



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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**Jackson v. Redevelopment Authority of the City of Coatesville, et al.**

Motion to dismiss – Frivolous filings – Pro se litigants

1. Pennsylvania Rule of Civil Procedure 233.1 empowers the court to dismiss a subsequent action and then bar the pro se plaintiff from pursuing additional pro se litigation against the same or related defendants raising the same or related claims without leave of court.
2. The relief authorized by Rule 233.1 is different from but similar to the relief authorized by the doctrines of res judicata and collateral estoppel applicable in a subsequent action.
3. Rule 233.1 is intended to stem a noted increase in serial lawsuits of dubious merit filed by pro se litigants and operates to spare potential defendants the need to defend spurious claims, first, by allowing the expeditious dismissal of duplicative pro se actions and, second, by empowering the trial court to ban the pro se litigant's commencement of further actions against such defendants.
4. A trial court's jurisdiction generally extends for thirty days after the entry of a final order and after the thirty-day time period, the trial court is divested of jurisdiction.
5. Defendants filed a joint motion to dismiss plaintiff's second amended complaint pursuant to Pa.R.C.P. 233.1. After consideration of the defendants' motion, the Court *Held*, that the motion was denied. The Court further ordered the Prothonotary to mark the docket to reflect that the status of the case was closed.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2022-06979-RC; James Lyband Jackson v. Redevelopment Authority of the City of Coatesville; Pennsylvania American Water; Valley Township; Berkheimer; City of Coatesville; City of Wilmington, Delaware; Edward Cunius; Delaware County, Pennsylvania; IDG Redevelopment, LLC; and Newrez, LLC, d/b/a Shellpoint Mortgage

James Lyband Jackson, pro se

Jonathan Kaminsky and Ujala Aftab for Redevelopment Authority of the City of Coatesville

Joseph William Catuzzi for Pennsylvania American Water

Shawna Laughlin for Valley Township

David Gordon for Berkheimer

Robert C. Jefferson, IV for City of Coatesville

Caitlyn Elizabeth Quinn for City of Wilmington, Delaware

Timothy J. Arndt, III and Arthur L. Sagnor, IIII for Edward Cunius

Ali Murad Alkhatib for Delaware County, Pennsylvania

Michael S. Gill, Warren Kampf and Alexandria Kimmel Roberts for IDG Development , LLC

Adam Settle for Newrez, LLC d/b/a Shellpoint Mortgage

Binder, J., February 9, 2024:-

**Jackson vs. Redevelopment Authority of the City of Coatesville, et al. 99 (2024)]**

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JAMES LYBAND JACKSON

vs.

REDEVELOPMENT AUTHORITY OF THE  
CITY OF COATESVILLE, *et al.*

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2022-06979-RC

CIVIL ACTION – LAW

**ORDER and MEMORANDUM**

**AND NOW**, this 9th day of February, 2024, upon consideration of Defendants’ Joint Motion to Dismiss Pursuant to Pa.R[.Civ.P.] 233.1, filed February 8, 2024, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Joint Motion is **DENIED**.

**IT IS FURTHER ORDERED** that the Prothonotary shall mark the docket to reflect that the status of this case is **CLOSED**.

**BY THE COURT:**

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

MEMORANDUM

On August 17, 2023, Plaintiff filed papers he styled as a Second Amended Complaint invoking obscure theories to obtain ownership of real property owned by others. On December 13, 2023, this court entered ten (10) orders that sustained Defendants' and Additional Defendants' Preliminary Objections. In doing so this court dismissed all claims against all Defendants and Additional Defendants with prejudice putting Plaintiff out of court.

Presently before this court is Defendants' Joint Motion to Dismiss Pursuant to Pa.R.[Civ.P.] 233.1 filed by Defendant Redevelopment Authority of the City of Coatesville on February 8, 2024 and joined in by all co-Defendants and Additional Defendants. Movants aver that "[s]ince the Court's Order(s) of December 13, 2023 were issued, dismissing all Defendants/Additional Defendants with prejudice from the case, *Pro Se* Plaintiff continues to submit duplicate and/or frivolous filings with the Court." Motion, 2/8/2024, ¶ 12. Movants describe the various papers Plaintiff filed from December 18, 2023 to December 29, 2023. Motion, 2/8/2024, ¶¶ 13-16. More specifically, Movants describe Plaintiff's December 29, 2023 filing as follows:

Next on December 29, 2023, *Pro Se* Plaintiff submitted a motion titled: Motion to Honor Constitutional Obligation to Treaty and Covenant by Bro. James Lyband Jackson Bey, Sui Juris, similarly as stated above in prior paragraphs, said document consists of the identical claims that had already been alleged and disposed of in the Complaint (dismissed with leave to file an Amended Complaint), Amended Complaint (dismissed with leave to file a Second Amended Complaint), and Second Amended Complaint (dismissed with prejudice).

Motion, 2/8/2024, ¶ 16.

Apart from that, Movants aver generally that "[t]o date *Pro Se* Plaintiff continues to file duplicative and/or frivolous filings with the Court in the instant matter [and that t]he claims and issues in the new filings concern the exact same property and the exact same issues [which have] already been disposed of by the Court." Motion, 2/8/2024, ¶ 18. For relief, Movants ask this court to "enter an Order [d]ismissing the filing of December 29, 2023 and barring the *pro se* Plaintiff from pursuing the same or related defendants/additional defendants raising the same or related claims without leave of court in accordance with Rule 233.1." Motion, 2/8/2024, ¶ 21 (wherefore clause).

Here, this court believes Movants' reliance on Pa.R.Civ.P. 233.1 is misplaced. The Rule provides in its entirety as follows:

(a) Upon the commencement of any action filed by a *pro se* plaintiff in the court of common pleas, a defendant may file a motion to dismiss

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**Jackson vs. Redevelopment Authority of the City of Coatesville, et al. 99 (2024)]**

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the action on the basis that

(1) the *pro se* plaintiff is alleging the same or related claims which the *pro se* plaintiff raised in a prior action against the same or related defendants, and

(2) these claims have already been resolved pursuant to a written settlement agreement or a court proceeding.

(b) The court may stay the action while the motion is pending.

(c) Upon granting the motion and dismissing the action, the court may bar the *pro se* plaintiff from pursuing additional *pro se* litigation against the same or related defendants raising the same or related claims without leave of court.

(d) The court may *sua sponte* dismiss an action that is filed in violation of a court order entered under subdivision (c).

*Note: A pro se party is not barred from raising counterclaims or claims against other parties in litigation that the pro se plaintiff did not institute.*

(e) The provisions of this rule do not apply to actions under the rules of civil procedure governing family law actions.

Pa.R.Civ.P. 233.1.

By its terms, the Rule empowers the court to dismiss a ***subsequent action*** and then bar the *pro se* plaintiff from pursuing additional *pro se* litigation against the same or related defendants raising the same or related claims without leave of court. The relief authorized by the Rule is different from but similar to the relief authorized by the doctrines of *res judicata* and collateral estoppel applicable in a subsequent action. Gray v. Buonopane, 53 A.3d 829, 835 (Pa.Super. 2012), *appeal denied*, 64 A.3d 632 (Pa. 2013) (noting that Rule 233.1 is intended to “stem a noted increase in serial lawsuits of dubious merit filed by *pro se* litigants” and “operates to spare potential defendants the need to defend spurious claims, first, by allowing the expeditious dismissal of duplicative *pro se* actions and, second, by empowering the trial court to ban the *pro se* litigant's commencement of further actions against such defendants.”).

Here, Rule 233.1 does not apply because this is not a subsequent action. It does not matter whether Plaintiff's December 29, 2023 filing (styled as a Motion to Honor Constitutional Obligation to Treaty and Covenant) seeks the same relief Plaintiff sought earlier when he commenced this action. Plaintiff's Motion did not commence a subsequent action and the Rule does not authorize this court to dismiss Plaintiff's Motion.

Moreover, apart from the inapplicability of Rule 233.1, the cumulative effect of the orders entered on December 13, 2023 was that of a final order that put Plaintiff out of court. More than thirty (30) days have passed since December 13, 2023 and this court lacks jurisdiction pursuant to the general rule. *See* 42 Pa.C.S. § 5505. *See also* Ness v. York Township Board of Commissioners, 123 A.3d 1166 (Pa.Cmwlth. 2015) (trial court lacked jurisdiction to decide petition for sanctions filed more than thirty (30) days after entry of final order); Freidenbloom v. Weyant, 814 A.2d 1253, 1255 (Pa. Super. 2003) (“A trial court’s jurisdiction generally extends for thirty days after the entry of a final order [and a]fter the 30 day time period, the trial court is divested of jurisdiction.”), *overruled in part on another issue*, Miller Electric Co. v. DeWeese, 907 A.2d 1051 (Pa. 2006).

Accordingly, this court will enter an order consistent with the foregoing.

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**Chester County Court of Common Pleas  
Orphans' Court Division**

**CALL OF THE AUDIT LIST**

**THE HONORABLE NICOLE R. FORZATO COURTROOM 11**

**WEDNESDAY, MAY 01, 2024 09:00 AM**

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**MABEL PEW MYRIN**

**15-24-0767**

**CALL OF THE AUDIT LIST**

**FIRST AND FINAL ACCOUNT FBO HELEN ELIZABETH MYRIN SHORE**

**DAVID M. BROWN**

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**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. AD-16-0105**

NOTICE IS HEREBY GIVEN that the Petition of Brenda Johnson and Kahdir Johnson (H/W), was filed in the above-named Court, praying for a Decree to change the name of CASEY THOMAS McKISHEN to CASEY THOMAS COSSABOON. The Court has fixed 6/3/24, at 10:30 a.m., Courtroom 11, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

ELIZABETH SRINIVASAN, Atty. for Petitioners  
535 N. Church St., #115,  
West Chester, PA 19380,  
610.918.1333

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. AD-16-0106**

NOTICE IS HEREBY GIVEN that the Petition of Brenda Johnson and Kahdir Johnson (H/W), was filed in the above-named Court, praying for a Decree

to change the name of JOHN PHILIP McKISHEN to JOHN PHILIP COSSABOON. The Court has fixed 6/3/24, at 10:30 a.m., Courtroom 11, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

ELIZABETH SRINIVASAN, Atty. for Petitioners  
535 N. Church St., #115  
West Chester, PA 19380  
610.918.1333

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2023-04627-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Erika Monet DeVaughn was filed in the above-named court and will be heard on Monday, April 29, 2024 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Monday, April 8, 2024  
Name to be changed from: Erika Monet DeVaughn to: Erika Monet Sadler  
Any person interested may appear and show cause, if any they have, why the prayer of the said petition-er should not be granted.

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2023-05299-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kyerah Monet Devaughn-Lyons was filed in the above-named court and will be heard on Monday, April 29, 2024 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Monday, April 8, 2024  
Name to be changed from: Kyerah Monet Devaughn-Lyons to: Kyerah Monet Sadler  
Any person interested may appear and show cause, if any they have, why the prayer of the said petition-er should not be granted.

**CHANGE OF NAME NOTICE**

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

**LAW NO. 2024-00142-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Julianna Rhodes was filed in the above-named court and will be heard on Monday, April 22, 2024 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, April 4, 2024

Name to be changed from: Julianna Rhodes to:

Oscar Astley Rhodes

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

**CHANGE OF NAME NOTICE**

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

**LAW NO. 2024-02694-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Tania Alexandra Jara-Gomez on behalf of minor child Yelitza Ailyn Coro-Jara was filed in the above-named court and will be heard on Monday, April 29, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 29, 2024

Name to be changed from: Yelitza Ailyn Coro-Jara to: Yelitza Ailyn Jara

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

**CORPORATION NOTICE**

Luxe Infusion & Wellness, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended.

Lamb McErlane PC

24 E. Market St.

P.O. Box 565

West Chester, PA 19381

**CORPORATION NOTICE**

Red Sombrero Franchise Systems Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**DISSOLUTION NOTICE**

NOTICE is hereby given that the shareholders and directors of Hillendale Peat Moss, Inc., a Pennsylvania corporation, with an address of 519 Hillendale Road, Avondale, PA 19311, have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is 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.

UNRUH, TURNER, BURKE & FREES, Solicitors  
P.O. Box 515

West Chester, PA 19381-0515

**DISSOLUTION NOTICE**

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that WEST PETS, INC. is currently in the process of voluntarily dissolving.

Fox & Fox

700 East Main Street

Suite 200

Norristown, PA 19401

**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**

**BROWN**, Jean W., late of Uwchlan Township. Joni Brown-Irons, 304 Bishop Morgan Ct., Downingtown, PA 19335, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law P.C., 65 S. Third St., Oxford, PA 19363, atty.

**BURNETTE**, Douglas Lee, a/k/a Douglas L. Burnette, late of Elk Township. James Burnette, 581 Cullen Rd., Lincoln University, PA 19352, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law P.C., 65 S. Third St., Oxford,

PA 19363, atty.

**COUGHLIN**, William D., late of Uwchlan Township. Maureen E. Kennedy, 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.

**DESMOND**, Rebecca C., a/k/a Rebecca Casner Desmond and Rebecca J. Desmond, late of Borough of Downingtown. Jeanne Elizabeth Franklin, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**FLISOCK**, Carol D., late of London Grove Township. Nicole O'Rourke, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**FROST**, Elaine P., late of Pennsbury Township. Thomas Earle Frost, 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.

**GALLAGHER, SR.**, John F., a/k/a John F. Gallagher, late of Honey Brook Township. Richard E. Meanix, 213 W. Miner St., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administrator C.T.A.. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**GARBER**, Gloria, late of North Coventry Township. Richard K. Poley, 2437 Manzano Loop NE, Rio Rancho, NM 87144, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Executor. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

**GRIFFITH**, John R., late of Borough of Phoenixville. Sarah Strzelecki, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Administratrix C.T.A.. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

**HALLMAN**, Lori A., late of East Coventry Township. Jarred Hallman, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. CAROLYN MARCHESANI,

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

**HARSHAW**, Robert R., a/k/a Robert R. Harshaw, III and Robert Harshaw, late of Pocopson Township. Linda De Haven, care of ROBERT P. SNYDER, Esquire, 121 Ivy Ln., King of Prussia, PA 19406, Executrix. ROBERT P. SNYDER, Esquire, Snyder Law Group, P.C., 121 Ivy Ln., King of Prussia, PA 19406, atty.

**HUGHES**, Ruth L., late of Tredyffrin Township. Bryn H. Cushman, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**KARMILOWICZ**, Marie, a/k/a Marie A. Karmilowicz, late of Tredyffrin Township. Michael John Karmilowicz, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**KINGSLEY**, Robert G., a/k/a Robert George Kingsley, late of West Goshen Township. Sarah J. Ruch, 823 Little Shiloh Rd., West Chester, PA 19380, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

**LEINBACH**, Carol A, late of East Coventry. C. Randall Leinbach, P.O. Box 534, Pottstown, PA 19464, care of KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, Executor. KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, atty.

**MacDONALD**, Cynthia M., late of West Brandywine. John F. MacDonald, 21 Brandywine Drive, Glenmoore, PA 19343, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

**MEIKLE**, June, a/k/a June A. Meikle, late of Penn Township. Paul T. Meikle, Jr., 2754 Newark Rd., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law P.C., 65 S. Third St., Oxford, PA 19363, atty.

**MOORE**, Robert Francis, a/k/a R Frank Moore and Frank Moore, late of Downingtown, Uwchlan

Township. Kevin J Moore, 612 Whiteland Hunt Road, Downingtown, PA 19335, Executor.

**MORRIS**, Elizabeth A., late of Oxford Borough. Frank Morris, Jr., care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

**MOURAR**, Lewis Davis, a/k/a Lewis D. Mourar, late of East Brandywine Township. Michael Lewis Mourar, 134 Randolph Dr., Downingtown, PA 19335, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**OWENS**, Owen D., late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**POPIEL**, Phyllis L., late of Uwchlan Township. Janet Kozarsky, P.O. Box 151, Chester Springs, PA 19425, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Administratrix. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**ROBINSON**, Helen Rife, a/k/a Helen Elner Rife and Helen Elner Robinson, late of Kennett Township. Mark E. Robinson, 801 Yale Avenue Apt. 919, Swarthmore, PA 19081, Executor.

**SHUMATE**, Pearl E., a/k/a Pearl Elizabeth Shumate, late of Pottstown, South Coventry Township. Sharon D. Smith, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

**STEPHENS**, Deanna F., late of New London Twp.. Douglas A. Stephens and Dawn M. Stephens, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**TROST**, Robert E., late of Borough of Downingtown. Kelly J. Trost, 383 Jefferson Avenue, Downingtown, PA 19335, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**WATERBURY JR.**, Leslie G., late of Uwchlan Township. Cheryl L. Rhoades, 830 South Ridge Road, Denver, PA 17517, care of DOUGLAS A. SMITH, Esquire, PO Box 5349, Lancaster, PA 17606, Executrix. DOUGLAS A. SMITH, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

**WHITE**, Michael J., late of Caln Township. Michelle L. Limper, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**WOOD**, Paul R., late of Phoenixville. Jill A. Shanahan, 93 Seward Lane, Aston, PA 19014, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

## 2nd Publication

**ANDERMAN JR.**, Russell Stewart, late of Birmingham. Russell Anderman III, 819 Kenmara Drive, West Chester, PA 19380, Executor.

**ANDERSON**, Kenette N., late of Valley Township. Don C. Anderson, 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.

**BATES**, Alan G., late of Penn Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BOHRER**, Elizabeth Victoria, late of Tredyffrin Township. William W. Weigand, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce Caniglia & Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, atty.

**CELLUCCI**, John Rocco, a/k/a John R. Cellucci, late of Berwyn. Kathleen C. Cellucci, 211 Bair Road, Berwyn PA 19312, care of JOSEPH C. HARE, Esquire, 211 Bair Road, Berwyn PA 19312, Administratrix. JOSEPH C. HARE, Esquire, 211 Bair Road, Berwyn PA 19312, atty.

**CRABB**, Phillip, late of Malvern. Peter B. Crabb,

109 Samantha Ln., Hazleton, PA 18202, care of DONALD G. KARPOWICH, Esquire, 85 Drasher Rd., Drums, PA 18222, Administrator. DONALD G. KARPOWICH, Esquire, 85 Drasher Rd., Drums, PA 18222, atty.

**EMBODY**, Alison R., a/k/a Alison Ruth Embody, late of North Coventry Township. Terry R. Embody, 1193 Foxview Rd., Pottstown, PA 19465, care of JOHN A. KOURY, JR., Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**FILLMAN**, Mary R., late of East Brandywine Township. Robert L. Fillman, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**GARAVENTE**, Carol A., late of Easttown Township. Chris J. Garavente, care of LANCE S. LACHEEN, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. LANCE S. LACHEEN, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

**GIBSON**, Ann Marie, a/k/a Nancy Gibson, late of East Whiteland Township. Lawrence J. Gibson and Dennis G. Gibson, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executors. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**GIFFING**, Dorothy E., late of West Chester Borough. Margaret G. Berry, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**GROGAN, III**, Bernard A., a/k/a Bernard Grogan, III, late of Willistown Township. Alexandra Dale Grogan, 154 Kingswood Ct., Glen Mills, PA 19342, and Brett W. Senior, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, care of STEPHEN M. PORTER, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executors. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, PC, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

**HAYES**, John, late of West Bradford Township. Erin Hayes, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA

19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

**LEONARD**, James Edward, a/k/a James E. Leonard, late of East Nottingham Township. Sheri Lynn Keen, 115 Garfield Ave., Norwood, PA 19074, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Administratrix. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**LIEBERMAN**, Randall Stone, late of West Grove. Amy Jo McDowell, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

**LINEY, JR.**, James Joseph, late of West Chester. Jean Liney, 37 Halloran Ct, Hockessin, DE 19707, Personal Representative.

**LONG**, Richard R., late of Chester Springs. Susan B Evans, 2376 Beaver Hill Rd, Chester Springs, PA 19425, Executrix.

**MAKOWSKI**, Antoinette M., late of Upper Uwchlan Township. Gina Potemski, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**NATTLE**, Pasquale S., late of Borough of Phoenixville. John Nattle, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

**O'NEILL**, Corrine E., late of Valley Township. Dennis F. O'Neill, 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.

**PATTISON**, Harriet, late of Willistown Township. Nathaniel Kahn, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

**POWELL**, Margaret M., a/k/a Margaret Powell, late of Tredyffrin Township. Christine D. Johnson,

1150 Penn Grant Rd, Lancaster, PA 17602, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Administratrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

**RICKS**, Robert G., late of Westtown Township. Kevin G. Ricks, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

**ROSENCRANS**, Lee E., a/k/a Lee Edward Rosencrans, late of Easttown Township. Thomas H. Mitchell, 85 Black Rock Rd., Quarryville, PA 17566, care of KATHRYN H. CRARY, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executor. KATHRYN H. CRARY, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

**SALSANO**, Crystal, late of East Vincent Township. Linda Alston, 50 Ginna B. Dr., Robesonia, PA 19551, care of S. STACY MOGUL, Esquire, 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, Administratrix. S. STACY MOGUL, Esquire, Heiligman and Mogul, P.C., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, atty.

**SENN**, FREDERIC K., late of Upper Uwchlan Township. Jane M. Shields and William E. Warne, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19382, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacEree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19382, atty.

**SHAFFER**, Carolyn Lee, late of Oxford, Oxford Borough. Cathleen D. Davis, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack Street, Ste 101, West Chester PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S Matlack Street, Ste 101, West Chester PA 19382, atty.

**WEBB**, Philip Brown, late of Nottingham. Reba Webb, 1014 Lees Bridge Road, PO Box 420, Nottingham, PA 19362-0420, Executrix.

**WHITEFORD**, Sean Patrick, late of West Caln Township. Sarah Whiteford, 215 Lewisville Road, Lincoln University, PA 19352, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**WITTNER**, John A., late of East Bradford Town-

ship. Andrew H. Dohan, 460 E. King Rd., Malvern, PA 19355-3049, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

**ZEVTCHIN**, John Mark, late of Sadsbury Township. A. David Petreides, 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.

**ZILKO**, Barbara Jean, a/k/a Barbara J. Zilko, late of East Nottingham Township. Tracey Sloan, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

### 3rd Publication

**ALLEMAN**, Raymond A., late of Exton. Patricia F. Alleman, care of THOMAS E. SHEA, Esquire, 1581 Main Street, Suite 200, Warrington, PA 18976, Executrix. THOMAS E. SHEA, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976, atty.

**BROOKS**, Laura C., late of East Goshen Township. Rosalynn B. Janssen, 14 Greenhill Rd., West Chester, PA 19380, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

**BROWN**, Peter C., a/k/a Peter Campbell Brown, late of Schuylkill Township. Scott E. Brown, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, CPA, James B Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**CLIFTON**, Deborah S., late of West Bradford Township. Daniel J. Clifton, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**CROOKS**, Phenie R., a/k/a Phillipine Perez, late of Tredyffrin Township. Fawn L. Lynch, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Administratrix. LISA COMBER

HALL, Esquire, HALL LAW OFFICES, PC, 27 S Darlington St, West Chester, PA 19382, atty.

**DERRICK**, Francisca V., late of Downingtown. Cindy Baxter, 242 Quarry Road Gap, PA 17527, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D West Chester, PA 19380, atty.

**DONNELLY**, Gladys E., late of Willistown Township. Edward F. Donnelly, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Administrator. ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

**DUNN**, Lois A., late of Downingtown Borough. Richard L. Dunn, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**HAGERTY**, Denise, late of Kennett Square. Lauren Watson, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**HERMAN**, Lindsay Benton, late of Phoenixville. Douglas Mott, 365 Second Ave., Phoenixville, PA 19460, Administrator.

**ISEMINGER**, Marilyn J., late of Charlestown Township. Suzanne D. Iseminger and Denise R. Cevoli, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**McCUE**, Diane H., late of Tredyffrin Township. Charles J. McCue, III, care of NICK R. MASINO, Esquire, 61 Cassatt Ave., Berwyn, PA 19312, Executor. NICK R. MASINO, Esquire, Wade, Goldstein, Landau & Abruzzo, P.C., 61 Cassatt Ave., Berwyn, PA 19312, atty.

**MOORE, JR.**, WILLIAM D., late of Spring City. Scott A. Moore, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**ROBINSON**, Mary R., late of East Whiteland

Township. Barbara Farrell, 6833 Pallister Road, Norfolk, VA 23518, care of JAMES C. DALTON, Esquire, PO Box 515, West Chester, PA 19381-0515, Executor. JAMES C. DALTON, Esquire, Unruh Turner Burke & Frees, PO Box 515, West Chester, PA 19381-0515, atty.

**SAVASTIO**, Ronald E., late of West Bradford Township. Kara Savastio, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**SMITH**, Edith L., late of Tredyffrin Township. Margaret H. Farrell and Mark R. Wilson, care of CAROL R. LIVINGOOD, Esquire, P.O. Box 191, Wayne, PA 19087, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, P.O. Box 191, Wayne, PA 19087, atty.

**THOMPSON**, Ruth Smedley, late of Newlin, Coatesville. Leona Provinski, 33 Buffington St., Unionville, PA 19375 and John R. Thompson, 3363 Kentner Rd., Constableville, NY 13325, Executors.

**TOMASSO**, James V., late of Wayne. Stephanie J. Oscarson, 377 Red Fox Road, Stafford, PA 19087, Executrix.

**WELDON**, Mary G., a/k/a Gail Weldon, late of West Brandywine Township. Jennifer A. Campbell, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**WOOD**, Helen F., late of West Whiteland. Maria Brice, 1307 Valley Wood Drive Downingtown, PA 19335, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D West Chester, PA 19380, atty.

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### 3rd Publication of 3

#### TRUST NOTICE

Trust Estate of ELIZABETH E. BRINER, deceased, late of Easttown Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of ELIZABETH E. BRINER are requested to make known the same and all per-



sons indebted to said decedent are requested to make payment without delay to:  
NICHOLAS J. KOVICH, Trustee  
604 Longchamps Dr., Devon, PA 19333-1866

Blue Bell, PA 19422-3001  
(610) 397-6500

Attorney:  
RICHARD J. BOVE, Esquire  
6000 N. 62nd Place  
Paradise Valley, AZ 85253-4266

**2nd Publication of 3**

**NOTICE  
IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY, PA  
DOCKET NO. 2024-02168-RC**

**PETITION OF THE BOARD OF SCHOOL  
DIRECTORS OF PHOENIXVILLE AREA  
SCHOOL DISTRICT FOR THE SALE OF  
REAL PROPERTY**

**NOTICE OF HEARING  
ON THE PETITION OF THE BOARD OF  
SCHOOL DIRECTORS OF PHOENIXVILLE  
AREA SCHOOL DISTRICT FOR THE SALE  
OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Phoenixville Area School District for the Sale of Real Property (“Petition”) and pursuant to Court Order, a hearing on the Petition will be held at 1:00 p.m. on May 2, 2024, in Court Room 3 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380. The property to be sold, and the subject of the Petition, consists of approximately ±6.00 acres of land that is partially asphalt paved with parking and improved with a partial two-story former elementary school that contains an estimated 45,000-square feet of gross building area. The aforementioned property is identified as UPI 26-2-132.1 (a/k/a UPI 26-2-132.1-E), with an address of 1191 Hares Hill Road in East Pikeland Township, Chester County, PA. For further information, you may contact:

**FOX ROTHSCHILD LLP**  
David H. Comer, Esquire  
980 Jolly Road, Suite 110  
P.O. Box 3001

**MEETING SPACE?**

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at [www.chescobar.org](http://www.chescobar.org). To reserve your room, please call 610-692-1889.

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