

**Chester  
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Association**

# **Chester County Law Reporter**

**(USPS 102-900)**

*The Official Legal Publication for Chester County*

Vol. 60

WEST CHESTER, PENNSYLVANIA, APRIL 19, 2012

No. 16

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# Chester County Law Reporter

(USPS 102-900)

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Publication of Legal Notices*

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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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**Chetty Builders v. Board of Supervisors, London Grove Township**

Defer decision by board regarding land use appeal – Denial of land use application

1. One has no right to have Board of Supervisors defer its decision merely because that party was willing to have the Board defer its decision.
2. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the statute or ordinance relied upon.
3. Only those defects complying with the requirements of 53 P.S. § 10508(2) need be addressed as any reason given for denial which does not comply with these requirements is unenforceable; however, if any of the reasons given is valid, then the decision of the Board must be affirmed. If multiple reasons are given for a denial and all but one are improper, the denial would still be required to be upheld.
4. An application for tentative approval must be approved if the plan complies with all objective provisions of the applicable ordinance as well as all other applicable regulations; however, the rejection of a plan will be affirmed by the Court if it is validly supported by only one of several objections to a substantive and objective requirement.
5. In deciding the land use appeal, the Court Held the Board was not required to delay further its decision on appellant's application and several valid reasons for denial of the application were stated in the Board's decision. Accordingly, the appeal was denied.

R.E.M.

C.C.P. Civil Action No. 11-06305; Chetty Builders, Inc. v. Board of Supervisors of the Township of London Grove

George Asimos for Chetty Builders, Inc.

John J. Mahoney for the Board of Supervisors of the Township of  
London Grove

Shenkin, J., January 19, 2012:-

CHETTY BUILDERS, INC., : IN THE COURT OF COMMON PLEAS  
Appellant, : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 11-06305

BOARD OF SUPERVISORS OF :  
THE TOWNSHIP OF LONDON : CIVIL ACTION  
GROVE, Appellee, : LAND USE APPEAL

George Asimos, Esquire, Attorney for Appellant  
John J. Mahoney, Esquire, Attorney for Appellee

### ORDER

AND NOW, this 19th day of January, 2012, upon consideration of appellant's land use appeal and brief in support thereof and appellee's brief in opposition thereto, it is hereby ORDERED<sup>1</sup> that the appeal is DENIED and the decision of the Board of Supervisors of the Township of London Grove is hereby AFFIRMED.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

---

<sup>1</sup> Appellant's argument that appellee ("Board") had an obligation to further delay in making a decision on appellant's application is without merit. The initial application was filed on November 30 or December 1, **2004**. Subject only to the possible, albeit amorphous, duty of the Board to act in good faith, the Board was empowered to render a decision at any time thereafter. The Board was **obligated** to render a decision by no later than approximately 90 days thereafter, i.e., about 6 years before it actually rendered its decision. Appellant could have required the Board to make a decision at virtually any time during that interval and, if appellant's application complied with all pertinent requirements, appellant would have been entitled to an approval of its application. Appellant had no **right** to have the Board defer its decision merely because appellant was willing to have the Board do so. Even assuming, *arguendo*, that appellant had some right based upon the Board's duty to act in good faith, that right had expired years ago. The record is overwhelming that the Board had, years before, met any obligation which it might have had to work "in good faith" with the appellant. Finally, after having deferred its decision yet again (pursuant to appellant's agreement), in March, 2007, the Board again agreed to delay its decision and cautioned appellant that it would not delay its decision any longer unless certain information was received within the following month. Significantly, the Board had no obligation to defer its decision at that time (and probably for several years prior thereto) so that even

if, as appellant contends, the conditions upon which the Board insisted for a further deferral were unreasonable, such unreasonableness (and we make no finding that the conditions were unreasonable) is simply no basis for relief for appellant. Moreover, the issues raised by the Board as a condition for further delay were hardly new to appellant. On the contrary, they were issues which the record reflects had been ongoing for several years. Appellant's other argument is that the grounds upon which the application was denied were legally insufficient. "When the application is not approved in terms as filed the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the statute or ordinance relied upon." 53 P.S. § 10508(2). The decision appealed from is dated May 4, 2011. See exhibit D to Notice of Land Use Appeal. Only those defects complying with the requirements of 53 P.S. § 10508(2) as set forth above need be addressed as any reason given for denial which does not comply with these requirements is unenforceable. However, if **any** of the reasons given is valid, then the decision of the Board must be affirmed. If multiple reasons are given for a denial and all but one are improper, the denial would still be required to be upheld. See *Kassouf v. Township of Scott*, 584 Pa. 219, 883 A.2d 463 (2005) (if legitimate, a single reason may support a denial). "An application for tentative approval must be approved if the plan complies with all objective provisions of the applicable ordinance as well as all other applicable regulations. *Robal Associates, Inc. v. Board of Supervisors of Charlestown Township*, 999 A.2d 630 (Pa.Cmwlth. 2010). However, **the rejection of a plan will be affirmed by this Court if it is validly supported by only one of several objections** to a substantive and objective requirement. *Id.*" *Harvin v. Board of Commissioners of Upper Chichester Township*, \_\_\_ A.3d \_\_\_, 2011 WL 6004598, 2 (Pa.Cmwlth. 2011) (emphasis added). We agree with appellant that to the extent, if any, that the Board denied the application merely because appellant did not comply with some conditions imposed for further deferral of a decision by the Board, such failure by the appellant could not serve as a basis for denial. However, we do not read the Board's decision in that manner. Our reading of the decision is that the Board outlined various items which had not been submitted and concluded that without such items the application did not demonstrate compliance with applicable ordinances. Regardless, even disregarding paragraph 1 of the Board's decision, the decision sets forth numerous other defects in the application. Our review of the record leads us to the conclusion that, at a minimum, several of the reasons asserted by the Board as the basis for denial are valid. In fact, appellant does not even offer any argument as to the invalidity of several of the bases given for denial. Based upon our review of the record, we find that the Board was not required to delay further its decision on appellant's application and that several valid reasons for denial of the application were stated in the Board's decision. Thus, this appeal must be denied.

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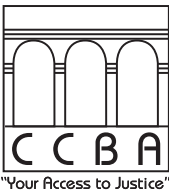
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DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA**

**NOTICE OF FILING ACCOUNTS**

**ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, MAY 2, 2012**

**Courtroom 15 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE JOHN L. HALL**

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.

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<b>ESTATE OF ADA K. STAUFFER, DECEASED</b>	<b>1511-0082</b>
--	------------------

FIRST AND FINAL ACCOUNT

OF: KAAREN L. STEINER, EXECUTOR

ATTORNEY(S):

ADAM J. SAGER, ESQUIRE

---

<b>ESTATE OF REGINALD ALAN KRASNEY, DECEASED</b>	<b>1509-0768</b>
--	------------------

A/K/A REG KRASNEY

A/K/A REGGIE KRASNEY

FIRST AND FINAL ACCOUNT

OF: ANTHONY MORRIS, ADMINISTRATOR

ATTORNEY(S):

ANTHONY MORRIS, ESQUIRE

---

<b>ESTATE OF MICHAEL E. BALTUSAVICH SR, DECEASED</b>	<b>1510-0766</b>
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FIRST AND FINAL ACCOUNT

OF: BERNARD L. ROTH, EXECUTOR

ATTORNEY(S):

DAVID GLENN GARNER, ESQUIRE

---

<b>ESTATE OF DOLORES Y. HUBOKY, DECEASED</b>	<b>1511-0629</b>
--	------------------

FIRST AND FINAL ACCOUNT

OF: JAMES W. BRYANT, ADMINISTRATOR

RICHARD A. BRYANT, ADMINISTRATOR

ATTORNEY(S):

JACK F. WOLF, ESQUIRE

---

<b>ESTATE OF ANNE M. BUDD, DECEASED</b>	<b>1511-0167</b>
---	------------------

A/K/A ANNE MARIE BUDD

FIRST AND FINAL ACCOUNT

OF: ANDRE T. BUDD, EXECUTOR

ATTORNEY(S):

JOHN FRANCIS MCKENNA, ESQUIRE

---

<b>ESTATE OF SPENCER W. FRANCK JR, DECEASED</b>	<b>1509-1745</b>
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A/K/A SPENCER W. FRANCK

A/K/A SPENCER FRANCK

FIRST AND FINAL ACCOUNT

OF: PEGGY M. FRANCK, EXECUTOR

ATTORNEY(S):

RYAN R. GAGER, ESQUIRE



**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12-02882**

NOTICE IS HEREBY GIVEN that the name change petition of Yvonne McLarty-Russell, mother of minor child, Alycia Erinne Russell was filed in the above-named court and will be heard on April 30, 2012, at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 12, 2012

Name to be changed from: Alycia Erinne Russell to: Alycia Erinne McLarty-Russell

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. 12-02884**

NOTICE IS HEREBY GIVEN that the name change petition of Ronmil Joy Hoop, guardian and natural mother of minor child, Deasia Joy McKee was filed in the above-named court and will be heard on April 30, 2012, at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 21, 2012

Name to be changed from: Deasia Joy McKee to: Deasia Joy Hoop

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

SHARMIL MCKEE, Attorney for Petitioner

245 W. Allens Lane

Philadelphia, PA 19119

---

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12-03340**

NOTICE IS HEREBY GIVEN that the name change petition of Hyoung Sook Park, mother of Soon Soo Park was filed in the above-named court and will be heard on June 25, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 30, 2012

Name to be changed from: Soon Soo Park to: Soonsoo Park

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. 12-03324**

NOTICE IS HEREBY GIVEN that the name change petition of Emma Elizabeth Heywood was filed in the above-named court and will be heard on June 25, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 30, 2012

Name to be changed from: Emma Elizabeth Heywood to: Emma Elizabeth McElroy

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. 2011-14106**

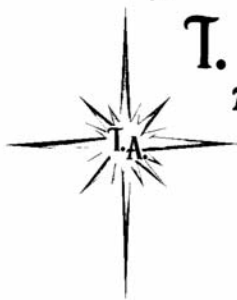
NOTICE IS HEREBY GIVEN that the name change petition of Xiaoxuan Liu was filed in the above-named court and will be heard on June 18, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: December 29, 2011

Name to be changed from: Xiaoxuan Liu to: Michelle Xiaoxuan Liu

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

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for ADEY FAMILY DENTISTRY, P.C., a corporation organized under the Professional Corporation Law of 1988. LINDSEY J. CONAN, Solicitor  
Mackrides Associates  
755 North Monroe Street  
Media, PA 19063

---

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 3, 2012 for Martin Enterprises, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are as follows: The corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights, and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania.

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 28, 2011 for REVERE LANTERN SHOP INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Any and all lawful business activity.

JACQUES H. GEISENBERGER, JR. P.C.,

Solicitors

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**DISSOLUTION NOTICE**

Notice is hereby given that the shareholders of Inkcetera, Inc., a Delaware Corporation, with an address of 109 Holly Drive, Downingtown, PA 19335, have approved a proposal that the corporation voluntarily dissolve, and that the officers are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Anke Fontaine, 109 Holly Drive, Downingtown, PA 19335

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**1st Publication**

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**BRANNING**, Helen, late of Honey Brook Township. Kenneth G. Buckwalter, Sr., care of **JACK F. WOLF**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. **JACK F. WOLF**, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

**CAPECCI**, Navina, late of Malvern. Joseph R. Capecci, Jr., care of **JAMES J. RUGGIERO, JR.**, Esquire, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, Executor. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, atty.

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**COLAVITA**, Maryann T., late of West Chester. Deborah J. Beck, care of **JOHN A. SALING**, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. **JOHN A. SALING**, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**FORCINO**, Romolo S., late of West Chester. **LINDSEY J. CONAN**, Esquire, 755 North Monroe Street, Media, PA 19063, Administratrix. **LINDSEY J. CONAN**, Esquire, Mackrides Associates, 755 North Monroe Street, Media, PA 19063, atty.

**FREY**, Pamela, late of Borough of Phoenixville. Carolyn J. Shaner, care of **JACK F. WOLF**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. **JACK F. WOLF**, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

**GAYNOR**, Frank T., a/k/a Francis A. Gaynor, Jr., late of Spring City, East Vincent Twp. Mary Anne McKenna, 18 McLaughlin Drive, Doylestown, PA 18901, Executor.

**GILBERT**, Patricia L., late of West Brandywine Township. Arnold M. Gilbert, II, 351 Indian Run Road, Glenmoore, PA, Executor. **JERRY L. JOHNSON**, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

**GRING**, Gary S., late of Downingtown. Donald R. Reber, care of **CLEMSON N. PAGE, JR.**, Esquire, 44 North Sixth Street, P.O. Box 8521, Reading, PA 19603, Executor. **CLEMSON N. PAGE, JR.**, Esquire, 44 North Sixth Street, P.O. Box 8521, Reading, PA 19603, atty.

**HUNTER**, Donald E. Geraldine I. Hunter, care of **JOSEPH S. BINDER**, Esquire, 1880 JFK Blvd., Suite 1401, Philadelphia, PA 19103, Administratrix. **JOSEPH S. BINDER**, Esquire, Binder & Weiss, P.C., 1880 JFK Blvd., Suite 1401, Philadelphia, PA 19103, atty.

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**KEMNER**, William J., late of Atglen. Gail K. Landesburg, care of GARY C. BENDER, Esquire, 205 N. Monroe Street, Media, PA 19063, Executrix. GARY C. BENDER, Esquire, 205 N. Monroe Street, Media, PA 19063, atty.

**MORRISON**, Edgar T., a/k/a Edgar Taylor Morrison, late of Uwchlan Township. Mary M. Fontana, care of SHILPA P. KHARVA, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executrix. SHILPA P. KHARVA, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

**SCHILLE**, Donald R., late of Uwchlan Township. Gail Stell, 125 Princeton Road, Exton, PA 19341, Executrix. STEPHEN M. LONG, Esquire, Long & Ramsay, P.C., 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

**SYLVESTER**, Florence E., late of Oxford Borough. Tracie Rowlands, care of ANNA-MARIE MURPHY, Esquire, 215 Bullens Lane, Woodlyn, PA 19094, Executrix. ANNA-MARIE MURPHY, Esquire, Pileggi & Pileggi, P.C., 215 Bullens Lane, Woodlyn, PA 19094, atty.

**TUNICK-GREEN**, Joy L., a/k/a Joyce L. Tunick-Green, late of Kennett Square Borough. Nancy Tunick, care of DAVID J. PICKER, Esquire, 526 Swede Street, Norristown, PA 19401-4846, Executrix. DAVID J. PICKER, Esquire, Picker Law Offices, 526 Swede Street, Norristown, PA 19401-4846, atty.

**WALKER**, Jerry L., late of East Bradford Township. George E. Walker, Jr., care of KEVIN HOLLERAN, Esquire, 17 East Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 East Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

## 2nd Publication

**BAZAR**, Howard R., late of East Bradford Township. Virginia M. Wendling, care of ALEXANDER A. DI SANTI, Esquire, 25 W. 2nd Street, Media, PA 19063, Executrix. ALEXANDER A. DI SANTI, Esquire, Gallagher, Schoenfeld, Surkin, Chupein & De Mis, P.C., 25 W. 2nd Street, P.O. Box 900, Media, PA 19063, atty.

**BOYER**, Delbert J., Sr., late of West Chester. Spencer H. Boyer, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**CELII**, Mary T., late of Berwyn. Patricia A. Norcini, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, atty.

**CLOUD**, Francis H. Sr., late of Oxford. Joanne Arrowood and Francis Harold Cloud Jr., care of R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executors. R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**DUPONT**, Kevin Anthony, late of Westtown Township. Kristan Helena McDougal, care of CARLA TRONGONE, Esquire, 104 N. Main Street, First Floor, North Wales, PA 19454, Administratrix. CARLA TRONGONE, Esquire, 104 N. Main Street, First Floor, North Wales, PA 19454, atty.

**FERGUSON**, Gertrude O., a/k/a Gertrude Olive Ferguson, late of West Goshen Township. Vanessa Roberts and Anna Daye, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executrices. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**FREED**, Liselotte M., a/k/a Liselotte Mezger-Freed late of Pennsbury Township. Michael A. Freed, care of TIMOTHY B. BARNARD, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Executor. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

**FRIPPEL**, Olga, late of Downingtown. Cathy Davidson, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**GOLDEN**, Michael F., late of Borough of Phoenixville. H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**GRAHAM**, Noreen Kirby, late of West Chester Borough. Timothy Charles Graham and Melanie Noreen Zmich, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executors. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**GRAY**, Donald C., late of West Chester. Genevieve M. Gray, care of JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, Executrix. JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

**HAYES**, Anne Burch, a/k/a Anne Burch, late of Tredyffrin Township. Charles C. Burch, care of MICHAEL F. ROGERS, Esquire, 510 Township Line Road, Suite 150, Blue Bell, PA 19422, Executor. MICHAEL F. ROGERS, Esquire, Salvo Rogers & Elinksi, 510 Township Line Road, Suite 150, Blue Bell, PA 19422, atty.

**HEYMAN**, Felicia W., late of Kennett Square Borough. Sidney Heyman, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**KANE**, Hita, a/k/a Hita C. Kane, late of West Chester. John Elwood, 872 Deer Crossing Road, West Chester, PA 19382, Executor. SCUDDER G. STEVENS, 120 North Union, P.O. Box 1156, KENNETT SQUARE, PA 19348, atty.

**MCMAHON**, Norman C., late of West Grove Borough. Sarah A. Murphy, care of JACQUES H. GEISENBERGER, JR., Esquire, 38 A. South Third Street, Suite 2, Oxford, PA 19363, Executrix. JACQUES H. GEISENBERGER, JR., P.C., Esquire, 38 A. South Third Street, Suite 2, Oxford, PA 19363, atty.

## CHARLES T. DeTULLIO

Attorney at Law  
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**OPIELSKI**, Mary J., late of East Vincent Township. Daniel J. Smith, 610 2nd Avenue, Royersford, PA 19468, Executor. **RONALD F. BRIEN**, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

**RAWDING**, Elizabeth G., late of West Brandywine Township. Gary A. Rawding, 1019 Messner Road, Chester Springs, PA 19425, Executor. **ALLAN B. GREENWOOD**, Esquire, Siana, Bellwoar & McAndrew, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**SEIFTS**, Norman G., late of Honey Brook Township. **FRANK W. HAYES**, Esquire, 31 South High Street, West Chester, PA 19382, Administrator. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**STONESTROM**, Donald M., late of East Goshen Township. Barbara J. Stonestrom, care of **LISA COMBER HALL**, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**TRYTHALL**, Violet I., late of East Coventry Township. Judy Ann Stauffer, 209 Yost Avenue, Apt. 4, Spring City, PA 19475, Executrix. **JAMES C. KOVALESKI**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**URBANIK**, Doris M., late of East Goshen Township. Edward J. Urbanik, 923 Linda Vista Drive, West Chester, PA 19380, Executor. **FRANCIS C. ORTNER, JR.**, Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

**WIDDOES**, H. Donald, a/k/a Don Widdoes, late of Kennett Township. Alexander David Penny, care of **GEORGE H. ELSE**, Esquire, 130 W. Lancaster Avenue, Suite 203, Wayne, PA 19087, Executor. **GEORGE H. ELSE**, Esquire, 130 W. Lancaster Avenue, Suite 203, Wayne, PA 19087, atty.

### 3rd Publication

**BODDY**, Lawrence, Jr., late of Oxford/Lower Oxford Township, Chester County, PA. Kathy Stringer, 231 Township Road, Oxford, PA 19363, Administrator. **KENNETH R. PYLE**, Esquire, The Law Office of Kenneth R. Pyle, PC, P.O. Box 141, Lewisville, PA 19351-0141, atty.

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**CARPENTER**, Richard G., late of Uwchlan Township. Barbara A. Carpenter, care of STEPHEN T. ELINSKI, Esquire, 510 Township Line Road, Ste. 150, Blue Bell, PA 19422, Executrix. STEPHEN T. ELINSKI, Esquire, Salvo Rogers & Elinski, 510 Township Line Road, Ste. 150, Blue Bell, PA 19422, atty.

**D'AMICO**, Michael F., late of New Garden Township. Anthony V. D'Amico, 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.

**Diehl**, Rose M., late of East Pikeland Township. Stephen Charles Botta, 666 W. Germantown Pike, Apt 2805, Plymouth Meeting, PA 19462-1081, Administrator.

**GIBSON**, DORISSE G., a/k/a Etmo Dorisse Gibson, late of East Malborough Township. Thomas C. Gibson, care of MARITA MALLOY HUTCHINSON, Esquire, First Niagara Bank Building, 1197 Wilmington Pike, West Chester, PA 19382, Executor. MARITA MALLOY HUTCHINSON, Esquire, Law Offices of Marita Malloy Hutchinson, First Niagara Bank Building, 1197 Wilmington Pike, West Chester, PA 19382, atty.

**HENNES**, Robert T., late of Kennett Square. G. Margaret Hennes, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**HULL**, Jennie V., late of Willistown Township. Jeanne V. Smitheman, 46 Threewood Drive, Glen Mills, PA 19342, Executrix.

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**KRUPANSKY**, Catherine D., a/k/a Catherine C. Krupansky, late of West Goshen Township. Charles F. Krupansky, Jr., 505 West Market Street, West Chester, PA 19382 and Doris K. Miller, 1495 Romansville Road, Downingtown, PA 19335, Executors. JOSEPH R. POLITO, JR., Esquire, 218 North Church Street, West Chester, PA 19380, atty.

**MC GROREY**, John V., late of Tedyffrin Township. Ann M. Rossi and John T. Mc Grorey, 488 Red Coat Lane, Wayne, PA 19087, Executors. PATRICK J. BRODERICK, Esquire, Wilson, Broderick & Associates, One East Airy Street, P.O. Box 389, Norristown, PA 19404-0389, atty.

**MCCANN**, Loretta M., late of Spring City. Gwendolyn M. Eagen, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Tuner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**PISANO**, Gerald L., a/k/a Gerald Pisano, late of Tredyffrin Township. Rose Pisano Anderson, 34 Beaver Run Road, Downingtown, PA 19335, Executor. JOSEPH R. POLITO, JR., Esquire, 218 North Church Street, West Chester, PA 19380, atty.

**RASMUSSEN**, Johanna C., late of Pottstown. Elizabeth Rasmussen, 2282 William Penn Way, Lancaster, PA 17601, Executrix.

**SPRINGER**, Heidi M., late of East Fallowfield Township. Douglas E. Crossan, 340 Oaklyn Road, East Fallowfield, PA 19320, Executor.

**TAYLOR**, Michael G., late of West Whiteland Township. Olga Taylor, care of STEPHEN OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**WEIDEMANN**, Walter, Jr., late of West Chester. Walter Weidemann III, 7 Kirkcaldy Drive, West Chester, PA 19382, Executor. ROBERT A. CROWLEY, Esquire, The Crowley Law Firm, 3201-B Mill Creek Road, Wilmington, DE 19711, atty.

**Register of Wills  
Clerk of Orphans' Court  
County of Chester, Pennsylvania**

**NOTICE OF AUTOMATION FEE**

**Effective May 1, 2012, the Register of Wills and Clerk of the Orphans' Court of Chester County, Pennsylvania will be charging a \$10.00 Automation Fee on all initial filings. The fee schedule will be updated to reflect this charge.**

**WINKLER**, Helen R., late of East Bradywine Township. Walter A. Winkler Jr., 117 Great Oak Drive, Downingtown, PA 19335, Executor.

**YASHURA**, Joan M., a/k/a Joan M. Falini, late of Phoenixville. Joseph S. Yashura, 1140 Greenhill Lane, Phoenixville, PA 19460, Executor. **TODD ALLEN ELLIOTT**, Esquire, 835 West Chester Pike, West Chester, PA 19382-4863, atty.

**YODER**, Thomas S., late of West Nantmeal Township. Fannie Y. Yoder, care of J. ELVIN KRAYBILL, Esquire, 41 East Orange Street, Lancaster, PA 17602, Executrix. J. ELVIN KRAYBILL, Esquire, Gibbel Kraybill & Hess LLP, 41 East Orange Street, Lancaster, PA 17602, atty.

**ZUNINO**, Louise, late of Borough of Kennett Square. **DAVID L. MYERS**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **DAVID L. MYERS**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, 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*

Double M Ranch LLC, with its principal place of business at 1483 Lenape Road, West Chester, PA 19382.

The application has been (or will be) filed on: May 13, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Matthias Murphy.

---

#### CORPORATION NOTICE LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on March 7, 2012, a Certificate of Organization was filed the Pennsylvania Department of State for D'AMBROSIO INVESTMENTS, LLC, in accordance with the Limited Liability Act of 1994.

**JOSEPH R. POLITO, JR.**, Solicitor  
Polito Law Offices  
218 North Church Street  
West Chester, PA 19380

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#### 3rd Publication

#### TRUST NOTICE

NOTICE of the death of George T. Mace, of Penn Township, Settlor of the George T. Mace Revocable Living Trust, dated February 23, 2006, is hereby given. All persons indebted to said Trust are requested to make prompt payment and and those having claims to present the same, without delay to:

**Trustee:** James T. Mace  
Care of:

**Attorney:** Barry O. Bohmueller  
Bohmueller Law Offices, P.C.  
29 Mainland Road  
Harleysville, PA 19438

---

**NOTICE****IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
ORPHAN'S COURT DIVISION****ADOPTION NO. A10-0075****IN RE: Adoption of G.J.W.****IMPORTANT NOTICE**

**TO:** Jessica L. Thomas  
3104 W. 15<sup>th</sup> Street  
Jacksonville, FL 32254

A Petition has been filed asking the Court to put an end to all rights you have to your child, G.J.W. The court has set a hearing to consider ending your rights to your child. That hearing will be held in the Chester County Courthouse, 201 W. Market Street, West Chester, Pennsylvania on May 7, 2012 at 11:00 a.m. in Courtroom No. 16. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper 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.

**LAWYER REFERRAL SERVICE  
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2012-0166 "1" "1"

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION

IN RE:

REGISTER OF WILLS  
CLERK OF THE ORPHANS' COURT  
FEE SCHEDULEFILED  
12 APR - 5 PM 2:12  
OFFICE OF THE  
PROTHONOTARY  
CHESTER CO., PA

## ORDER

AND NOW, this 4 day of APRIL, 2012, pursuant to the provisions of 42 P.S. §21022.1 and 21032.1, and upon petition of Terri Clark, Register of Wills and Clerk of the Orphans' Court, the attached fee schedule is amended to add an automation fee as indicated on the proposed fee bill attached. To bring the Office of Register of Wills and Clerk of the Orphans' Court into line with the automation/modernization efforts of the other court-related offices, a \$10.00 automation fee will be charged on all initial filings.

The fees collected under this automation surcharge are to be deposited into a special fund account established by the Register of Wills and Clerk of the Orphans' Court. Monies in the special automation fund shall be used by the Register of Wills and Clerk of the Orphans' Court solely for the purpose of automation, computerization and document reproduction within the offices of same. This Order shall become effective May 1, 2012.

BY THE COURT,

  
JAMES P. MACELREE II, PRESIDENT JUDGECERTIFIED  
FROM THE RECORDATTEST Walter E. Nunez  
DEPUTY PROTHONOTARY

4-5-12



**April 2012 CLE Opportunities**  
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DATE	CLE SESSIONS	TIME	CREDIT HOURS
April 3rd	<b>PBI: Claims Made &amp; Prof. Liability Insurance Coverage (v)</b>	9 AM – 12:30 PM	2 SUB & 1 ETH
April 4th	<b>PBI: Guardianship 101 (g)</b>	8:30 AM – 12:50 PM	3 SUB & 1 ETH
April 5th	<b>PBI: What Every Estate Planning Attorney Needs to Know About Florida Law (g)</b>	12:30 PM – 4:45 PM	4 SUB
April 9th	<b>Bridge the Gap</b>	12 PM – 4 PM	4 ETH
April 10th	<b>PBI: Writing Better Complaints, Contracts, Discovery Requests, Laws &amp; Regulations (2 Steven Stark) (g)</b>	9 AM – 4:15 PM	6 SUB
April 11th	<b>PBI: How to be a Lawyer 102 (v)</b>	9 AM – 10 AM	1 ETH
April 11th	<b>PBI: Judgment Collection Strategies (g)</b>	1 PM – 4:15 PM	3 SUB
April 13th	<b>PBI: Winning Numbers: Accounting &amp; Finance for Lawyers (g)</b>	8:30 AM – 3:30 PM	5 SUB & 1 ETH
April 17th	<b>PBI: Restrictive Covenants, Trade Secrets &amp; Computer Forensics: What Every Lawyer Should Know (v)</b>	9 AM – 1:30 PM	4 SUB
April 17th	<b>PBI: Sheriff Sales in Pennsylvania (g)</b>	9 AM – 1:15 PM	3 SUB & 1 ETH
April 18th	<b>PBI: Ideal Gas Law... (v)</b>	9 AM – 4:30 PM	6 SUB
April 18th	<b>PBI: Five County Criminal Practice (g)</b>	12:15 PM – 4:15 PM	4 SUB
April 19th	<b>PBI: Family Law Institute 2012 (g)</b>	8:30 AM – 4:30 PM	6 SUB
April 20th	<b>PBI: Land Use Institute (g)</b>	8:30 AM – 4:30 PM	5 SUB & 1 ETH
April 23rd	<b>PBI: Anatomy, Injuries &amp; Surgeries (g)</b>	8:25 AM – 3:45 PM	6 SUB
April 24th	<b>PBI: Effective Corporate Negotiation Skills 2012 (g)</b>	9 AM – 4:45 PM	5 SUB & 1 ETH
April 25th	<b>PBI: Boating Law &amp; Liability (g)</b>	12 PM – 4:15 PM	4 SUB
April 26th	<b>PBI: 13<sup>th</sup> Annual Legal in Age of Aging (g)</b>	8:30 AM – 4 PM	5 SUB & 1 ETH
April 26th	<b>PBI: E-Commerce—Legal &amp; Practical Issues (v)</b>	9 AM – 1:30 PM	3 SUB & 1 ETH
April 27th	<b>PBI: Whose Constitution is it Anyway? (g)</b>	9 AM – 4:30 PM	6.5 SUB
April 27th	<b>PBI: Criminal Law Update (v)</b>	9 AM – 1:30 PM	4 SUB
April 30th	<b>PBI: 15<sup>th</sup> Annual Federal Securities Law Forum (g)</b>	8:30 AM – 4:30 PM	5 SUB & 1 ETH

To view the calendar online go to: [http://www.chescobar.org/cle/cle\\_opportunities\\_at\\_ccba.html](http://www.chescobar.org/cle/cle_opportunities_at_ccba.html)

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 (g) = live groupcast  
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