



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

WEST CHESTER, PENNSYLVANIA, MAY 21, 2026

No. 21

TABLE OF CONTENTS

74 CHESTER COUNTY REPORTS

Lewis vs. Chester County, et al.

*Discovery – Motion to compel depositions – Summary judgment motion –
Subpoena nonparty for deposition* 168 (2026)

Classified Ads. 11

Meeting Space - *West Chester*

Furnished Office Spaces in CCBA Building -
West Chester

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

Telephone: 610/692-1889 Fax: 610/692-9546

Richard Meanix, Editor

Assistant Editor

Patrick M. McKenna, Esquire
Richard Meanix, Chairperson-Publications Committee

Subscription Rate \$110.00 for CCBA Members; \$225.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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.

Copyright ©2026 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2026 CCBA Officers

C. Curtis Norcini, *President*
Robert A. Burke, *Vice President*
Maria C. Janoski, *Treasurer*
Jennifer Ann Fink, *Secretary*
James D. Doyle, *Immediate Past President*
Samuel W. Cortes, *Past Presidents' Representative*

Executive Director

Gregory Nardi

2026 CCBA Directors

Andrea M. Cardamone (2026)
Rosanna I. Chiple (2026)
Wesley W. Legg (2026)
Basil Joy (2027)
Louis Anthony Mincarelli (2027)
Hon. Deborah Ryan (2027)
Steve E. Jarmon (2028)
A.J. Ober, IV (2028)

2026 YLD Division

Grant P. Bloomdahl, *Chair*
Maeve E. Bain, *Chair-Elect*
Lauren A. Nehra, *Immediate Past Chair*

**TABLE OF CONTENTS
LEGAL NOTICES**

Orphans' Court Audit List **(1st Publication of 2)** 2

Change of Name Notice 3

Dissolution Notice 3

Estate Notice **1st Publication**. 3

Estate Notice **2nd Publication** 5

Estate Notice **3rd Publication**. 6

Notice AD-26-0017 **(1st Publication of 3)** 9

Public Notice **(1st Publication of 3)** 9

Trust Notice **(2nd Publication of 3)**. 10

Trust Notice **(3rd Publication of 3)**. 10

Notice **(3rd Publication of 3)** 10

Notice **(3rd Publication of 3)** 10

Chester County Court of Common Pleas
 Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE JOHN L. HALL COURTROOM 5
WEDNESDAY, JUNE 03, 2026 09:00 AM

WILLIAM C. WOOD **15-24-2365**
CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

JESSICA R. GRATER
484-644-3830

KATHY L. BIELAWSKI, EXECUTOR

REBECCA A. HOBBS
610-323-2800

WILLIAM WOOD, PETITIONER

JAMES RICHARD SIEGEL **15-25-0614**
CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

NATALIE E. ALEXANDER, ESQ.
717-408-9854

RICHARD C. MAUE, EXECUTOR

C. M. B. **15-25-1358**
CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

PRO SE
JAMES FRANCIS MANNION
610-265-7800

C. M. B., MINOR
LAURA ANASTASIO, PETITIONER

EDNA R. CAMPBELL **1588-0266**
CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

PRO SE
ADAM G SILVERSTEIN
215-345-7500

FIDELITY BANK, N.A., EXECUTOR
WELLS FARGO BANK, PETITIONER

JACQUELINE MOTYL
610-458-7500

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

Date of filing the Petition: Monday, March 23, 2026
Name to be changed from: Collin James Brady to:
Collin James Satchell
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

DISSOLUTION NOTICE

GREENPOINT FARM, INC. with its principal office located at 402 Bayard Road, Ste 100, Kennett Square, PA 19348 in Chester County does hereby give notice of its intention to dissolve. Any claims or proceedings directly affecting this company shall be sent to Ben Beiler, President, 402 Bayard Road, Ste 100, Kennett Square, PA 19348. This shall serve as official notice to creditors and taxing authorities.

CHANGE OF NAME NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION - NAME CHANGE - No. 2026-01899-NC - NOTICE IS HEREBY GIVEN that on 3/2/26, the Petition of ROSE ANN LOVISA JESTER was filed in the above-named Court, praying for a Decree to change her name to ROSEANN LOVISA JESTER. The Court has fixed 7/21/26 (Postponed from 5/26/26), at 3:00 p.m., Courtroom 12, 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. ANITA M. D'AMICO & WENDY W. WALKER, Attys. for Petitioner, D'AMICO LAW, PC, 204 N. Union St., Kennett Square, PA 19348, 610.444.4555

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

AMADIO, Dante J., a/k/a Dante Amadio, late of Valley Township. James D. Scamuffa, 8 Porter Lane, Coatesville, PA 19320, Executor.

BITSKO, Ralph, late of Malvern Borough. Laura McDonald, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

CAMPBELL, Terry W., late of West Goshen Township. Timothy L. Campbell, 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.

CRAWFORD, Chuck, late of East Fallowfield. Robert C. Langianese, 800 A. Cambridge Circle, Clifton Heights, PA 19018, Executor.

CUTHBERT, Lewis C, late of Pottstown, North Coventry. Amber Buchanan, care of JESSICA R. GRATER, Esquire, 740 E. High Street, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Es-

CHANGE OF NAME NOTICE

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

LAW NO. 2026-02637-NC

NOTICE IS HEREBY GIVEN that the name change petition of Katelyn Satchell on behalf of minor child Collin James Brady was filed in the above-named court and will be heard on Tuesday, June 23, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

quire, Monastra & Grater, LLC, 740 E. High Street, Pottstown, PA 19464, atty.

ELMER, Nancy Bardon, a/k/a Nancy B. Elmer and Nancy Elmer, late of Downingtown Borough. Joseph D. Bardon, care of HEIKE K. SULLIVAN, Esquire, 1735 Market Street, 51st Floor, Philadelphia, PA 19103, Executor. HEIKE K. SULLIVAN, Esquire, Ballard Spahr LLP, 1735 Market Street, 51st Floor, Philadelphia, PA 19103, atty.

ENGLER, Viola, late of Honey Brook Township. Craig M. Engler, 342 Mary St., Downingtown, PA 19335, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Administrator CTA. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

FALASCO, Julius V, a/k/a Julius Falasco and Jules Falasco, late of Tredyffrin Township. Robert M. Falasco, 128 Whitemarsh Road, Ardmore PA 19003, care of THOMAS W. FLYNN III, Esquire, 29 Sandy Lane, Malvern PA 19355, Executor. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn, 29 Sandy Lane, Malvern PA 19355, atty.

FLUCK, Thomas D., a/k/a Thomas Dallas Fluck, late of East Brandywine Twp.. Amy F. Phillips, 571 Pioneer Cr., Harleysville, PA 19438, care of ELIZABETH M. WETZLER, Esquire, 114 East Broad Street, P.O. Box 769, Souderton, Pennsylvania 18964, Administratrix. ELIZABETH M. WETZLER, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, Pennsylvania 18964, atty.

GARNER, Lynda B., late of North Coventry Township. Brian Buchert and Timothy Buchert, care of JEFFREY R. BOYD, Esquire, 7 East Philadelphia Avenue, Suite 1, Boyertown, PA 19512, Administrator. JEFFREY R. BOYD, Esquire, Boyd and Karver, PC, 7 East Philadelphia Avenue, Suite 1, Boyertown, PA 19512, atty.

HILL, Marie, a/k/a Lucille M. Hill, late of Caln Township. Lorraine Hill-DeYoung, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MALCHIONE, John L., late of Penn Township. Judith L. Goodman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MALLALIEU, Linda M., late of Township of West Fallowfield. Kimberly L. Devine, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

MASTERS, Kevin Joseph, late of Coatesville. Mary A. Masters, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

MEHRETEAB, Ghebre Selassie, a/k/a Gabe Mehreteab, late of East Goshen Township. Efremer Meretab, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MIOSKIE, Daniel Joseph, late of Willistown Township. Christopher Schuller, 404 Maplewood Rd, Springfield, PA 19064, Administrator.

PALMER, Jean R, late of Honey Brook. Cynthia Lee Stein, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, Executrix. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, atty.

PEREGO-WILLIAMS, Judith G., a/k/a Judith Perego, late of West Whiteland Township. John E. Gill, Sr., 5525 Montauk Ln, Bethlehem, PA 18017, care of JOSEPH F. LEESON, III, Esquire, 70 E. Broad St., PO Box 1426, Bethlehem, PA 18016-1426, Administrator. JOSEPH F. LEESON, III, Esquire, Leeson & Leeson, 70 E. Broad St., PO Box 1426, Bethlehem, PA 18016-1426, atty.

RIGG, Joan M., late of Honey Brook Township. Timothy L. Rigg, 52 Pumpkin Hill Rd., Glenmoore, PA 19343, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law PLLC, P.O. Box 235, Elverson, PA 19520, atty.

RIGG, JR., William A., late of Honey Brook Township. Timothy L. Rigg, 52 Pumpkin Hill Rd., Glenmoore, PA 19343, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law PLLC, P.O. Box 235, Elverson, PA 19520, atty.

WALTZ, John D., late of Wallace Township. Amy S. Grubb, 21 Fleming Dr., Glenmoore, PA 19343, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

WERKLEY, Mary Jane, late of North Coventry Township. Jennifer M. Alicea, 2037 Chestnut Hill Rd., Pottstown, PA 19465, care of JOHN A. KOURY, JR., Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. JOHN A. KOURY, JR., Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

2nd Publication

BAER, Christopher Thomas, late of Media. J. Patrick Holahan, II, Esquire, care of J. PATRICK HOLAHAN, II, Esquire, 113 S Broad St, Kennett Square, PA 19348, Executor. J. PATRICK HOLAHAN, II, Esquire, Law Offices of J Patrick Holahan, II & Associates, LLC, 113 S Broad St, Kennett Square, PA 19348, atty.

BRADY, Doris High, late of Oxford Borough. Winifred Moran Sebastian, Esquire, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

CAVANAUGH, Gerald F, a/k/a Gerald F Cavanaugh Sr., late of Wayne. Sarah Staats, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Executrix. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm.Com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

DEVINNEY, William J., late of Honeybrook. Michael Devinney, care of RICHARD L. COLDEN, JR., Esquire, 5248 Township Line Road, P.O. Box 350, Drexel Hill, PA 19026, Executor. RICHARD L. COLDEN, JR., Esquire, Stapleton & Colden, 5248 Township Line Road, P.O. Box 350, Drexel Hill, PA 19026, atty.

FARBER, David J., a/k/a David Jack Farber, late of Landenberg. Emanuel Edwin Farber, 250 West 50th Street, Apt. 30B, New York, NY 10019, care of JAMES K. GOLDBERG, Esquire, 301 Grant St., 14th Floor, Pittsburgh, PA 15219, Executor. JAMES K. GOLDBERG, Esquire, Clark Hill PLC, 301 Grant St., 14th Floor, Pittsburgh, PA 15219, atty.

FINLEY, SR., Jerry S., a/k/a Jerry Finley Sr., late

of East Nottingham Township. Jerry S. Finley, Jr., care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

FREE, Patricia Floyd, late of Easttown Township. S. Michael Free, III, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

GERSTEMEIER, Louise, late of West Whiteland Township. Donna Donato, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administratrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

HALL, Harold L., late of Spring City. Marie Casey, care of CHRISTOPHER P. MULLANEY, Esquire, 598 Main Street, Red Hill, PA, 18076, Administrator. CHRISTOPHER P. MULLANEY, Esquire, Mullaney Law Offices, 598 Main Street, Red Hill, PA, 18076, atty.

KELLY, William Edward, a/k/a William E. Kelly, late of West Chester. Patricia A. Laskowski, care of JOSEPH T. KENNEY, Esquire, 76 E. Euclid Avenue, Ste. 300, Haddonfield, NJ 08033, Executrix. JOSEPH T. KENNEY, Esquire, 76 E. Euclid Avenue, Ste. 300, Haddonfield, NJ 08033, atty.

MARCH, Mary A., a/k/a Mary Ann March, late of Valley Township. Vicky Lynn Garnett, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

McDONNELL, Susan Cecilia, a/k/a Susan McDonnell, late of East Bradford Township. Sally McDonnell, 862 Amber Ln., West Chester, PA 19382, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd, Ste. 210, Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd, Ste. 210, Exton, PA 19341, atty.

METCALFE, Todd Andrew, a/k/a Todd A. Metcalfe, late of Uwchlan Township. Megan Ann Bergauff, 165 Peck Rd., Downingtown, PA 19335, care of REBECCA A. HOBBS, Esquire, 1503 Sunset Dr., Suite 201, Pottstown, PA 19464, Administratrix. REBECCA A. HOBBS, Esquire, OWM Law, 1503 Sun-

set Dr., Suite 201, Pottstown, PA 19464, atty.

MULLANEY, Patricia, late of Westtown Township. Delia Mullaney, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

PATTEN, William Carpenter, a/k/a William C. Patten, late of East Goshen Township. Amy Bailey, care of ERNEST D. PALMARELLA, Esquire, Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. ERNEST D. PALMARELLA, Esquire, Palmarella & Raab, PC, Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

READING, John Mull, late of Spring City. Sharon Reading, 116 Lawnton Road, Willow Grove PA 19090, Executrix.

REIDENBERG, Merle, late of Glen Mills. Seth Reidenberg, 131 Candlewyck Drive, Avondale, PA 19311, Executor.

SMITH, Shirley B, late of Oxford. Gregory W. Smith, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executor. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

SPALDING, Richard Joel, late of West Chester. Tamara Spalding, 242 Presidential Dr Apt C, Wilmington, DE 19807, Personal Representative.

TESORONI, Josephine, late of West Chester. Richard Tesoroni, 133 Soltner Dr., Kennett Sq., PA 19348, Executor.

USCHOLD, Ronald E., late of City of West Chester. Karen U. Meadows, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

VanSLOCHEM, Daniel Joel, late of Honeybrook, West Nantmeal. Donald VanSlochchem, 85 Old Colony Road, Wellesley Hills Ma. 02481, Administrator.

WEBSTER, JR., John A., a/k/a John Ackroyd Webster, Jr., late of Westtown Township. Anne Gates Webster, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WHITE, Phillip Gary, late of Coatesville. Rudolph Alberts and Kiley Alberts, care of THERESE

L. MONEY, Esquire, 1022 Old Wilmington Pike, West Chester, PA 19382, Administrators. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382, atty.

WIDMAYER, Patricia H., a/k/a Patricia Ann Widmayer, late of East Bradford Township. Maryann Hennelly and Donald Widmayer, care of PETER J. BIETZ, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executors. PETER J. BIETZ, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, atty.

WILLIAMS, David F., late of Honey Brook Township. William T. Keen, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WOODS, Robert H., a/k/a Robert Woods, late of Coatesville Borough. Mark R. Woods, 5 20th Street, Huntingdon, PA 16652, care of NICHOLAS E. NEWFIELD, Esquire, 113 Fourth Street, Huntingdon, PA 16652-1417, Administrator. NICHOLAS E. NEWFIELD, Esquire, BMZ LAW, P.C., 113 Fourth Street, Huntingdon, PA 16652-1417, atty.

WOUTERSZ, Joanne E., late of West Goshen Township. John C. Woutersz, 1019 Squires Drive, West Chester, PA 19382, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

ZIMMERMAN, Mary Jean, a/k/a Mary J. Zimmerman, late of East Caln Township. Megan Roth, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

3rd Publication

ALSTON, III, Van, late of Tredyffrin Township. Darrell V. Alston, care of CARLA TRONGONE, Esquire, 333 N. Broad St., Lansdale, PA 19446, Administrator. CARLA TRONGONE, Esquire, Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446, atty.

BOSCHI, John A., late of Charlestown Township. Steven Boschi, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, Law Office of Elizabeth R. Howard, PO Box

507, 301 Gay St., Phoenixville, PA 19460, atty.

CEASE, Vincent J., a/k/a Vincent Jay Cease, late of Kennett Township. Steven Hesse, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

COBB, Lois M, a/k/a Lois Millicent Cobb, late of East Goshen Township. Rosalyn Tilghman and Yvonne A. Cunningham, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executors. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

DIORIO, Eugene L., late of City of Coatesville. William T. Keen, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DURANZA, Francis, late of West Chester. Christine Duranza, 1154 Mews Lane, West Chester, PA 19382, Personal Representative.

FARREN, Owen, late of East Whiteland Township. Evan J. Farren and Neil D. Farren, care of MARK T. CARLIDGE, Esquire, 620 W. Germantown Pike, #350, Plymouth Meeting, PA 19462-2219, Administrators. MARK T. CARLIDGE, Esquire, Nachmias Morris & Alt, LLC, 620 W. Germantown Pike, #350, Plymouth Meeting, PA 19462-2219, atty.

FINLEY, Marjorie L., a/k/a Marjorie Lombard Finley and Marjorie Marie Finley, late of Easttown Township. John J. Finley, IV, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

FLYNN, Charles A, late of Borough of Phoenixville. Paul Halverson, 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.

FRANCIS, SR., Jesse, late of Tredyffrin Township. Susan Francis, care of CARLA TRONGONE, Esquire, 333 N. Broad St., Lansdale, PA 19446, Administratrix. CARLA TRONGONE, Esquire, Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446, atty.

FULMER, Terry, a/k/a Terry L. Fulmer, late of North Coventry Township. Christopher E. Kutt, care of SANDRA M. LIBERATORI, Esquire, 933 N. Charlotte St., Ste. 3-B, Pottstown, PA 19464, Executor. SANDRA M. LIBERATORI, Esquire, Rick – Law Offices, 933 N. Charlotte St., Ste. 3-B, Pottstown, PA 19464, atty.

GILLESPIE, JR., George, late of Pennsbury Township. Donald B. Lynn, Jr., 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.

GROT, Walther G., a/k/a Walther Gustav Grot and Walther Gustav Friedrich Grot, late of Kennett Township. Carol Ryan Livingood, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

JENKINS, Joann, late of West Whiteland Township. Seth Herron, care of MICHELLE C. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. MICHELLE C. POWER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

JONES, Virginia Mary, a/k/a Virginia M. Jones, late of West Brandywine Township. Karen Conn Mavros, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, care of KAREN CONN MAVROS, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrix. KAREN CONN MAVROS, Esquire, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

KOPISTECKI, Virginia Ann, late of Phoenixville, Phoenixville Borough. Jean Marie Moyer, care of JEFFREY R. BOYD, Esquire, 7 East Philadelphia Avenue, Boyertown, Pennsylvania 19512, Executor. JEFFREY R. BOYD, Esquire, Boyd and Karver, PC, 7 East Philadelphia Avenue, Boyertown, Pennsylvania 19512, atty.

KOTAPALLY, Srinivas, late of Tredyffrin Township. Vandana Kotapally, 71 Iroquois Ct., Wayne, PA 19087, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Administratrix. LINDSEY HOELZLE, Esquire, Hoelzle Law, P.O. Box 98, Birchrunville, PA 19421, atty.

KRAMEN, Annette Rosalie, a/k/a Annette R. Kramen, late of West Chester. Sue Ellen Shoolman, 417 Longview Drive, West Chester PA 19380, care of MATTHEW KONCHEL, Esquire, 13 Davenport Drive, Downingtown PA 19335, Executor. MATTHEW KONCHEL, Esquire, Konchel & Associates, P.C., 13 Davenport Drive, Downingtown PA 19335, atty.

KRASINSKI, Raymond D, late of Willistown Township. Vito Cerruti, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

LENTZ, Christina Quinn, late of Borough of West Chester. Michael Joseph Lentz, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

MACK, James Joseph, a/k/a James Joseph Mack, III, late of Tredyffrin Township. Debra J. Kurucz, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

MORRIS, George W, late of West Chester. Charlotte Gabel, 155 Barons Hill Road P.O. Box 14, Brandywine Pa 19316, Executrix.

MUSTICO, Lawrence M., a/k/a Lawrence Mustico, late of West Goshen Township. Donna L. Mustico, 843 Parkside Ave., West Chester, PA 19382, care of DAVID B. BEEGHLEY, Esquire, 314 S. Henderson Rd., Ste. G 339, King of Prussia, PA 19406, Executrix. DAVID B. BEEGHLEY, Esquire, 314 S. Henderson Rd., Ste. G 339, King of Prussia, PA 19406, atty.

MYER, Richard, late of East Coventry Township. Shelly D. Marino, Leslie E. Myer and Richard C. Myer, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, Administrators. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, atty.

NATHAN, Edward Pavel, a/k/a Edward P. Nathan and Edward Nathan, late of East Bradford Township. Beverly R. Bowen, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine LLP, 104 S. Church St., West Chester, PA 19382, atty.

NEUHAUSER, John Kenneth, a/k/a John K. Neuhauser, late of West Bradford Township. Shirley W. Neuhauser, 984 Broad Run Rd., West Chester, PA 19380, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

PRICE, Benjamin Patrick, a/k/a Benjamin Price, late of Birmingham Township. Elizabeth Price, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

RENZULLI, Vincent A, a/k/a Vincent Anthony Renzulli, late of West Chester. Lisa A. Renzulli and Susan Reiher, care of DENNIS WOODY, Esquire, 110 W Front St, Media, Pa 19063, Executrices. DENNIS WOODY, Esquire, Woody Law Offices, PC, 110 W Front St, Media, Pa 19063, atty.

SCALLON, Ann M., late of Phoenixville Borough. Gregory Scallon, care of LAURA M. TOBEY, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, Executor. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, atty.

SNYDER, Michael James, late of West Caln Township. Donna S. Lindley, 4000 Treeline Dr., P.O. Box 220, Honey Brook, PA 19344, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

TROLIO, John J., late of Willistown Township. Randolph Dodge Seeker, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Administrator. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, atty.

WISE, Jeffrey A., a/k/a Jeffrey A. Wise, Sr, late of Honey Brook Township. Jeffrey A. Wise, II, care of WILLIAM T KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

1st Publication of 3

NOTICE

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

IN RE: L.S.-L.
Case Number: AD-26-0017

TO: Brianna Marie Stankowitz-Luntz
John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and John Doe have to a male minor child, L.S.-L. (d.o.b. 3/15/24), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Monday, June 30, 2026, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

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 this child may be ended by the court without your 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents

and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

1st Publication of 3

PUBLIC NOTICE

**DOWNINGTOWN AREA SCHOOL DISTRICT
CHESTER COUNTY, PENNSYLVANIA
PUBLIC NOTICE**

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the Downingtown Area School District to Amend Order dated June 3, 2025 Permitting the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale ("the Petition") on July 7, 2026, in Courtroom #4 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 1:30 p.m., Chester County Justice Center.

The purpose of the hearing is to address Downingtown Area School District's ("the School District") Petition to Approve a Second Amendment to an Agreement of Sale by private sale, under the terms set forth below and contained in the Petition, the School District's property located along Lionville Station Road located in Uwchlan Township, Chester County, Pennsylvania, tax parcel numbers 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1, deed reference Book 6969 page 618 ("the Property").

The Property contains 240 +/- acres and is improved with three dilapidated homes and four deteriorating farms structures. The former dwellings are in a deteriorated state and are uninhabitable. The four dilapidated farm structures consist of two sheds, a barn and a silo. They are unusable, vacant and in a deteriorated state. The Property is located in the Township of Uwchlan, Chester County, Pennsylvania and is located in two zoning districts – approximately 225 acres are located in the PIC - Planned Industrial Commercial Development District and

approximately 15 acres are located in the RR – Rural Residential District.

The Property is being sold pursuant to an Agreement of Sale to Rockwell Downingtown, LLC, with an address of 1075 Eagle School Road, Wayne, PA 19087. The Purchaser has offered \$64,000,000.00 for the Property and proposes a Second Amendment altering some non-monetary terms and providing for a reduction in purchase price conditioned on accelerated closing. The School District seeks Court approval at the hearing on the date and time set forth above to approve the Second Amendment under these terms and conditions and as further set forth in the Agreement of Sale and the Second Amendment.

At the hearing, the School District shall offer evidence in support of its Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District’s Petition. The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place, Downingtown, PA 19335, c/o Bryan Howett, (610) 269-8460. For more information, please contact:

Guy A. Donatelli, Esquire
Lamb McErlane PC
24 East Market Street
West Chester, PA 19381
Direct Dial: (610) 701-4419
Facsimile: (610) 701-4434
Email: gdonatelli@chescolaw.com
Guy A. Donatelli, Solicitor Downingtown Area School District

2nd Publication of 3

TRUST NOTICE

BETTY JANE VUTZ LIVING TRUST dated December 12, 2025
BETTY JANE VUTZ, Deceased
Late of Schuylkill Township, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to NANCY VUTZ, TRUSTEE, 145 Diamond Rock Rd., Phoenixville, PA 19460,
Or to her Attorney:

REBECCA A. HOBBS
OWM LAW
1503 Sunset Dr., Suite 201
Pottstown, PA 19464

3rd Publication of 3

TRUST NOTICE

THE H. VANCE USHER TRUST u/a dated 1/14/2022
H. VANCE USHER, Deceased
Late of Westtown Township, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to GLENN A. USHER, TRUSTEE, c/o Stephen J. Olsen, Esq., 17 E. Gay St., West Chester, PA 19380-0562,
Or to his Attorney:
STEPHEN J. OLSEN
GAWTHROP GREENWOOD, PC
17 E. Gay St.
West Chester, PA 19380-0562

3rd Publication of 3

NOTICE

To anyone that may have proof of ownership, or have vested interest in this vehicle: 1969 Oldsmobile vin # 344879M364771, there will be a hearing for "Involuntary Transfer of Ownership by Court Order" at the Chester County Courthouse @ 201 W. Market st., W. Chester, Pa. 19380, on 7/9/26 at 9:30 am, or you may contact John Rogers @ 610-724-0387.

3rd Publication of 3

NOTICE

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN that Thomas Jackson III has filed a formal document (Instrument Type: MISC) with the Bucks County Recorder of Deeds, Doylestown, Pennsylvania.
The document was officially recorded on April 16, 2026, and is identified by Instrument Number: 2026016926.
The full document is available for public inspection at the Bucks County Recorder of Deeds office located at 55 East Court Street, Doylestown, PA 18901.