

**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-11637-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Henry David Tatum was filed in the above-named court and will be heard on February 3, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 18, 2019

Name to be changed from: **Henry David Tatum** to: **David Michael Tatum**

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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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-11856-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Nikole Mozzani on behalf of minor child Gesiella Ann Marie Silva was filed in the above-named court and will be heard on January 6, 2020 at 9:30 AM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 25, 2019

Name to be changed from: **Gesiella Ann Marie Silva** to: **Gesiella Ann Marie Mozzani**

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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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-11857-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Nikole Mozzani on behalf of minor child Joseph Adam Silva, Jr. was filed in the above-named court and will be heard on January 6, 2020 at 9:30 AM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 25, 2019

Name to be changed from: **Joseph Adam Silva, Jr.** to: **Joseph Adam Mozzani**

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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**CORPORATION NOTICE**

**Brian D. Kitchen, P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

Semanoff, Ormsby, Greenberg & Torchia, LLC  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by **Bertone Enterprises, Inc.**, a Pennsylvania Corporation with its registered office at 420 William Street, Downingtown, PA, 19335, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

James B. Griffin, Esquire, CPA  
James B. Griffin, P.C.  
623 North Pottstown Pike  
Exton, PA 19341

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the officers of **DONELSON R. MANLEY, M.D., P.C.**, a Pennsylvania professional corporation, with a registered address of 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, 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 PA Business Corporation Law of 1988, as amended. **GADSDEN SCHNEIDER & WOODWARD, LLP**, Solicitors, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087.

**DISSOLUTION NOTICE**

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **The House Next Door, Inc.** is currently in the process of voluntarily dissolving.

**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**

**AVELAR**, Isaura, late of East Vincent Township. Philip Avelar, 2757 Maplewood Mews, Norristown, PA 19403, Executor.

**CAMPBELL**, Geraldine M., late of Uwchlan Township. Tomilyn F. Forbes, W59 N450 Hilegen Ave., Cedarburg, WI 53012, Executrix. **W. STEVEN WOODWARD**, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Lane, Suite 210, Wayne, PA 19087-1571, atty.

**COOLEY, JR.**, John William, a/k/a John W. Cooley, Jr., late of West Bradford Township. James Miller, care of **JOSEPH J. DOUGHERTY**, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, Executor. **JOSEPH J. DOUGHERTY**, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

**DIFILIPPO**, Ralph Leonard, a/k/a Leonard DiFilippo, late of Borough of Oxford. Eugene J. DiFilippo, III, care of **ANITA M. D'AMICO**, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executor. **ANITA M. D'AMICO**, Esquire, D'Amico Law PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

**EVANS**, Lynnette K., a/k/a Lynnette K. Tabatschkow, late of Uwchlan Township. Gary K. Hammer, care of **LOUIS N. TETI**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Administrator. **LOUIS N. TETI**, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**FETTER**, Norman C., late of Warwick. Jane M. Fetter, 26801 Sunset Strip, Millsboro, DE 19966, Executrix. **GARY P. LEWIS**, Esquire, Lewis McIntosh & Teare, LLC, 372 N. Lewis Road, Royersford, PA 19468, atty.

**FITZGERALD**, Barbara D., late of East Goshen Township. Robert B. Fitzgerald, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**FOLTZ**, Ruth M., late of West Whiteland Township. Anita M. LeFevre, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

**FULTON**, Brett, a/k/a Brett Peter Taws, a/k/a Brett Peter Taws Fulton, a/k/a Brett P.T. Fulton, late of West Vincent Township. Margaretta T. Fulton, 862 St. Matthews Road, Chester Springs, PA 19425, Executrix. ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**HIBBARD**, William H., a/k/a William H. Hibbard, Sr., late of East Fallowfield Township. William H. Hibbard, Jr., 65 Willow Rock Way, Coatesville, PA 19320, M. Kathy H. Pawlowski, 2710 East Kings Highway, Coatesville, PA 19320 and David E. Hibbard, 60 Horizon Drive, East Fallowfield, PA 19320, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HOPKINS**, Mary R., late of Kennett Square. Virginia Laurel Hopkins and Christine H. McClure, care of CAREN L. SYDNOR, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, Personal Representative. CAREN L. SYDNOR, Esquire, Crossland Heinle & Bryde, LLC, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, atty.

**KALDES**, Athena, a/k/a Athena Catherine Kaldes, a/k/a Athena C. Kaldes, late of West Whiteland Township. Helen N. Rassias, 360 Long Ridge Lane, Exton, PA 19341, Executrix. STEVE C. NICHOLAS, Esquire, Nicholas Law Offices, PC, 2215 Forest Hills Drive, Suite 37, Harrisburg, PA 17112, atty.

**LAWRENCE**, Dolores G., late of West Chester Borough. Carl B. Lawrence, Jr., care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W. Market Street, West Chester, PA 19382, atty.

**MCCLUNE**, Betty Jane, late of West Chester. Wanda Fay McClune, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**MCCLURE**, M. Villa, late of West Goshen Township. Gregory A. McClure, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms, 220 West Gay Street, West Chester, PA 19380, atty.

**MERCEDES**, Juana Nunez, late of San Juan, Puerto Rico. Steven Nunez, 1644 Anthony Avenue, Apt. 3J, Bronx, NY 10457, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**SHUFFLEBARGER**, Frances Phillips, late of Kennett Square. Fred Shufflebarger, P.O. Box 742, Unionville, PA 19375, Executor.

**SIEROCINSKI**, Eleanor L., a/k/a Eleanor L. Sitko, late of Borough of Phoenixville. CarolAnn Bukosky, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

**STEWART**, Roberta R., late of Easttown Township. Janice S. Larkin, and Judy S. Greco, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg., #2, Wayne, PA 19387-3115, Executrices. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Bldg., #2, Wayne, PA 19387-3115, atty.

**TABATSCHKOW**, Paul G., late of Uwchlan Township. Gary K. Hamer, D.B.N., care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Administrator. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**THORNTON**, Dorothy L., late of Honey Brook Township. Joseph D. Bardon, III, 38 Lincoln Ave. Chatham NJ 07928, Administrator. HEIKE K. SULLIVAN, Esquire, Ballard Spahr, LLP, 1735 Market Street, 51st Floor, Philadelphia, PA 19103, atty.

**VAN DUSER**, Milton, a/k/a Milton Van Duser Jr., late of East Pikeland Township. Alex Van Duser, 809 Easkey Lane, Avondale, PA 19311, Executor.

**WEGLESKI**, Elizabeth Ann, late of Borough of Downingtown. Marc Wegleski, 22 Laurel Place, Glen Ridge, NJ 07028-1511, Executor.

**WELLS**, Anne J., late of Anne Jessup Wells. Katharine Elisabeth Edgar, and Michael Stirling Edgar, care of CHARLES J. DURANTE, Esquire, 1201 N. Market Street, 20th Fl., Wilmington , DE 19801, Executors. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market Street, 20th Fl., Wilmington , DE 19801, atty.

## 2nd Publication

**BACHMAN**, Estella S., late of Honey Brook Township. Thomas Bachman, 747 Mount Pleasant Road, Honey Brook, PA 19344, Timothy R. Bachman, 1574 Hummingbird Court, Yardley, PA 19067 and David L. Bachman, 223 Lawn Road, Palmyra, PA 17078, Executors. JANET M. COLLITON, Esquire, Colliton Elder Law Associates PC, 790 E. Market Street, #250, West Chester, PA 19382, atty.

**BANNAN**, Philip E., a/k/a Philip Eugene Bannan, late of Willistown Township. Lisa K. Christensen, 415 Cranberry Lane, West Chester, PA 19380, Executrix. ANNE DeLUCA, Esquire, Law Offices of Sand Gibbs, LLP, 3475 West Chester Pike, Suite 200, Newtown Square, PA 19073, atty.

**BAZIL**, Nancy J., late of Caln Township. Steven G. Bazil, 1679 Sheeder Mill Road, Birchrunville, PA 19421, Executor. ROBERT G. BELLWOAR, Esquire, Law Offices of Robert G. Bellwoar, PC, The Historic Byers Hotel, 225 Byers Road, Chester Springs, PA 19425, atty.

**FAMIGLETTI**, Michael J., late of West Chester. Patricia Famigletti, 1162 Pynchon Hall Road, West Chester, PA 19392, Executor.

**FRY**, Barry L., late of East Vincent Township. Holly Matus, care of JAMIE V. OTTAVIANO, Esquire, 1129 E. High Street, Pottstown, PA 19464, Executrix. JAMIE V. OTTAVIANO, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High Street, Pottstown, PA 19464, atty.

**GEBHARD**, Joyce B., late of Kennett Square. J. Scott Gebhard, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**GENK**, Matthew, a/k/a Matthew A. Genk, late of West Goshen Township. Peter R. Guman, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, West Chester, PA 19382-2928, atty.

**GOOD**, Kermit B., a/k/a Kermit Beyer Good, late of West Brandywine Township. Kevin W. Good, 125 Haslin Lane, Coatesville, PA 19320 and Annette Good, 10 Weirwood Road, Radnor, PA 19372, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HARTMAN**, Lucy, late of West Chester, Thornbury. Joseph Hartman, 152 Sidesaddle Place, West Chester, PA 19382, Executor.

**HORGER**, David John, a/k/a David John Horger, Sr., late of Caln Township. David J. Horger, Jr., 303 Jennifer Drive, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MAY**, Katharine E., late of Chadds Ford. Carol Lloyd Bove, 818 Burrows Run Road, Chadds Ford, PA 19317, Executor. TRAVIS G. MAURER, Esquire, Young Conway Stargatt & Taylor, LLP, 1000 N. King Street, Wilmington, DE 19801, atty.

**MICHENER**, Dorothy, a/k/a Dorothy C. Michener, late of Coatesville. Keith Frankman, 1312 Bush Road, Cochranville, PA 19330, Executor.

**MOXON**, Winifred L., a/k/a Win Moxon, a/k/a Winifred Moxon, late of East Goshen Township. Theodore B. Moxon, care of NIKOLAS I. TSOUROUS, Esquire, Valley Forge Square II, 661 Moore Road, Suite 105, King of Prussia, PA 19406, Executor. NIKOLAS I. TSOUROUS, Esquire, Law Offices of Wendy F. Bleczinski Valley Forge Square II, 661 Moore Road, Suite 105, King of Prussia, PA 19406, atty

**OWENS**, Eileen M., late of Valley Township. Kristen M. Erlwein and Edward J. Erlwein, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**PASTERS**, Pamela, a/k/a Pamela Devault Pastors, late of Caln Township. Craig Pastors, care of BARRY RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**RICHARDSON**, Elaine E., late of West Chester Borough. Tyrone Chandler Richardson, 127 Maple Lane, West Chester, PA 19382, Executor. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

**RILEY**, Mary C., late of East Fallowfield Township. Joan M. McIntosh, 1062 Park Drive, Pottstown, PA 19464, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

**STRICHEK**, Jean E., a/k/a Jean Elizabeth Strichek, late of Caln Township. Joann S. Panik and Jill R. Green, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrices. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**SUGG**, Josephine A., late of Upper Uwchlan Township. Kathleen M. Sugg and Kevin G. Sugg, care of CHRISTOPHER M. BROWN, Esquire, 300 W. State Street, Suite 300, Media, PA 19063, Executors. CHRISTOPHER M. BROWN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Suite 300, Media, PA 19063, atty.

### 3rd Publication

**DAGUE**, Richard Gary, late of Downingtown Borough. Gail Markiewicz, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administratrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**DUNN, JR.**, Frank A., late of Wallace Township. Thomas F. Toscani, Executor. THOMAS F. TOSCANI, Esquire, Toscani & Gillin, P.C., 899 Cassatt Road, Suite 320, Berwyn, PA 19312, atty.

**FEATHER**, Barbara Ann, late of Charlestown Township. Dorothy E. Regetta, 499 Mountain Blvd., Wernersville, PA 19565, Executrix.

**GREENBERG**, Mary Gloria, late of Oxford, Pennsylvania. Carl Jan Greenberg, 616 Yankee Doodle Drive, Bel Air, MD 21014, Executor.

**JOHNSON**, Jacquelyn Y., late of Wallace Township. Ann M. Warner, care of KURT M. EBNER, CPA, Welsh Pool Road, Suite 110, Exton, PA 19312, Executrix. KURT M. EBNER, CPA, Welsh Pool Road, Suite 110, Exton, PA 19312, atty.

**KLECKNER**, Mary Jane, late of Charlestown Township. Susan S. K. Sitarchuk, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, Executrix. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, atty.

**MONROE**, Teresa D., late of East Pikeland Township. John P. Monroe, Jr., 4 Kerry Lane, Malvern, PA 19355, Executor. TIMOTHY C. BITTING, Esquire, Koch & Koch, 217 N. 6th St., Reading, PA 19601, atty.

**NOLL, JR.**, William G., late of Kennett Township. Pamela B. Cowan, care of JILL R. FOWLER, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428-2950, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428-2950, atty.

**O'BRIEN**, Daniel Kevin, late of Downingtown. Kathleen O'Brien, 1008 Evergreen Ave., Salisbury, MD 21801, Executrix.

**PARENTI**, Marie C., a/k/a Marie Parenti, late of Charlestown Township. Dina Parenti, care of MICHAEL A. RUGGIERI, Esquire, 18 Campus Blvd., Suite 100, Newtown Square, PA 19073, Executrix. MICHAEL A. RUGGIERI, Esquire, 18 Campus Blvd., Suite 100, Newtown Square, PA 19073, atty.

**SAFIER**, Adrienne, late of West Brandywine Township. Cynthia Lehrer, 44 Mason Farm Road, Ringoes, NJ 08551, Executor. CARY B. FLEISHER, Esquire, Narducci Moore Fleisher Roeberg & Wolfe LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422, 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*

**Beyond Words Group, Inc.**, with its principal place of business at PO Box 286, Uwchland, PA 19480. The application has been (or will be) filed on: March 7, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Linda Morel, 22 Heron Hill Drive, Downingtown, PA 19335

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**The Custom Built-In Company**, with its principal place of business at 290 Water Street, Spring City, PA 19475. The application has been (or will be) filed on: October 19, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Bradley Thomas, 249 South Main Street, Spring City, PA 19475 Artisan Custom Bookcases, LLC, 290 Water Street, Spring City, PA 19475

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**The New Wealth Project**, with its principal place of business at 940 E. Boot Road, Suite 101, West Chester, PA 19380. The application has been (or will be) filed on: November 18, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Owen Mulhern, Jeff Mastronardo, Mike Taylor and FC Advisory, LLC, 940 E. Boot Road, Suite 101, West Chester, PA 19380  
ADAM G. Garson, Solicitor  
Lipton, Weinverger & Husick  
201 N. Jackson Street  
Media, PA 19063

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#### NONPROFIT CORPORATION

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 **Shanahan Rugby Club**

Articles of Incorporation were filed on August 14, 2019

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**1st Publication**

PINCUS LAW GROUP, PLLC

By: Caryn Pincus (325087)

Paul J. Fanelli (313157)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Attorneys for Plaintiff

Facsimile: 516-279-6990

E-mail: cpincus@pincuslaw.com

pfanelli@pincuslaw.com

NATIONSTAR MORTGAGE LLLC

d/b/a CHAMPION MORTGAGE COMPANY

8950 Cypress Waters Blvd.

Coppell, TX 75019

Telephone: 484-575-2201

COURT OF COMMON PLEAS OF  
CHESTER COUNTY

NO. 2018-11820-RC

Plaintiff,

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE AND INTEREST  
UNDER EUGENE P. TINUS

718 Southern Drive

West Chester, PA 19380

ESTATE OF EUGENE P. TINUS

C/O MATTHEW TINUS, ADMINISTRATOR

AND KNOWN HEIR OF THE ESTATE OF

EUGENE P. TINUS

29 West Slokom Avenue

Christiana, PA 17509

MATTHEW TINUS, ADMINISTRATOR AND

KNOWN HEIR OF ESTATE OF EUGENE P. TINUS

29 West Slokom Avenue

Christiana, PA 17509

and

SIENNA TINUS, KNOWN HEIR OF THE

ESTATE OF EUGENE P. TINUS

718 Southern Drive

West Chester, PA 19380

Defendants.

CIVIL ACTION - MORTGAGE FORECLOSURE

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 you and a judgment may be entered against you by the court 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 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.

Lawyer Referral Service  
of Chester County Bar Association  
15 West Gay Street  
West Chester, PA 18380  
(610) 429-1500

PINCUS LAW GROUP, PLLC

By: Caryn Pincus (325087)

Paul J. Fanelli (313157)

Attorneys for Plaintiff

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**2nd Publication of 4**

RAYMOND ZOOK	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	CHESTER COUNTY, PENNSYLVANIA
	:	
v.	:	CIVIL ACTION – EQUITY
UNKNOWN PRIOR OWNERS	:	
OF PARCEL 6-8-151	:	No. 2019-03305-RC
Defendant(s).	:	

TO UNKNOWN PRIOR OWNERS OF PARCEL ID No. 6-8-151 in Oxford Borough, Chester County, Pennsylvania:

You are hereby notified that on April 4, 2019, Plaintiff RAYMOND ZOOK filed a Quiet Title Action against you in the Court of Common Pleas of CHESTER County, Pennsylvania. Plaintiff requests the court to rule that he is the rightful owner of Parcel No. 6-8-151 located on South Third Street in Oxford Borough, Chester County, Pennsylvania and that Defendant(s) have no estate, right, title or interest in said property.

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.

Lawyer Referral Service  
 Chester County Bar Association  
 15 West Gay Street, Second Fl.  
 West Chester, PA 19380  
 610-692-1889

1st Publication of 3

UNRUH, TURNER, BURKE & FREES, P.C. BY: ATTORNEY FOR PLAINTIFF  
 AMANDA J. SUNDQUIST, ESQUIRE ATTORNEY  
 ID NO. 204100  
 BY: DANIEL S. LEPERA, ESQUIRE ATTORNEY  
 ID NO. 318729

POCOPSON TOWNSHIP : IN THE COURT OF COMMON PLEAS  
 : COUNTY OF CHESTER

Plaintiff

v.

: CIVIL ACTION — LAW

LILLIAN M. PETTIT and  
 LEWETTE J. PETTIT

: MUNICIPAL CLAIM NO. 14-00146

Defendant:

**WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM**

The Commonwealth of Pennsylvania to LILLIAN M. PETTIT and LEWETTE J. PETTIT, Greetings:

WHEREAS, Pocopson Township, on the 8th day of January, A.D. 2014, filed its claim in our Court of Common Pleas of Chester County; at No. 2014-00146-LN, for the sum of \$22,550.50, with interest accruing from the 8th day of January, 2014, for unpaid, delinquent costs and fees incurred by Pocopson Township in securing and demolishing the structure on the property situate in Pocopson Township, Chester County, Pennsylvania and identified as Tax Parcel Numbers 63-4-75.18 and 63-4-77, being all or part of the property described in deeds filed in the Office of the Recorder of Deeds of Chester County, at Deed Book 5937, Page No. 1046 and 1051 respectively, owned or reputed to be owned by you;

And WHEREAS, the claim amount includes attorney’s fees in the amount of \$10,684.00 as of June 11, 2019;

And WHEREAS, we have been given to understand that said claim is still due and unpaid, and remains a lien against the said property.

NOW, you are hereby notified to file your affidavit of defense to said claim, if defense you have thereto, in the office of the prothonotary of our said court, **within fifteen days after the service of this writ upon you.** If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim, and the property described in the claim may be sold to recover the amount thereof.

Witness the Honorable Judge of our said court, this day of, A.D. October 16, 2019.

MATT HOLLIDAY, Prothonotary  
 Chester County, Pennsylvania

Date:

Deputy

**Case Title:** POCOPSON TOWNSHIP VS. PETTIT, LILLIAN M ET AL  
**Case Number:** 2014-00146-LN  
**Type:** PRAECIPE FOR WRIT OF SCIRE FACIAS / WRIT OF SCIRE FACIAS ISSUED

By:

/s/ Matt Holiday, Prothonotary

/s/ Stephanie M. B. Peery, Deputy