



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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**Ament v. Satiro, et al.**

Discovery sanctions – Discovery objections after thirty days

1. The failure to file objections within thirty days after being served discovery does not automatically result in the waiver of all objections.
2. Discovery sanctions are generally imposed only for violation of a court order.
3. The imposition of sanctions always is subject to a balancing test and a weighing of various factors, including the nature of the violation, the length of the delay and its reasons, any prejudice that may have resulted from the delay, and whether the prejudice can be cured.
4. Plaintiff sought a court order requiring discovery responses without objections because Defendant did not object to the discovery requests within thirty days. The Court denied that request without prejudice to Plaintiff's right to file a motion to strike or overrule Defendant's objections to the discovery requests.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2021-02338; Peter Ament vs. Francesco Satiro and 724639 Schuylkill Road Ltd.

Allan J. Ray for Plaintiff

Joseph F. Rizzo for Defendant

Binder, J., September 15, 2022:-

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PETER AMENT,

Plaintiff

vs.

FRANCESCO SATIRO and 724639

SCHUYLKILL ROAD LTD,

Defendants

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-02338-ML

CIVIL ACTION – LAW

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**ORDER and MEMORANDUM**

**AND NOW**, this 15th day of September, 2022, upon consideration of Plaintiff’s Motion for Reconsideration<sup>1</sup> filed August 18, 2022 and Defendant’s Response thereto, it is hereby **ORDERED** that the Motion is **DENIED** for the reasons set forth in the accompanying Memorandum without prejudice to Plaintiff’s right to file a motion to strike or overrule Defendant’s objections to Plaintiff’s discovery requests.

**BY THE COURT:**

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

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<sup>1</sup> The full title is Plaintiff’s Motion for Reconsideration of August 17, 2022 Order Dismiss[ing] Plaintiff’s Motion to Compel.

**MEMORANDUM**

On July 22, 2022 Plaintiff filed a Motion to Compel Discovery.<sup>2</sup> On August 16, 2022 Defendant filed a Motion to Strike Plaintiff’s Motion to Compel as Moot averring that Defendant has already supplied Plaintiff with the discovery he requested. On August 17, 2022 this court dismissed Plaintiff Motion to Compel as moot while granting Plaintiff leave to file a motion for reconsideration challenging Defendant’s averment of compliance.

Plaintiff filed his Motion for Reconsideration on August 18, 2022. Plaintiff argued first that Defendant’s discovery response was deficient because Defendant’s responses to interrogatories were unverified in violation of Pa.R.Civ.P. 4006(a) (1). Motion, 8/18/2022, ¶¶ 6, 9-11, 15. Plaintiff argued second that Defendant’s discovery response was deficient because Defendant objected to some of Plaintiff’s discovery requests in violation of the categorical rule in Chester County that a party forfeits its right to object to discovery requests upon the filing of a motion to compel. Motion, 8/18/2022, ¶¶ 6, 9, 12-15.<sup>3</sup> For relief Plaintiff asked this court to order Defendant to “provide verified, full and complete specific responses and requested documents . . . within twenty (20) days without objections or face sanctions of this Court upon request for a hearing.” Motion, 8/18/2022, ¶ 16.

Defendant filed its Response on August 22, 2022. Defendant averred first that it has cured its omission by sending verifications to Plaintiff. Response, 8/22/2022, ¶ 6. Defendant argued second that depriving a party of the right to raise objection to a discovery request is a sanction within the scope of McGovern v. Hospital Service Association of Northeastern Pennsylvania, 785 A.2d 1012, 1019 (Pa.Super. 2001). Response, 8/22/2022, ¶ 13.

Here, Defendant has cured its initial failure to verify its discovery responses and persuaded this court that Plaintiff’s Motion is within the scope of McGovern, which was a case where the appellants raised discovery objections after the thirty (30) day deadlines set by Pa.R.Civ.P. 4006 and Pa.R.Civ.P. 4009.12. Appellees filed a motion to compel arguing that missing the deadline was a categorical waiver of the right to raise objection. The trial court granted the motion to compel and “ordered Appellants to answer all interrogatories and to submit all discovery documents requested by Appellees.” 785 A.2d at 1014-15. The Superior Court reversed holding that the failure to file objections within thirty (30) days after being served interrogatories and requests for documents does not automatically result in the waiver of all objections. To the contrary, the Superior Court held that discovery sanctions are generally imposed only for violation of a court order and that “the imposition of sanctions always is subject to a balancing test and a weighing of

<sup>2</sup> The full title was Plaintiff’s Motion to Compel Defendants Francesco Satiro and 724639 Schuylkill Road Ltd to Provide Complete and Specific Answers and Responses to Plaintiff’s Interrogatories and Requests for Production of Documents.

<sup>3</sup> Plaintiff attached as Exhibit “B” the case of Mountain View Condominium Owners’ Association v. Mountain View Associates, 9 Pa. D. & C.4th 81 (Chester Co. 1991).

various factors.” 785 A.2d at 1019. The Superior Court held that the trial court should consider and focus on “a variety of factors such as the nature of the violation, the length of the delay and its reasons, any prejudice that may have resulted from the delay, and whether the prejudice can be cured.” 785 A.2d at 1018.

Here, Plaintiff was not entitled to an order requiring Defendant to produce discovery without objection. First, Plaintiff identified no underlying order that Defendant violated that might warrant sanctions. Second, McGovern prohibited this court from treating Defendant’s lateness as an automatic waiver of Defendant’s right to object and Plaintiff advanced no other ground for relief.

Accordingly, for the reasons set forth above this court will enter an order denying Plaintiff’s Motion for Reconsideration filed August 18, 2022 without prejudice to Plaintiff’s right to file a motion to strike or overrule Defendant’s objections to Plaintiff’s discovery requests.

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**NOTICES**

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Date of filing the Petition: 11/9/2022

Name to be changed from: Gianna Renee Estep to: Gianna Renee Estep Orshesky

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

**DISSOLUTION NOTICE**

Notice is hereby given that the shareholders of HEALTH SCIENCES INTERNATIONAL INC., a PA business corp., have unanimously approved a resolution that the corp. voluntarily dissolve and are now engaged in winding up and settling the affairs of the corp. under the provisions of Section 1975 of the PA Business Corp. Law of 1988, as amended. MacELREE HARVEY, LTD., Solicitors, 17 W. Miner St., West Chester, PA 19382

**CHANGE OF NAME NOTICE**

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

**LAW NO. 2022-09180-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Sashidhar Hosur Chandrasekhara Rao was filed in the above-named court and will be heard on Monday, February 13, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, November 18, 2022

Name to be changed from: Sashidhar Hosur Chandrasekhara Rao to: Sashidhar Rao

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

**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**

**ALBED**, Shirley A., a/k/a Shirley C. Albed, late of Tredyffrin Township. Raymond J. Albed, Jr. and Michelle Albed, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**AUERBACH**, Lisa Marie, late of Franklin Township. John Auerbach, 689 Guernsey Rd., Landenberg, PA 19350, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**BOYD**, Wesley David, late of Phoenixville. Bridget Monaghan Wible, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, Administrator. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, atty.

**DeBIASSE**, Robert, late of West Chester. Jean DeBiasse, care of KEVIN J RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J RYAN, Esquire, RMI Law, 220 West Gay

**CHANGE OF NAME NOTICE**

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

**LAW NO. 2022-08900-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Cody Orshesky on behalf of minor child Gianna Renee Estep was filed in the above-named court and will be heard on 12/19/2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.



Street, West Chester, PA 19380, atty.

**DECKMAN**, Lorna D., late of Kennett Square Borough. David L. Myers, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**DERKAS**, Helen, late of East Nantmeal. Helen Derkas, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

**DUNN**, Virginia Carol, late of London Grove Township. Brenda Rosazza, 124 Gap Newport Rd., Avondale, PA 19311, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**FISCHER**, Elaine, late of West Pikeland Township. Joseph Fischer, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, Executor. MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, atty.

**FITZGERALD**, Kathryn Mary, late of West Chester Borough. Eileen K. DeHope, 1520 Meadowbrook Lane, West Chester, PA 19380, Executrix. MATTHEW M MAERTZIG, Esquire, Matthew M Maertzig, PC, 375 Horsham Road, Suite 100, Horsham, PA 19044, atty.

**FLYNN**, Patricia Ann, late of West Chester. Thomas Flynn, 707 Yarmouth Dr., West Chester, PA 19380, Executor.

**GRILL**, Rona, late of Uwchlan Township. Stefanie Grill, care of GARY SCHAFKOPF, Esquire, 11 Bala Avenue, Bala Cynwyd, PA 19004, Administrator. GARY SCHAFKOPF, Esquire, Schafkopf Law, 11 Bala Avenue, Bala Cynwyd, PA 19004, atty.

**GRUMBACH**, Doris, late of Pennsbury 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.

**HELMUTH**, Caroline S., late of Westtown Township. Garrett K. Helmuth, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**MANGIOVILLANO**, Jeannette M., late of Valley Township. Philip Paul Mangio villano, 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.

**MANZARI**, Richard C., a/k/a Chris Manzari, late of Caln Township. Richard Manzari and Deirdre Manzari, care of KATHLEEN A. MALOLES, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Administrators. KATHLEEN A. MALOLES, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

**MAYRO**, Ronald, late of Tredyffrin Township. Urszula Mayro and Mayur Mehta, 387 Hilltop Rd., Paoli, PA 19301, Executors. JOSEPH P. MCGOWAN, Esquire, Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966, atty.

**McCABE**, Mary Lou, late of Penn Township. Schuyler Mohr McCabe, 450 Dolly Dr., Lancaster, PA 17601, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

**McCOMSEY**, Robert Earl, a/k/a Robert E. McComsey, late of Kennett Square Borough. David M. McComsey, 26 Blue Jay Dr., Elkton, MD 21921, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

**MCKEE**, Lewis F., late of Coatesville. Deborah J. Mckee, care of MICHELLE C. BERK, Esquire, 1300 Virginia Drive, Suite 325A, Ft. Washington, PA 19034, Administrator. MICHELLE C. BERK, Esquire, Law Offices of Michelle C. Berk, P.C., 1300 Virginia Drive, Suite 325A, Ft. Washington, PA 19034, atty.

**McNAMARA**, George E., late of West Bradford Township. Nancy D. McNamara, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**MONJAR**, Melissa Mary, late of Easttown Township. Robert Sprouls, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**PRINS**, Leonard D., late of West Vincent Township. Henri E. Prins, care of DAVID T. SCOTT, Esquire, Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, Executor. DAVID T. SCOTT, Esquire, Delaney & Scott, P.C., Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, atty.

**QUEPPEL**, Kenneth M., late of New London Township. Caitlin E. Beiler, 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.

**RICH, JR.**, Brian R., late of Easttown Township. Brian R. Rich, Sr., 5225 Weyhill Farm Rd., Bethlehem, PA 18015 & Martha Rich, 1222 Mountain Rd., Kempton, PA 19529, Administrators. GRETCHEN STERNS, Esquire, Law Office of Gretchen Coles Sterns, LLC, PO Box 345, Pottsville, PA 17901, atty.

**RISBON**, Thelma M., a/k/a Thelma Mae Risbon, late of Uwchlan Township. Carol L. Puccella, 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.

**RUSSELL**, Donald D., a/k/a Donald D. Russell, Jr., late of New London Township. James J. Russell, Sr., 145 Garden Station Rd., Avondale, PA 19311, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**THOMAS**, Dorothy A., late of East Goshen Township. Richard R. Ruffatto, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**WATSON, JR.**, Brian A., late of Phoenixville Borough. Brian A. Watson, Sr., 316 High St., Phoenixville, PA 19460, Administrator. TIMOTHY G. DALY, Esquire, Daly & Clemente, P.C., 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, atty.

## 2nd Publication

**ALDERMAN**, Carole L., a/k/a Carole Louise Alderman, late of Sadsbury Township. Eric D. Alderman, 103 N. Custer Avenue, New Holland, PA 17557, Executor. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty.

**ATEYEH**, Laurel Grace, late of East Pikeland Township. Michael Zane Brown, 232 Kimbel Drive, Phoenixville, PA 19460, Administrator.

**BOGAR**, Jean Anne, late of Phoenixville Borough. Edward Jones Trust Company, 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.

**GILLIN**, Mary A., a/k/a Mary Gillin, late of West Whiteland. John R. Gillin, Jr, 291 Cotswold Lane, West Chester, PA 19380, Executor. DANA M. BRESLIN, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**KULP**, Carol J., late of West Nantmeal Township. Tami Jean Egoft, 22 Washington St., Strasburg, PA 17579, Executrix. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**MCDONOUGH**, Marlene M., late of Kennett Square Borough. Eileen M. Taylor, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**POWERS**, Donald C., late of East Nottingham Township. Jennifer L. Powers, 60 W. 57th St., No. 11D, New York, NY 10019, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

**RENNARD**, Carol L., late of East Goshen Township. Tara E. Gassenmeyer, care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**REYBURN**, Samuel H., late of Upper Oxford Township. Stanley J. Reyburn, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

**ROHRBACH**, Ruth S., a/k/a Ruth Rohrbach, late of North Coventry Township. Elizabeth R. Dietz, 730 W. Hoeffecker Rd., Pottstown, PA 19465, Executrix. JAMES M. SMITH, Esquire, Smith Bukowski, LLC, 1050 Spring St., Suite 1, Wyomissing, PA 19610, atty.

**SCHWARTZ**, Marc R., late of Pottstown. Danette C. Dean, 98 Warwick Circle, Pottstown, PA 19465, Personal Representative.

**SCOTT**, Gregory Sherman, late of Glenmoore. Meredith Winslow, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**VAN VLIET**, Steven, late of Charlestown Township. Nicholas van Vliet, 3900 City Ave., Apt. W423, Philadelphia, PA 19131, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**VISCO, JR.**, Louis Anthony, late of Elverson Borough. Heather Hurlock, care of ROY S. ROSS, Esquire, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, Executrix. ROY S. ROSS, Esquire, Schnader Harrison Segal & Lewis LLP, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

### 3rd Publication

**ASHENFELTER**, Holli Anne, late of Charlestown Township. Richard B. Ashenfelter, III, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Administrator. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

**ASHENFELTER, JR.**, Richard B., late of Charlestown Township. Richard B. Ashenfelter, III, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Administrator. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

**BLOODGOOD**, Joan L., late of Willistown Township. Robert F. Lamley, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**BURNLEY**, Joanne L., late of East Vincent Township. Thomas L. Burnley, Sr., care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**CHRISTMAN**, Ronald A., late of North Coventry Township. Terri L. Raimondo, care of KELLY C. HAYES, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. KELLY C. HAYES, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan,

P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**DUSINBERRE**, Sheila G., a/k/a Sheila Dusinberre, Sheila J. Dusinberre and Sheila Jane Graul Dusinberre, late of Tredyffrin Township. Anne D. Burkard and Brian C. Dusinberre, care of KEVIN P. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executors. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

**FAGGIOLI**, David A., late of West Pike-land Township. Kelly Faggioli, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**FELDMAN**, Joan, a/k/a Joan Strauss Feldman, late of West Chester. Robert Feldman, 2817 Devon Lane, Drexel Hill, PA 19026, Executor.

**FERNANDES, SR.**, John J., late of West Bradford Township. Patricia Fernandes, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Downingtown, PA 19335, atty.

**FRANK**, Aline, late of Kennett Square Borough. Abigail Frank, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administrator. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**FUCHS**, Richard J., late of West Goshen Township. Raymond A. Fuchs & Joseph Kudrewicz, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, Co-Executors. MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, atty.

**GEORGE**, Jane T., a/k/a Jane George, late of Chester Springs. Michael O. Crofts, P.O. Box 152, Chester Springs, PA 19425, Executor. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Bldg 400A, West Chester, PA 19380, atty.

**HACKLEY**, Mary Lou, late of Elverson. Carl Hintze, III & Fred Lake, IV, care of SEAN P. MCGRAW, Esquire, 41 N. Main St., Suite 415, Carbondale, PA 18407, Executors. SEAN P. MCGRAW, Esquire, 41 N. Main St., Suite 415, Carbondale, PA 18407, atty.

**HEYBURN**, William Miller, late of Birmingham Township. Laurie Wylie, care of KEVIN HOLLE-RAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Administrator. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**MEADOWS**, Julia A., late of Phoenixville Borough. David B. Meadows, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turn, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**MILLER**, Emma Pauline, late of West Grove Township. John J. Miller, 209 Princess Anne Road, Waynesboro, VA 22980, Executor. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

**MORRIS**, Richard M., late of Pennsbury Township. Arlene Dale Stratton, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LP, P.O. Box 384, Kennett Square, PA 19348, atty.

**ORBAN**, John E., late of Willistown Township. S&T Bank, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

**PALMER**, Alan B., late of West Goshen Township. Donna Hankins, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

**SHEEDY**, Dennis C., late of East Bradford Township. Nikole Becker Assarsson, 621 North Speakman Lane, West Chester, PA 19380, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**SIBBERN**, Norma Jean, a/k/a Norma J Sibbern, Norma Sibbern, late of Valley Township. Lynda Sue Wagman, 806 Glenmore Way, York, PA 17402, Executrix. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

**STOUT**, John C., late of West Chester Borough. Judith Stout, care of MARITA M. HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382,

Executrix. MARITA M. HUTCHINSON, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**WEBBER**, Georgiana M., late of Tredyffrin Township. George G. Webber, 518 E. Moreland Ave., Wyndmoor, PA 19038 and Edward S. Webber, 99 Thompson Ave., Westwood, MA 02090, Executors. SUSAN W. O'DONNELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

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### 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*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 22, 2022 for Iron Valley Real Estate Exton at 686 Wharton Blvd., Exton, PA 19341. The entity interested in such business is IVRE Enterprises, LLC, whose Commercial Registered Office provider's address is at 686 Wharton Blvd., Exton, PA 19341 in Chester County. This was filed in accordance with 54 Pa.C.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 26, 2022 for Top Tier Recruiting at 270 Milford Road Downingtown, PA 19335. The entity interested in such business is CM Staffing Solutions LLC, whose Commercial Registered Office provider's address is at 270 Milford Road Downingtown, PA 19335 in Chester County. This was filed in accordance with 54 Pa.C.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 26, 2022 for Lansdowne Hearing at 237 W Lancaster Ave. Suite 116, Devon, PA 19333. The

entity interested in such business is Hear Like A 21 Year Old LLC, whose Commercial Registered Office provider’s address is at 237 W Lancaster Ave. Suite 116, Devon, PA 19333 in Chester County. This was filed in accordance with 54 PaC.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 30, 2022 for Orgalla Designs at 13 Beechwood Ave. Malvern, PA 19355. The name and address of each individual interested in the business is Heather Kingsley at 13 Beechwood Ave. Malvern, PA 19355. This was filed in accordance with 54 PaC.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 14, 2022 for Codiak Landscaping at 44 Leopard Road, Berwyn, PA 19312. The name and address of each individual interested in the business is Cody Hunter McQuiston at 44 Leopard Road, Berwyn, PA 19312. This was filed in accordance with 54 PaC.S. 311.417

**NOTICE OF SUSPENSION**

Notice is hereby given that on November 23, 2022, the Supreme Court of Pennsylvania ordered that Chester County attorney Robert Langston Williams (#74658) be placed on Temporary Suspension pursuant to Pa.R.D.E.208, to be effective December 23, 2022.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

**1st Publication of 2**

**ADOPTION NOTICE**

IN THE COURT OF COMMON PLEAS OF  
LANCASTER COUNTY, PENNSYLVANIA  
ORPHANS’ COURT DIVISION  
IN RE: ADOPTION OF  
FREYA MICHELLE BENYO

No. 2022-1601  
PUBLICATION NOTICE  
NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancast-

er County, Pennsylvania, seeking to Terminate the Parental Rights of Moira Adams. A hearing on the Petition will be held on December 21, 2022 at 2:00 p.m. in Courtroom No. 11 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.  
Lancaster Law Group, LLC  
By: Shawnee S Burton, Esquire

**NOTICE**

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NO. 2022-04167-RC - NOTICE OF ACTION IN MORTGAGE FORECLOSURE - US Bank Trust National Association, Not In Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust, Plaintiff vs. Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Beverly A. Gregor, Defendant(s) – To: The Unknown Heirs of Beverly A. Gregor, Defendant(s): You are hereby notified that on 6/14/22, Plaintiff filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Chester County PA, docketed as No. 2022-04167-RC seeking to foreclose on the mortgage secured on your property located at 501 N. Sandy Hill Road., Coatesville, PA 19320 whereupon the 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: 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 Co.  
Bar Assn., 15 W. Gay St., West Chester, PA 19380,  
610.692.1889

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**2nd Publication of 3**

**TRUST NOTICE**

Trust Estate of JEAN ANNE BOGAR, deceased,  
late of Phoenixville Borough, Chester County,  
Pennsylvania. All persons having claims or demands  
against the Trust Estate of JEAN ANNE BOGAR  
are requested to make known the same and all per-  
sons indebted to said decedent are requested to make  
payment without delay to:

Edward Jones Trust Company, Trustee

c/o Larmore Scarlett LLP

P.O. Box 384

Kennett Square, PA 19348

Attorney:

Donald B. Lynn, Jr., Esquire

Larmore Scarlett LLP

P.O. Box 384

Kennett Square, PA 19348

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

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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](mailto:Kristy@LaMonacaLaw.com).





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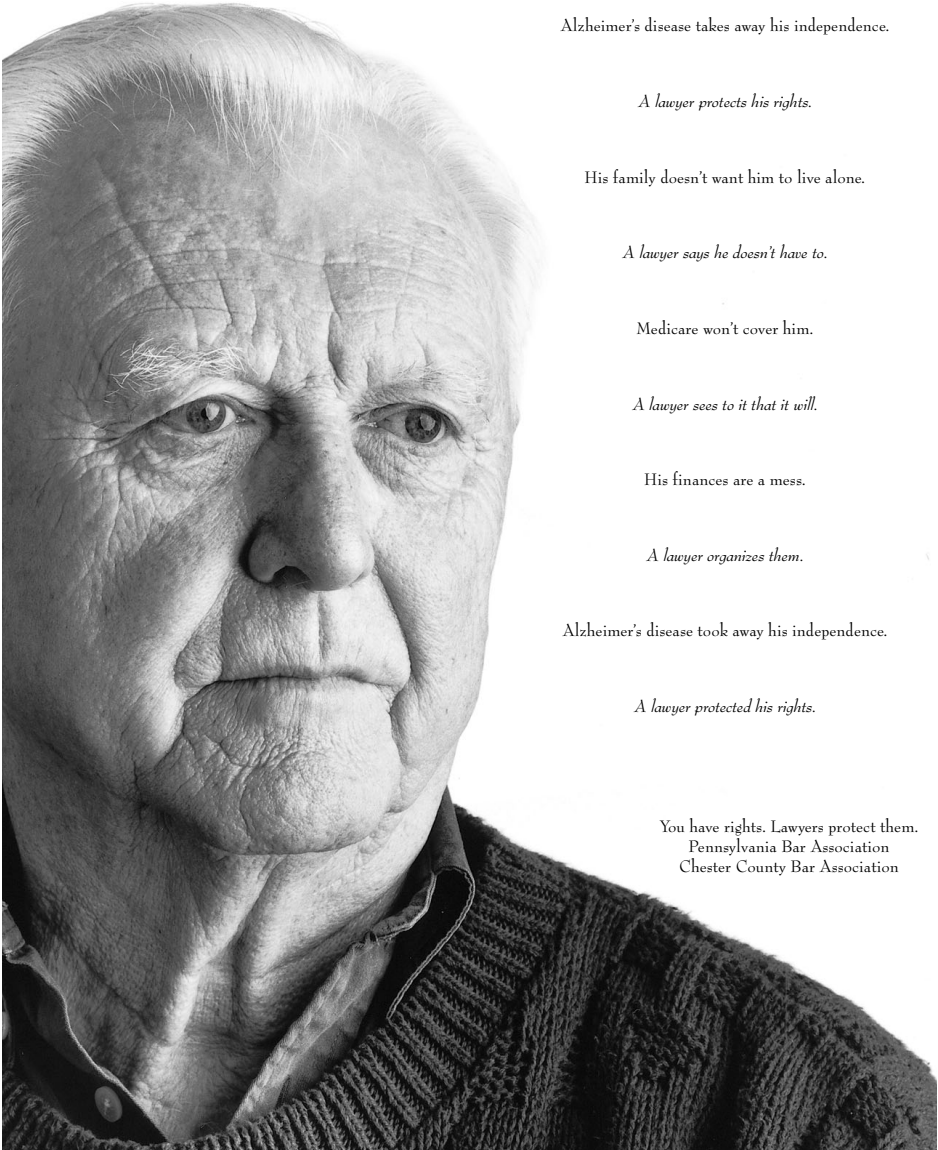
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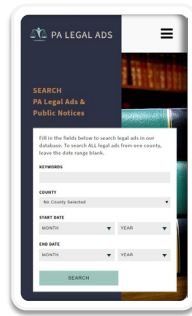
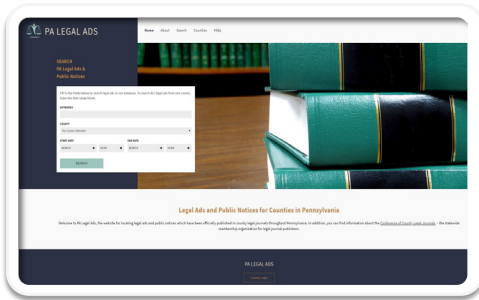
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Allows users to search by keyword, county, and publication date. Examples of ads and notices that can be found on the website include:

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For more information: Emily German at 610-692-1889 or [egerman@chescobar.org](mailto:egerman@chescobar.org)

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