. Super. 2012). The relevance standard applicable to discovery is broader and more flexible than the relevance standard used at trial for the admission of evidence. Com. ex rel. Pappert v. TAP Pharm. Prod., Inc., 904 A.2d 986, 994 (Pa. Cmwlt. 2006); George v. Schirra, 814 A.2d 202, 205-206 (Pa. Super. 2002).

A party has the right to a court order compelling another party to submit to a physical examination when the physical condition of that party is in controversy and good cause is shown. Pa.R.Civ.P. 4010(a). Here, Defendants showed good cause because examination by an internalist may result in an expert opinion that Ms. Crawford's aortic stenosis (however mild at the time) was a cause of her fall on May 26, 2019 and a cause of her falls afterward. This court rejected Plaintiffs' claim of irrelevance as instead an attack on the credibility of any such expert

opinion as may result from examination and this court was not persuaded by Plaintiffs' claim that an examination would be unduly inconvenient or that the availability of Ms. Crawford's medical records vitiates Defendants' rights under Pa.R.Civ.P. 4010(a). Moreover, Plaintiffs have not directed this court to any binding rule or precedent that limits a party to one examination and this court's own research has found none. Indeed, Pa.R.Civ.P. 4010 is silent on the matter and such an unyielding limitation would contradict the rule's directive to the court to order an examination when good cause is shown.

Accordingly, this court will enter an order granting Defendants' Motion to Compel Plaintiff's Independent Medical Examination filed May 26, 2022.

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CLERK OF THE ORPHANS' COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, NOVEMBER 2, 2022
Courtroom 7 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

IN RE: J.L.H., MINOR

1503-0683

FIRST AND INTERIM ACCOUNT FOR THE DECLARATION OF TRUST FOR JACOB LEE HAZY
OF: PNC BANK, NATIONAL ASSOCIATION, TRUSTEE
KATHLEEN A. HAZY, TRUSTEE

ATTORNEY(S):
BRITTANY J. CAMP, ESQUIRE
KIM D. FETROW, ESQUIRE

ESTATE OF ROBERT CHARLES JONES, DECEASED

1522-1445

A/K/A ROBERT C. JONES
FIRST AND FINAL ACCOUNT
OF: ELIZABETH ZWAAN MILNE, TRUSTEE
ELIZABETH ZWAAN MILNE, EXECUTOR

ATTORNEY(S):
ELIZABETH Z MILNE, ESQUIRE

IN RE: ALAN D. WEST JR, TRUST

1522-2156

FIRST AND FINAL ACCOUNT
TRUST UNDER WILL OF ALAN D. WEST, JR. FBO SUSAN B. WEST
OF: ALLEN L. GREENOUGH, TRUSTEE
DANIEL P. IRWIN, TRUSTEE

ATTORNEY(S):
APRIL L CHARLESTON, ESQUIRE

IN RE: WILLIAM L. WAGNER, TRUST

1522-2147

FIRST AND FINAL ACCOUNT OF THE WILLIAM L. WAGNER FAMILY TRUST FBO WILLIAM L. WAGNER AND HIS SPOUSE, BARBARA P. WAGNER, AND THE ISSUE OF WILLIAM L. WAGNER

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE
VANGUARD NATIONAL TRUST COMPANY, PETITIONER

ATTORNEY(S):
GARTH GARRISON HOYT, ESQUIRE

IN RE: LARRY K. HAINES, TRUST

1522-2176

FIRST AND FINAL ACCOUNT OF LARRY K. HAINES TUV FBO ANDREA TOTH(DE CEASED), JULIA HAINES WRABL, SUSAN HAINES, KATHERINE HAINES SCHWIND & CAROLYN HAINES

OF: VANGUARD NATIONAL TRUST, TRUSTEE
VANGUARD NATIONAL TRUST, PETITIONER

ATTORNEY(S):
GARTH GARRISON HOYT, ESQUIRE

IN RE: LARRY K. HAINES JOHNSON AND HAINES INSURANCE, TRUST

1522-2175

FIRST AND FINAL ACCOUNT LARRY K. HAINES JOHNSON AND HAINES INSURANCE TRUST FBO ANDREA TOTH HAINES(DECEASED), JULIA HAINES WRABL, SUSAN HAINES, KATHERINE HAINES SCHWIND & CAROLYN HAINES

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE
VANGUARD NATIONAL TRUST COMPANY, PETITIONER

ATTORNEY(S):
GARTH GARRISON HOYT, ESQUIRE

IN RE: LARRY K. HAINES FAMILY INSURANCE, TRUST

1522-2174

FIRST AND FINAL ACCOUNT OF LARRY K. KAINES FAMILY INSURANCE TRUST FBO ANDREA TOTH HAINES(DECEASED), JULIA HAINES WRABL, SUSAN HAINES, KATH ERINE HAINES SCHWIND & CAROLYN HAINES

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE
VANGUARD NATIONAL TRUST COMPANY, PETITIONER

ATTORNEY(S):
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NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. 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. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

CHANGE OF NAME NOTICE

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

LAW NO. 2022-07416-NC

NOTICE IS HEREBY GIVEN that the name change petition of Cheyne Aki Ferrara was filed in the above-named court and will be heard on Monday, December 19, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, September 23, 2022

Name to be changed from: Cheyne Aki Ferrara to: Cheyenne Emily 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. 2022-05705-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mikayla Lisabeth Rakoff was filed in the above-named court and will be heard on Monday, October 24, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, July 29, 2022

Name to be changed from: Mikayla Lisabeth Rakoff to: Mikayla Lisabeth Angiulo
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. 2022-07994-NC

NOTICE IS HEREBY GIVEN that the name change petition of Justina L Pavlovich on behalf of minor child Charlotte Victoria Pavlovich was filed in the above-named court and will be heard on Monday, November 28, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, October 11, 2022

Name to be changed from: Charlotte Victoria Pavlovich to: Charlotte Victoria Roeseler
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. 2022-05704-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lisabeth Rakoff on behalf of minor child Avalyn Michele Rakoff was filed in the above-named court and will be heard on Monday, October 24, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, July 29, 2022

Name to be changed from: Avalyn Michele Rakoff to: Avalyn Michele Angiulo
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. 2022-05705-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lisabeth Rakoff on behalf of minor child Mikayla Lisabeth Rakoff was filed in the above-

named court and will be heard on Monday, October 24, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 29, 2022
Name to be changed from: Mikayla Lisabeth Rakoff to: Mikayla Lisabeth Angiulo

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. 2022-07766-NC

NOTICE IS HEREBY GIVEN that the name change petition of Bobbie Jo Cordero on behalf of minor child Julianna Cordero was filed in the above-named court and will be heard on Monday, November 14, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, October 3, 2022
Name to be changed from: Julianna Cordero to: Julianna Delp

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. 2022-07856-NC

NOTICE IS HEREBY GIVEN that the name change petition of Michelle McGettigan on behalf of minor child A. K. was filed in the above-named court and will be heard on Monday, November 7, 2022 at 2:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, October 5, 2022

Name to be changed from: A. K. to: A. M.

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

Kelly Jurs, Esq., Attorney for the Petitioner
Gawthrop Greenwood, PC

17 E. Gay Street Suite 100
West Chester, PA 19380

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

BONE, Robert J., late of Charlestown Township. Robert J. Bone, II, 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.

BRUCH, Rosemarie, late of North Coventry Township. Rose Ward, 929 Katie Circle, Royersford, PA 19468, Executrix. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St, Pottstown, PA 19464, atty.

CELENTANO, Norma Teresa, late of West Chester. John Celentano, 136 North Main Street, Yardley, PA 19067, Personal Representative.

LEARY, Virginia M., late of West Chester. Karen Leary, 404 Beechwood Road, West Chester, PA 19382, Executor.

MESKO, Matthew, late of Westtown Township. Alexander Stephen Mesko, 908 Stony Lane, Gladwyne, PA 19035, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SMITH, Andrew E., late of Lower Oxford Township. David W. Smith, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

SMITH, Steven Vance, late of Nottingham. Ms. Maranda Johnson, 138 Waterway Road, Oxford, PA 19363, Nottingham. JESSICA O. SOCIESNKI, Esquire, Fink & Buchanan Law Offices, LLC, 158 W. Gay Street, Suite 204, West Chester, PA 19380, atty.

WILLS, John T., late of Uwchlan Township. Marianne M. Wills, 110 Glamorgan Court, Exton, PA 19341, Executor. DONALD F. KOHLER, JR.,

Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

2nd Publication

BEARD, Verna D., late of West Nottingham Township. Lauren D. Beard, P.O. Box 321, Nottingham, PA 19362, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

CLARK, Kathleen, late of Phoenixville. Matthew L. Clark & Kelly P. Thompson, 572 Kimberton Rd., Phoenixville PA 19460, Executors.

CODY, Craig E., late of West Brandywine Township. Douglas Cody, care of WILLIAM J. THOMAS, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, Executor. WILLIAM J. THOMAS, Esquire, Lamb McErlane, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

COLON, Wilfredo, late of West Chester Borough. Alexander Colon, 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.

DERR JR., Ralph, a/k/a Ralph Derr, Ralph Derr, Jr., late of Downingtown. Garrett Derr Sr., 426 Garfield Avenue, Downingtown, PA 19335, Personal Representative.

DiSILVESTRO, III, Francis L., late of Honey Brook Township. Tatiana DiSilvestro, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Administratrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

DOWNS, Donna Lee, late of Phoenixville Borough. Terence F. Downs, 522 Elm Ave., Phoenixville, PA 19460, Administrator. SCOTT J. WERNER, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

ENGLER, Raymond V., a/k/a Raymond V. Engler, Sr., late of Uwchlan Township. Alicia E. Daugherty, 123 King James Circle, Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

HONAN, Patrice D., late of East Goshen Township. Christopher M. Honan, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester,

PA 19380, atty.

HOPLAMAZIAN, Victoria Elaine, a/k/a Victoria Hoplamazian, late of Chester County. Mark Hoplamazian, care of ALBERT G. WEISS, Esquire, 1515 Market Street, Suite 1200, Philadelphia, PA 19102, Executor. ALBERT G. WEISS, Esquire, Binder & Weiss, P.C., 1515 Market Street, Suite 1200, Philadelphia, PA 19102, atty.

KEYS, Charles R., late of Nottingham. Deborah S. Keys, care of DENNIS VONDRAN, Esquire, P.O. Box 565, West Chester, PA 19380, Executrix. DENNIS VONDRAN, Esquire, P.O. Box 565, West Chester, PA 19380, atty.

LAYMAN, Karen M., late of Caln Township. Sharon M. Moffitt, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

LEMCKE, John D., late of East Goshen Township. Dori Juskalian, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

MALONEY, Ronald R., late of Uwchlan Township. Tanya T. Maloney, care of JENNIFER BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MARIO, Angele C., late of East Caln Township. Annette L. Mario, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

MARKWARD, Mildred, late of East Fallowfield Township. Penny A. Guyer, 330 Tasha Lane, Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MARSH, Janet Elaine, a/k/a Janet E. Marsh, late of Parkesburg Borough. Timothy L. Marsh, 807 W. 3rd Avenue, Parkesburg, PA 19365 & Sandra L. Parcels, 143 Owenwood Drive, Lincoln University, PA 19352, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MAZEI, Ronald M., late of Phoenixville Borough. Richard G. Mazei, 50 Kenalcon Dr., Phoenixville, PA 19460, Administrator. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19460, atty.

McWILLIAMS, Charles Francis, late of Newlin Township. Alberta McWilliams Bowen, care of MARITA M. HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Administratrix. MARITA M. HUTCHINSON, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

MILLARD, Edward E., late of Honey Brook Township. Kathleen K. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator C.T.A. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ONUFREY, Mary Cathleen, late of Coatesville. Christine Morley, 5231 Walnutwood Trail, Myrtle Beach, SC 29579, Executrix. ANDREW K. FABIAN, Esquire, Andrew Fabian Law, LLC, 255 W Uwchlan Ave., Downingtown, PA 19335, atty.

QUINONAS, Richard, late of Valley Township. Nina Gonzalez, 171 Surry Lane, Hendersonville, NC 28791 & Richard Martinez, 441 Bianca Circle, Downingtown, PA 19335, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

REEVES, Robert T., late of Norfolk, VA. Lynda Dascanio, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administratrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

ROBINSON, Constance, late of West Caln Township. Kathleen K. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator C.T.A. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SHAPIRO, Paula, late of Tredyffrin Township. Marc Hershshorin, care of BRIAN R. GILBOY, Esquire, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executor. BRIAN R. GILBOY, Esquire, Gilboy & Gilboy LLP, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

SHAW, Debbi, a/k/a Deborah Shaw, late of Tredyffrin Township. Jonathan Shaw & Lisa Aversano, care of L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, Co-Executors. L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, atty.

SHELLINGTON, Crystal, late of Downingtown. Suzanne Fenimore & Michael Kewer, care of LAURA LYNN THOMAS, Esquire, 11000 Broken Land Parkway, Suite 600, Columbia, MD 21044, Administrator. LAURA LYNN THOMAS, Esquire, Davis Agnor Rapaport Skalny Attorneys at Law, 11000 Broken Land Parkway, Suite 600, Columbia, MD 21044, atty.

STANOLIS, Anna Mae, late of West Vincent Township. Rosemary Sweeney, 19 Lauren Lane, Chester Springs, PA 19425-3315, Executrix. DANIEL D. MARTIN, Esquire, Daniel D. Martin & Associates LLC, 107 W Clay Creek Lane, Kennett Square, PA 19348, atty.

VAN SCOY, Keith Travis, late of Phoenixville. Eileen Van Scoy, 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.

VASIL, Henry Michael, a/k/a Henry M. Vasil, Henry Vasil, late of East Goshen. Joanna Pietrafitta, 1524 Tanglewood Drive, West Chester, PA 19380, Executrix. DANA M. B. RESLIN, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

3rd Publication

ANDRESEN, Nora T., late of Kennett Township. Catharine Andresen, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executrix. TERRANCE A. KLINE, Esquire, Law Office Of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

CARLOW, Vivian S., late of West Chester. Jeffrey A. Carlow, care of JOSEPH M. KEMPTER, Esquire, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033, Executor. JOSEPH M. KEMPTER, Esquire, Kulzer & DiPadova, P.A., 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033, atty.

CATON, Elenore I., late of East Goshen Township. Kelly Ann Copeland, care of STEPHEN LOESTER, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063, Executrix. STEPHEN LOESTER, Esquire, Gibson & Perkins, P.C., 100 W. 6th St., Ste. 204, Media, PA 19063, atty.

DePAOLI, Lydia R., late of Kennett Township. Lisa Johnson, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire,

MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DiFABIO, Carmela, late of West Chester. James C. DiFabio, Jr., 1306 Legend Circle, Vallejo, CA 94591 & Richard A. DiFabio, 679 Plantation Key Circle, Apt. 103, Ocoee, FL 34761, Executors. VINCENT P. DiFABIO, Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

DUFFY, John P., late of West Chester. Mark J. Duffy, 314 Third Avenue, Haddon Heights, NJ 08035, Executor. JOSEPH T. KENNEY, Esquire, Kulzer & DiPadova, P.A., 76 East Euclid Avenue, Suite 300, Haddonfield, NJ 08033-2342, atty.

FALLON, Martin J., late of Uwchlan Township. Martin J. Fallon, 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.

KOVACH, Maryann, late of Phoenixville. Executor, Paul Kovach, 280 Township Line Rd., Perkiomenville, PA 18074, Executor.

LABRESCO, SR., Dominick J., late of East Coventry Township. Dominick J. Labresco, Jr., 1589 Maple Ave., Paoli, PA 19301 and Anthony P. Labresco, 1011 Snyder Ave., Phoenixville, PA 19460, Executors. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St. Pottstown, PA 19464, atty.

LYNN, SR., Donald B., late of East Brandywine Township. Donald B. Lynn, Jr., 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.

MARTINELLI, Marie C., late of East Goshen Township. Gregory F. Martinelli, care of KARYN L. SEACE, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

MILLER, Barbara J., late of West Nantmeal Township. William B. Miller, Jr., care of SANDRA M. LIBERATORI, Esquire, 933 N. Charlotte St., Suite 3-B, Pottstown, PA 19464, Executor. SANDRA M. LIBERATORI, Esquire, Rick Stock Law, 933 N. Charlotte St., Suite 3-B, Pottstown, PA 19464, atty.

NASSAU, Sarah C., a/k/a Sarah Nassau, late of Tredyffrin Township. Henry N. Nassau, care of MAURICE D. LEE, III, Esquire, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, Exec-

utor. MAURICE D. LEE, III, Esquire, Saul Ewing Arnstein & Lehr LLP, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, atty.

NORRIS, Curtis L., late of Tredyffrin Township. William J. Perrone, 1289 Shadow Oak Drive, Malvern, PA 19355, Executor. WILLIAM J. PERRONE, Esquire, 1289 Shadow Oak Drive, Malvern, PA 19355, atty.

NUNAN, Joseph Howard, a/k/a Joseph Howard Nunan, III, Joseph H. Nunan, late of Willistown Township. Qian Liu, care of KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Administratrix. KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

O'BRIEN, John Thomas, late of Wallace Township. Thomas D. O'Brien, Sr., care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

PUOCI, Glenda Carol, late of South Coatesville. Lawrence D. Tolbert, Jr., 380 James Street, Honey Brook, PA 19340, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PURKISS, Richard A., a/k/a Richard Allen Purkiss, late of Easttown Township. Richard Allen Purkiss, Jr., care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Suite 1-300, West Conshohocken, PA 19428-2950, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Suite 1-300, West Conshohocken, PA 19428-2950, atty.

RYAN, Edward Richard, late of Tredyffrin Township. Edward A. Ryan, 52 Lily Pond Ln., Chester Springs, PA 19425, Administrator. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

TILLMAN, JR., J. Donald, late of West Caln Township. John M. Tillman, 22 W. 10th Avenue, Coatesville, PA 19320 & Robert J. Cook, 315 East Wynwood Drive, Willow Street, PA 17584, Executors. ROBIN J. MARZELLA, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110, atty.

TREGO, Anne, a/k/a Anne F. Trego, late of Upper Uwchlan Township. Cheryle T. Burkey, 550 Milford Road, Downingtown, PA 19335, Executor.

TRUOX, Jean R., late of Tredyffrin Township. Howard E. Truox and Marsha J. Bottegal, care of ALBERT P. MASSEY, JR, Esquire, 460 E. King

Rd., Malvern, PA 19355-3049, Executors. ALBERT P. MASSEY, JR, Esquire, Lentz Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty.

VALOCCHI, Rosalie, a/k/a Rosalie D. Valocchi, Rosalie Vietri Valocchi, Rosalie Delores Valocchi, late of Valley Township. Albert J. Valocchi, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WACHTER, Michael L., late of Tredyffrin Township. Susan M. Wachter, care of MARK J. DEAL, Esquire, Cira Centre, 2929 Arch St., Philadelphia, PA 19104-2808, Executrix. MARK J. DEAL, Esquire, Dechert LLP, Cira Centre, 2929 Arch St., Philadelphia, PA 19104-2808, atty.

WHISLER, Hester Etta, a/k/a Hester E. Whisler, late of West Caln Township. Cynthia L. Marcantonio, care of 16 High Street, Phoenixville, PA 19460, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

YOUNG, Thomas N., late of West Chester Borough. Thomas A. Young, care of JENNIFER BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, 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

Sharpe Builders, Inc. t/a The Dougie Do List, with its principal place of business at P.O. Box 534, 1890 Creek Road, Glenmoore, PA 19343. The application has been (or will be) filed on: Friday, August 12, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Sharpe Builders, Inc.

Holly L. Setzler, Esq.
Landis & Setzler, PC
16 North New Street
West Chester, PA 19380

An application for registration of the fictitious name Great Athletes Think Elite, 230 S Walnut St Apt 1 West Chester PA 19382 Chester has been filed in the Department of State at Harrisburg, PA, File Date 08/11/2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is: Ashley Ainsworth, 230 S Walnut St. West Chester PA 19382.

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 tutoringkidz Inc. The purpose or purposes for which it was organized are: The corporation is organized exclusively for charitable, educational, religious or scientific purposes within the meaning of 501(C)(3) of the Internal Revenue Code. The Purpose for which the corporation is organized is "Kids Tutoring service-Bunch of high school kids want to take up online tutoring service as volunteer work and teach elementary and middle school kids.

1st Publication of 1

PENNYMAC LOAN SERVICES, LLC
Plaintiff
vs.

Isabel Ann Morales, Solely In Her capacity as Heir of Conception Henriquez, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Conception Henriquez, Deceased
Defendants

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CHESTER COUNTY
: No. 2019-09238-RC

NOTICE TO:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Conception Henriquez, Deceased

You are hereby notified that on September 11, 2019, Plaintiff, PENNYMAC LOAN SERVICES, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County Pennsylvania, docket to TERM, No. 2019-09238-RC. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 730 Franklin Street, Coatesville, PA 19320 whereupon your property would be sold by the Sheriff of Chester County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. you may lose money or property or other rights important to you.

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

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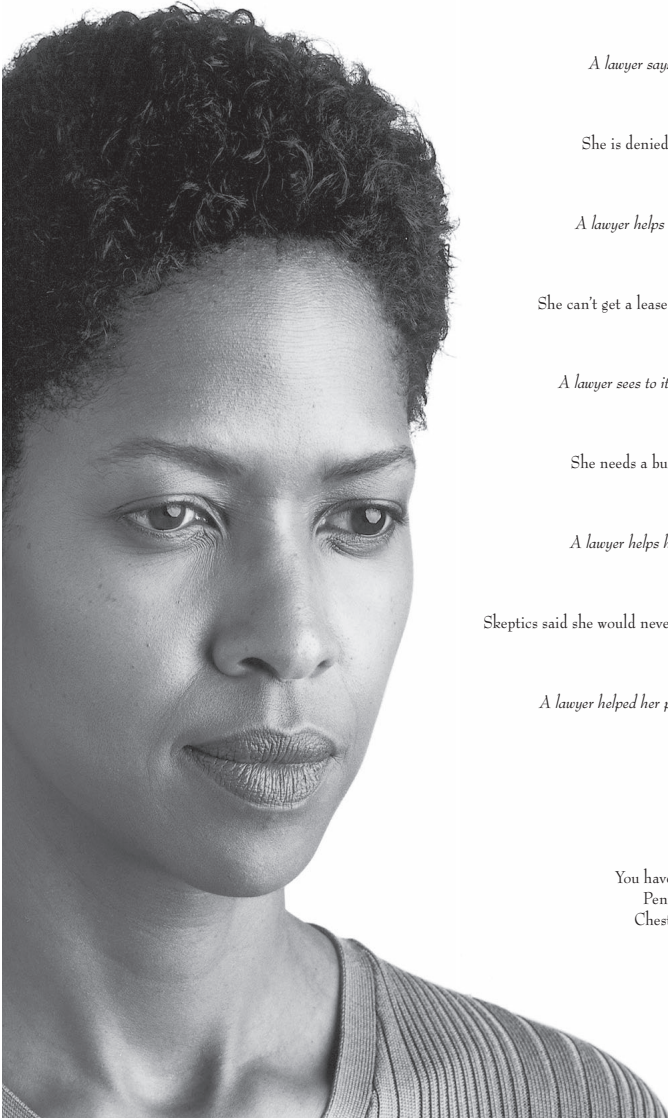
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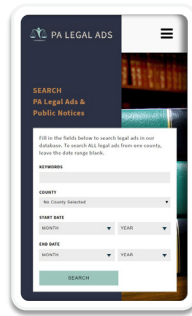
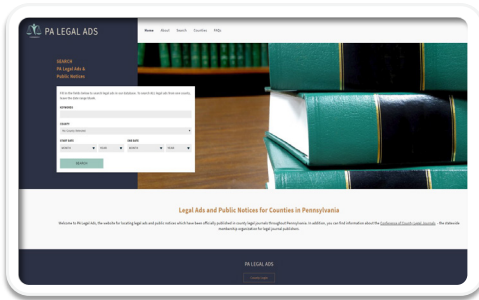
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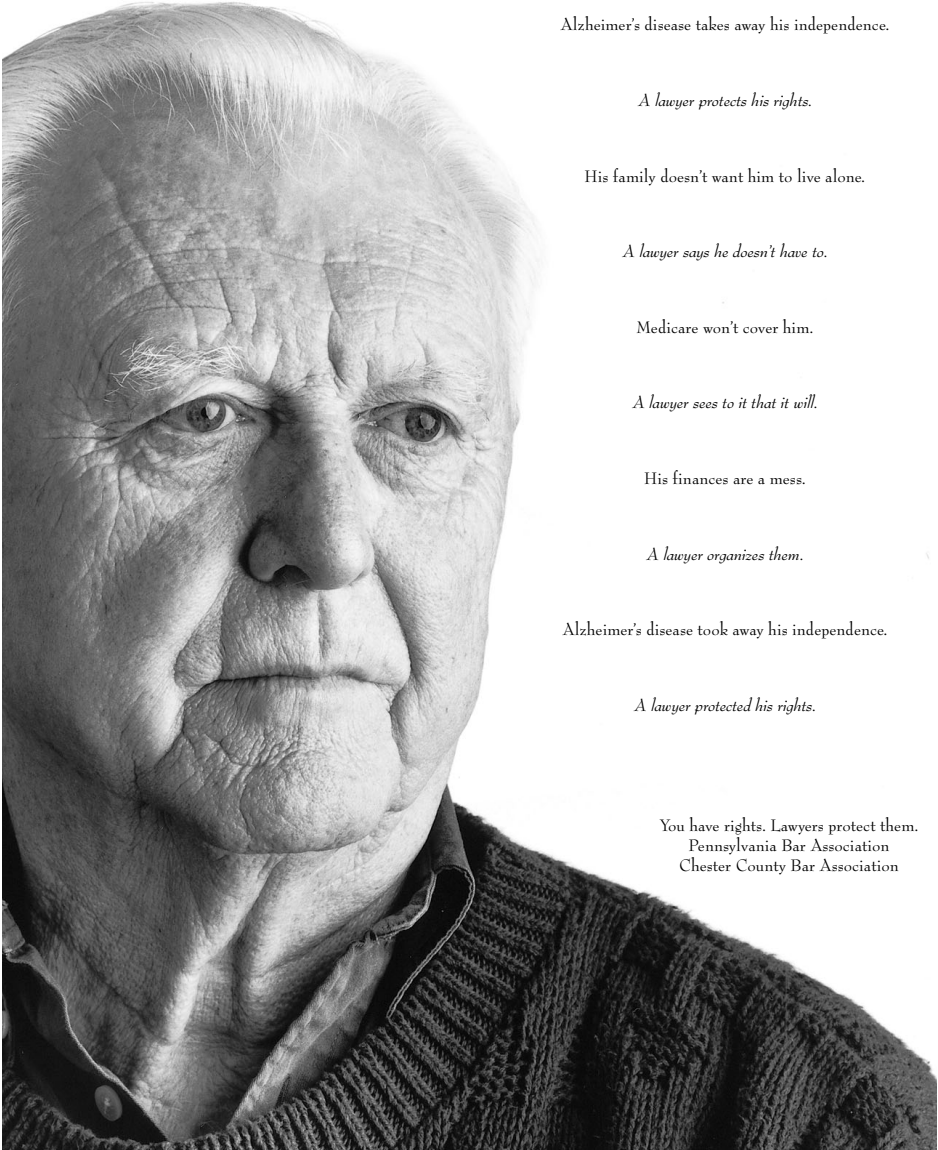


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