



Chester County Law Reporter

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No. 30

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Gregory Nardi

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Basil Joy (2027)
Hon. Louis Anthony Mincarelli (2027)
Hon. Deborah Ryan (2027)

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Asha Steele-Chartier, *Chair-Elect*
Ryan M. Jennings, *Immediate Past Chair*

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Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 5

WEDNESDAY, AUGUST 06, 2025 09:00 AM

GEORGE J. MILLER

CALL OF THE AUDIT LIST

1522-1552

FIRST AND FINAL ACCOUNT

JESSICA R. GRATER
484-644-3830

SAMANTHA MILLER, EXECUTOR

JULIE D GOLDSTEIN
215-918-3558

MELISSA A. EISENMAN, PETITIONER

JAMES JOSEPH MUNNIS
610-350-0768

BASS W. CHADWICK
215-918-3558

BEVERLY STARK-ENSOR

CALL OF THE AUDIT LIST

15-24-0177

FIRST AND FINAL ACCOUNT

DANIELLE FRIEDMAN
267-338-1334

FREDERICK J. CALANDRA, JR., EXECUTOR

DANIELLE FRIEDMAN
267-338-1334

MICHAEL PEARLMAN, EXECUTOR

NOTICES

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CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION

LAW NO. 2025-05817-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lisa Young was filed in the above-named court and will be heard on Tuesday, November 25, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, July 1, 2025
Name to be changed from: Lisa Young to: Lisa Ellen Marini
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
MICHELLE C. POWER, Attorney for the Petitioner
The Charleston Firm
60 W. Boot Road, Suite 201
West Chester, PA 19380

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION

LAW NO. 2025-02595-NC

NOTICE IS HEREBY GIVEN that the name change petition of Yoshi Mack on behalf of minor child Y.S.I.M. was filed in the above-named court and will be heard on Tuesday, November 25, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester,

Pennsylvania.
Date of filing the Petition: Friday, March 28, 2025
Name to be changed from: Y.S.I.M. to: Y.I.M.
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
CONSTANCE K. NELSON, Attorney for Petitioner
JC Law
610 Freedom Business Center Drive, Suite 102
King of Prussia, Pennsylvania 19046

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION

LAW NO. 2025-02596-NC

NOTICE IS HEREBY GIVEN that the name change petition of Yoshi Mack on behalf of minor child I.I.M., Jr was filed in the above-named court and will be heard on Tuesday, November 25, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, March 28, 2025
Name to be changed from: I.I.M., Jr to: Y.I.M.
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
CONSTANCE K. NELSON, Attorney for Petitioner
JC Law
610 Freedom Business Center Drive, Suite 102
King of Prussia, Pennsylvania 19046

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, July 4, 2025, effective Tuesday, July 8, 2025 for DTown Force Support Squad in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: to support the athletes, coaches, and families of DTown Force Cheer through organized events, fundraising and community spirit.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the directors of Community Coalition, a PA nonprofit corp., with a registered office address of 254 Merlin Rd., Chester Springs, PA 19425, have approved a proposal that the corporation voluntarily dissolve, and that the directors are now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 5975 of the PA Nonprofit Corp. Law of 1988, as amended. TROUTMAN PEPPER LOCKE, Solicitors, 100 Market St., Ste 200, Harrisburg, PA 17101

DISSOLUTION NOTICE

Pursuant to the requirements of section 175 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that DAVE PLANK, INC. is currently in the process of voluntarily dissolving. Andris Law
206 N. Jennersville Road
Suite 200
West Grove, PA 19390

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

ANDREWS, Guila, late of Caln Township. Karen Andrews, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

BIBBO, Julianna A., a/k/a Julianna Bibbo, late of Westtown Township. Eileen P. Walker, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrix. MARITA MALLOY HUTCHINSON, Esquire, Law Office of Marita Malloy Hutchinson, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

BIRT, Carol S., late of East Nottingham Township. Kathy Moody and Tracy Pietrinferni, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executrices. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA

19363, atty.

BRIGMAN, Deatria E, a/k/a Deatria White and Deatria Willis, late of Coatesville. Stacy Stabinski, 42 Timber Ridge Rd, Morgantown, Pa 19543, Executor.

CRUZ, Karene, late of Lower Oxford Township. Kristopher Cruz, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Administrator. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

DiBLASIO, Gail Lynne, late of East Pikeland Township. Kerry N. DiBlasio, 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.

DIYENNA, Anthony J., late of West Whiteland Township. Jan M. Diyenna, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DREW, Linda Martin, a/k/a Linda M. Drew, late of West Grove. Julie D. Holcombe, 418 Killgrass Terrace, Avondale, PA 19311, care of PAUL O'BRIEN, Esquire, 3801 Kennett Pike, Suite C-204, Greenville, DE 19807-2324, Executrix. PAUL O'BRIEN, Esquire, Law Office of Kevin O'Brien, 3801 Kennett Pike, Suite C-204, Greenville, DE 19807-2324, atty.

FERGUSON, JR., Frank H., a/k/a Frank Ferguson, late of Kennett Township. Constant Penn Wilson, 1002 Kennett Ridge Dr., Kennett Square, PA 19348, 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.

FLEMING, Barclay A., a/k/a Barclay Fleming, late of East Goshen Township. Roger E. Fleming, 1665 Yardley Dr., West Chester, PA 19380, care of CARRIE A.S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executor. CARRIE A.S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

HURLEY, John M., late of East Marlborough Township. Kelly Ann Liberato, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts,

LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

IADAROLA, Sandra F., late of Honey Brook Borough. Carroll Laurence Wynne, 1067 Black Forrest Road, Pittsburgh, PA 15235, care of MATTHEW C. STONE, Esquire, 4126 Edgmont Avenue, Brookhaven, PA 19015, Administrator C.T.A.. MATTHEW C. STONE, Esquire, The Law Offices of Stone & Stone, LLC, 4126 Edgmont Avenue, Brookhaven, PA 19015, atty.

JACKS, Richard, late of West Goshen Township. Anthony Jacks, 155 Modena Rd., Coatesville, PA 19320, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

JAFFE, Jean R., late of Caln Township. Rodney A. Arters & Matthew B. Arters, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

LEWIS, Rose, late of Honey Brook Township. George J. Lewis, III, care of THOMAS A. FANNING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. THOMAS A. FANNING, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

LONG, Mary L., late of East Pikeland Township. Steven Long, 774 Hickory Lane, Berwyn, PA 19312, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, Executor. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

LONGACRE, John Paul, a/k/a John P. Longacre, late of East Coventry Township. Helen Shoap, 2162 New Schuylkill Rd., Pottstown, PA 19465, care of JAMES C. KOVALESKI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, Address, atty.

LOPER, Robert, a/k/a Robert W. Loper, late of Borough of West Chester. Victoria C. Loper, 2552 Clothier Street, Coatesville, PA 19320, 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.

MILLER, Mary B., late of Malvern. Eric Miller & Scott Miller, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Co-Executors. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

MISTRETTA, Denise Marie, late of Exton. Brandon Mistretta, care of JORDAN KELLEHER REILLY, Esquire, 210 W. Front Street, First Floor, Media, PA 19063, Administrator. JORDAN KELLEHER REILLY, Esquire, 210 W. Front Street, First Floor, Media, PA 19063, atty.

NEYMAN, Audrey Wilson, late of Borough of Oxford. Robert Samuel McMichael, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

NODLAND, Kendel S., late of East Bradford Township. Scott Nodland, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PATTERSON, Lois A., late of Caln. Dallas W. Patterson, 130 Stonebridge Lane, Downingtown, PA 19335, 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.

RECCHIUTI, William J., late of Honey Brook. Marlene F. Recchiuti, 1007 Honey Locust Court, Honey Brook, PA 19344, 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.

RIVERS, Willie, late of Coatesville. Frederick C Rivers, 744 Madison Street, Coatesville, PA 19320, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executor. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

SHESKO, Betty, a/k/a Betty J. Shesko, late of East Fallowfield. Susan Christine Coyle, 1415 Robin Road, Coatesville, PA 19320, 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.

SMITH, Ann H., a/k/a Ann Hamilton Smith, late of West Whiteland Township. Thomas R. Smith, 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.

SMITH, Esther Mary, a/k/a Esther M. Smith, late of West Chester Borough. Sharon S. Rothwell, care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SOUZA, Leroy D., late of East Goshen Township. Laura Bonstingl, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

STOCK, Debra A., late of Tredyffrin Township. Gregory E. Stock, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, Administrator. MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, atty.

VANDERSLICE, Lois A., a/k/a Lois Vanderslice, late of East Goshen Township. Craig Vanderslice, care of ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, Executor. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

WINRAM, Lisa Budd, a/k/a Lisa B. Winram, late of Schuylkill Township. Scott Winram, 7610 Irongate Ln., Frederick, MD 21702, care of KENNETH L. NORTON, Esquire, 1000 N. King St., Wilmington, DE 19801, Administrator. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St., Wilmington, DE 19801, atty.

WU, Hsin-Feng, late of West Goshen Township. Shu-Jen Kao, 418 Longview Dr., West Chester, PA 19380, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

2nd Publication

AUSTIN, Alice M., a/k/a Alice Mary Austin, late of Coatesville. Nancy Chumney, 72 Foxwood Drive, Moorestown, New Jersey 08057, care of GLENN A. HENKEL, Esquire, 76 E Euclid Avenue, Suite 300, Haddonfield, New Jersey 08033-2342, Executor.

GLENN A. HENKEL, Esquire, Kulzer & DiPado-va, PA, 76 E Euclid Avenue, Suite 300, Haddonfield, New Jersey 08033-2342, atty.

BARBATI, Shirley J Pierce, a/k/a Shirley J Pierce and Shirley Barbat, late of West Chester. Stephen Weaver, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Floor, West Chester, PA 19380, Executor. COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Floor, West Chester, PA 19380, atty.

BLANCHETTE, JR., Robert A., a/k/a Robert A. Blanchette Jr. and Robert Arthur Blanchette Jr., late of Malvern Borough. Craig L. Fuller, 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.

BROCK, JR., Lawrence Edward, late of Kennett Square Borough. Chevelle Marie Bond, 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.

CARTER, Walter Ray, a/k/a Walter R. Carter, late of Oxford. Bruce B. Carter, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

CLARK, Patricia A., late of West Nottingham Township. James Campbell, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, Executor. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, atty.

DALTON, Thomas E., a/k/a Thomas Edward Dalton, late of Phoenixville. Scott D. Dalton, 990 Stevens Lane, Wayne, PA 19087 and Steven E. Dalton, 135 Stirrup Circle, #175, West Chester, PA 19382, care of MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Executors. MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, atty.

DuBOIS, William G., late of West Bradford Township. Nicole DuBois, care of STEVEN D.W. MILLER, Esquire, 718 Poplar St., Suite I, Lebanon, PA 17042, Administrator. STEVEN D.W. MILLER, Esquire, 718 Poplar St., Suite I, Lebanon, PA 17042, atty.

FISCHLER, Sandra Florence, a/k/a Sandra H. Fischler, late of West Nottingham Township. Alexa M. Silvestri, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

HAMILTON, Marlene E., late of Township of West Fallowfield. Teresa M. Hamson, 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.

HARTMAN, Ronald Lee, late of Oxford. Lu Ann Hall, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

JEFFERS, Evelyn J., late of East Goshen Township. Deanna K. McPeak, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

KIRCHNER, Kathy Anne, a/k/a Kathy A. Kirchner, late of Birchrunville. Robert Kirchner, Jr., care of SEAN P. McDONOUGH, Esquire, 459 Wyoming Avenue, Kingston, PA 18704, Administrator. SEAN P. McDONOUGH, Esquire, Dougherty, Leventhal & Price, LLP, 459 Wyoming Avenue, Kingston, PA 18704, atty.

KNOWLES, Franklin Andrew, a/k/a Frankie Knowles, late of West Bradford Township. Richard Franklin Knowles, 1295 Highspire Rd., Coatesville, PA 19320, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administrator. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

LANDGARTEN, Kenneth, late of East Caln Township. David R. Landgarten, 5 Northwood Dr, Downingtown, PA 19335, care of JENNIFER WALKER, Esquire, 31 S. High St, Suite 200, West Chester, PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group, LTD, 31 S. High St, Suite 200, West Chester, PA 19382, atty.

LONG, Joan Harper, late of Coatesville. Joan Rogers, 556 Martins Corner Road, Coatesville, PA 19320, Executrix.

LYNG, Robert J., late of West Bradford Township. Sarah K. Desjardins, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Es-

quire, MacElree Harvey LTD., 17 W. Miner St., West Chester, PA 19382, atty.

McEVOY, Stephen Aloysius, a/k/a Stephen McEvoy and Stephen A. McEvoy, late of Westtown Township. Lisa Elvin, care of SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, Executrix. SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, atty.

McGAURN, SR., John Joseph, a/k/a John J. McGaurn, Sr., late of Kennett Township. John J. McGaurn, Jr. and Linda Delsie Stecher, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrators. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

McMULLEN, Michael, a/k/a J. Michael McMullen and John Michael McMullen, late of Coatesville. Stephen E Collins, care of KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, Administrator. KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, atty.

PANDJAK, JR., John W., a/k/a John William Pandjak, late of West Nantmeal Township. Karen Elizabeth Gorman, 329 Isabella Road, Elverson, PA 19520, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, Pottstown, PA 19464, Executrix. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, Pottstown, PA 19464, atty.

PORTER, Susan A., late of Pottstown. Marc T. Nettles, care of NICOLE C. MANLEY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19465, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19465, atty.

ROGERS, Rose, late of Phoenixville. Mary R. Ammon, 554 Red Coat Lane, Phoenixville, PA 19460, Executor.

SMITH, JR., Douglas C., late of East Goshen Township. S&T Bank, c/o Tracy L. McKeel, CTFA, VP, 800 Philadelphia Street, P.O. Box 220, Indiana, PA 15701, 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.

SORZANO, Margene N, late of Penn Twp. Laurie S. Evangelista and Jeremy L. Sorzano, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square, PA 19348, Executors. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

WATSON, Thomas E., late of Tredyffrin. Catherine T. Duffy, 1438 Sunnyhill Lane, Havertown, PA 19083, care of BRIDGET MONAGHAN WIBLE, Esquire, 8500 West Chester Pike, Upper Darby, PA 19082, Executrix. BRIDGET MONAGHAN WIBLE, Esquire, Monaghan Wible Law LLC, 8500 West Chester Pike, Upper Darby, PA 19082, atty.

WILLIAMS, Tamika, a/k/a Tamika Holmes, late of Coatesville. John Williams, 1560 Brunswick Street, Lithia Springs, GA 30122, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, PA 19380, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, PA 19380, atty.

WISS, Barbara Jean, a/k/a Barbara J. Wiss, late of West Brandywine Township. Alecia J. Rode, 1007 Welsh Ayres Way, Downingtown, PA 19335 and Robert Wiss, 24 Keswick Lane, Carlisle, PA 17015, care of LINDSEY J. CONAN, Esquire, 755 North Monroe Street, Media, PA 19063, Executors. LINDSEY J. CONAN, Esquire, Conan Law Offices LLC, 755 North Monroe Street, Media, PA 19063, atty.

3rd Publication

BEAUREGARD, Keith S., late of West Whiteland Township. Karyn L. Seace, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA, 19380, Executrix.

BEST, Bonnie Lou, late of West Chester. Constance B. Hughes, 109 Skyline Drive, Landenburg, PA 19359, care of MATTHEW BORGER, Esquire, 32 South Church St., West Chester, PA 19382, Personal Representative. MATTHEW BORGER, Esquire, Noone and Borger, LLC, 32 South Church St., West Chester, PA 19382, atty.

CAIRNS, Patricia A., late of Atglen. Mark McWilliams and Paul McWilliams, care of DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, Co-Executors. DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, atty.

CARAPELLUCCI, Karen Jan, late of Penn Township. Joseph D. Carapellucci, 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.

CARNS, Helen Michele, a/k/a Helen M. Carns, late of Spring City Borough. Brandon R. Carns, care

of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executor. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

CUSHMAN, Stephen E., late of Coatesville. Amanda Cushman Holm, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA, 19341, Executrix. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA, 19341, atty.

DiVIRGILIO, Nancy A., late of London Grove Township. Bruce W. Laverty, Esquire, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA, 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA, 19382, atty.

DRISCOLL, Eleanor Anderson, a/k/a Eleanor A. Driscoll, late of Willistown Township. Bernard E. Driscoll, II, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Administrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

DROLET, Graciela, late of Phoenixville. Maureen E. Waxler, 615 S Bethlehem Pike, Ambler, PA 19002, care of JOHN J. COLL, JR., Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, Executrix. JOHN J. COLL, JR, Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, atty.

HOLLEY, Blanche M, late of East Goshen Township. Harry Lee Holley, Jr., care of VINCENT CAROSELLA, JR, Esquire, 882 S. Matlack St, Ste 101, West Chester, PA 19382, Administrator. VINCENT CAROSELLA, JR, Esquire, 882 S. Matlack St, Ste 101, West Chester, PA 19382, atty.

JAN, Chao Hsiang David, late of West Whiteland. Kuei Yin Caroline Lo, 111 Pendula Court, West Chester, PA 19380, care of JENNIFER H. WALKER, Esquire, 31 S. High St, Suite 200, West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, LLC., 31 S. High St, Suite 200, West Chester, PA 19382, atty.

JONES, JR., William W, late of Kennett Square. Stephanie Ingram, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

KAUFFMAN, Sharon L., late of Glenmoore. George C. Kugler, 21 Buck Drive, Glenmoore, PA

19343, care of STEPHEN SIANA, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executor. STEPHEN SIANA, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

KOSLOWSKY, SR., Thomas E., late of Caln Township. Debra Luongo, 215 Scott Dr., Exton, PA 19341, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Administratrix CTA. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

LAFFERTY, Marjorie H., late of Toughkenamon. Philip A. Lafferty, Jr., 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, Kennett Square, PA, 19348, atty.

LEWIS, SR., John P., late of City of Landenberg. Robert C. Lewis, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLC, P.O. Box 384, Kennett Square, PA, 19348, atty.

LUCCI, Marjorie R., late of West Chester. Hollie McDonald, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA, 19015, Administrator. DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA, 19015, atty.

LUKACH, Shirley S., late of Exton/West Whiteland Township. Donna Golden, 950 Dietz Road, York, PA, 17402, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, PA, 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, PA, 19380, atty.

MALLOY, Eunice Ann, late of Coatesville. Roxann Malloy Fuchs, 12 Northfield Dr, Downingtown, PA 19335, Executrix.

McCUTCHEON, John Hamilton, late of Oxford. Dorothy Simpson, 3701 Homeville Road, Cochranville, PA 19330 and William McCutcheon, 728 Tobacco Run Drive, Bel Air, MD 21015, Executors.

MURDAUGH, Michelle P., late of Borough of Downingtown. Gary S. Plank, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Executor. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

PALSKI, Virginia, late of Malvern. Michael Palski, 290 Paisley Dr, Colorado Springs, CO 80906, Personal Representative.

PARTRIDGE, Maryann, late of East Bradford Township. George R. Partridge, Jr., care of JOHN A. WETZEL, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. JOHN A. WETZEL, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

PITTS, Carol Kistler, late of Phoenixville. Barbara Schredenscheck, 532 Davenport Road, Berwyn, PA 19312, Personal Representative.

REPICE, John J., late of Honey Brook Township. Ronald M. Repice, care of GREGORY J. SPADEA, Esquire, 1300 MacDade Blvd., Ste. 1, Folsom, PA 19033, Executor. GREGORY J. SPADEA, Esquire, Spadea & Associates, LLC, 1300 MacDade Blvd., Ste. 1, Folsom, PA 19033, atty.

SBARBARO, Catherine Grace, a/k/a Catherine Sbarbaro, late of West Vincent Township. Jessica Bakey, 1430 S. Beaver Hill Rd., Chester Springs, PA 19425 and John Sbarbaro, IV, 106 Lewisville Ct., Phoenixville, PA 19460, care of KRISTEN R. MATTEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

STACKHOUSE, Joan, late of Malvern. Brian Stackhouse, 405 Chesterfield Drive, Downingtown, PA 19335 and Bob Stackhouse, 303 East Broad Street, Malvern, PA 19335, Executors.

TAYLOR, Margot S., a/k/a Margot Shaw Taylor, late of Kennett Square. Carol S. Taylor, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

TENTOR, Kathleen S., late of Lower Oxford Township. Beth Ann Morris, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett, LLC, P.O. Box 384, Kennett Square, PA, 19348, atty.

TOWNSEND, Charlotte Jane, late of Coatesville City. Jennifer D. Lewis, care of JOHN J. DEL CASALE, Esquire, 300 W. State St., St. 207, Media, PA 19063, Administrator. JOHN J. DEL CASALE, Esquire, M. Mark Mendel, LTD., 300 W. State St., St. 207, Media, PA 19063, atty.

URBINE, JR., Lawrence Raymond, late of Borough of Downingtown. Mary S. Urbine, care of J.

MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA, 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA, 19341, atty.

WAGNER, David L., late of West Pikeland Township. Patricia A. Thornton, 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.

WATSON, John W., late of Spring City. Andrea Watson, 42 Lee Ridge Lane, Chester Gap, VA, 22623, care of SCOTT F. BREIDENBACH, Esquire, 2158 Sunnyside Ave., Pottstown, PA, 19464, Administrator. SCOTT F. BREIDENBACH, Esquire, 2158 Sunnyside Ave., Pottstown, PA, 19464, atty.

WHITELOCK, Hildegard Anna, late of East Whiteland Township. John Whitelock, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA, 19460, Administrator. ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA, 19460, atty.

WHITEMAN, Donna Michele, a/k/a Donna M. Whiteman, late of East Bradford. Samuel A. Strouth, 310 Blue Rock Road, West Chester, PA, 19382-2031, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA, 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, Address, atty.

WILLIAM-HUFNAGEL, Monico, a/k/a Minico Hufnagel and Minico Williams Hufnagel, late of Coatesville. Nicolo Stewart, care of ANITA FULWILER O'MEARA, Esquire, 50 South First Avenue, Coatesville, PA 19320, Executor. ANITA FULWILER O'MEARA, Esquire, The O'Meara Law Firm, PC, 50 South First Avenue, Coatesville, PA 19320, atty.

WOLFSON, Aino Marjatta, a/k/a Aino Wolfson, late of West Chester Borough. Paul Robert Wolfson, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

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

The Pale Ryder, with its principal place of business at 50 Park Ave, Coatesville, PA 19320. The application has been (or will be) filed on: Wednesday, July 2, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Joseph Turczyn, The Cooking Pot Productions LLC, 50 Park Ave, Coatesville, PA 19320.

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

The Prodigal Sun, with its principal place of business at 50 Park Ave, Coatesville, PA 19320. The application has been (or will be) filed on: Wednesday, July 2, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Joseph Turczyn, The Cooking Pot Productions LLC, 50 Park Ave, Coatesville, PA 19320.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that New Alaska Inc. a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 200 Continental Drive, Suite 401-1615, Newark, DE 19713, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of PA, at Harrisburg, PA, on Saturday, July 5, 2025, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 9 Beechwood Drive, Landenberg, PA 19350.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on Wednesday, June 18, 2025 a Certificate of Organization was filed in the Pennsylvania Department of State for AJR PROPERTY SOLUTIONS, LLC, in accordance with the provisions of the Limited Liability Act of 1994.

NONPROFIT CORPORATION NOTICE

Furvivors Wonderland, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

MacMain Leinhauser, PC
433 West Market Street
Suite 200
West Chester, PA 19382

NOTICE

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

NO: 2025-05231-RC

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. MARY ANGELA JAMES, AS SURVIVING HEIR OF JOHN N. CHESNET, DECEASED, RENAE L. MAIN, AS SURVIVING HEIR OF JOHN N. CHESNET, DECEASED, UNKNOWN SURVIVING HEIRS OF JOHN N. CHESNET ,

NOTICE

TO THE DEFENDANTS:

You are hereby notified US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, has filed a Complaint in Mortgage Foreclosure with regard to 77 Scott Avenue, Coatesville, PA 19320, endorsed with a Notice to Defend, against you at No. 2025-05231-RC in the Civil Division of the Court of Common Pleas of Chester County, Pennsylvania,

wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Chester County Sheriff. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street, 2nd Floor
West Chester, PA 19381-3191
(610) 429-1500

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

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TRUST NOTICE

THE DONALD C. KUPERSMITH REVOCABLE LIVING TRUST DATED 11/30/2016 AS AMENDED AND RESTATED 7/9/2024 DONALD C. KUPERSMITH, Deceased Late of Easttown 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 RICHARD T. KUPERSMITH, TRUSTEE,

c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100
Front St., Ste 100, Conshohocken, PA 19428,
Or to his Attorney:
JONATHAN H. ELLIS
FLASTER GREENBERG PC

One Tower Bridge
100 Front St., Ste 100
Conshohocken, PA 19428
