Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74 WEST CHESTER, PENNSYLVANIA, NOVEMBER 26, 2026 No. 48

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Chester County Law Reporter

(USPS 102-900)

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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

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

ALL SOULS CEMETERY PERPETUAL CARE **1518-2170**
CALL OF THE AUDIT LIST
THIRD INTERIM ACCOUNT

RUSSELL RESSLER 610-640-5800	REGIONS BANK, TRUSTEE
AMANDA M. KITA 484-323-6434	
RACHEL HALL 484-323-6426	
PRO SE	ALL SOULS CEMETERY PERPETUAL CARE, SETTLOR

DAVID EDWARD LYONS **1522-0408**
CALL OF THE AUDIT LIST
FIRST INTERMEDIATE ACCOUNTING

JOHN FRANCIS MCKENNA 610-840-0215	BRYAN LYONS, CAVEATOR
PRO SE	MICHELE VAUGHN, OTHER INTERESTED PARTY
THOMAS EDWIN MARTIN, JR. 610-444-0285	RALPH J. COSCIA, PETITIONER
AARON DIEGO MARTIN 717-232-5000	
AARON DIEGO MARTIN 717-232-5000	RALPH J. COSCIA, JR., RESPONDENT
PRO SE	AARON D. MARTIN, ADMINISTRATOR DBN-CTA

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

SARAH E. STRAUB
717-232-5000
DAVID E. LYONS, JR., CAVEATOR

SARAH E. STRAUB
717-232-5000
RENEE LYONS, CAVEATOR

MARIAN E. MENKINS **15-24-1799**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

DOUGLAS W. OLSHIN
610-692-2800
BELINDA L. LINDSAY, EXECUTOR

JOHN F. HIGGINS
610-265-7800
SHEILA MENKINS, RESPONDENT

MARK ANDREW MOSES **15-25-1072**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

PRO SE
THERESE L. MONEY, ADMINISTRATOR CTA

HENDRICK RICHARD FISHER **15-25-2304**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

SALLY A. FARRELL
610-436-0100
HOLLIE A. MCDONALD, ADMINISTRATOR

DONALD F. KOHLER, JR.
610-430-7500
ESTATE OF NANCY FISHER, CLAIMANT

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 5

WEDNESDAY, DECEMBER 09, 2026 09:00 AM

JOHN R. YOUNG **15-26-0963**

CALL OF THE AUDIT LIST

FIRST ACCOUNT

PRO SE	JOHN R. YOUNG, PRIMARY
JAMES FRANCIS MANNION 610-265-7800	ELISE P. BENSON, PETITIONER
ELIZABETH RAFTER 610-265-7800	
RUSSELL J. RESSLER 610-640-5800	KEYBANK NATIONAL ASSOCATION, TRUSTEE
JAMES C. DALTON 610-692-1371	JOHN A. YOUNG, TRUSTEE
RUSSELL J. RESSLER 610-640-5800	REBECCA Y. ROYSTON, RESPONDENT

NOTICES

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CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2026-10636

NOTICE IS HEREBY GIVEN that the name change petition of Tracy Alaiyo Ackerman was filed in the above-named court and will be heard on Tuesday, February 23, 2027 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, October 30, 2026
Name to be changed from: Tracy Alaiyo Ackerman
to: Tracy Alaiyo Thurman
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 Petitioner
The Charleston Firm
60 W. Boot Road
West Chester, PA 19380

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 Tuesday, November 3, 2026, for AT Keystone Holdings Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: holding company and all other purposes pursuant to the provisions of the Business Corporation Law of 1988.

KEITH MOONEY, Solicitor
Barley Snyder LLP

CORPORATION NOTICE

WESTGATE OF MALVERN, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

McCreesh, McCreesh, McCreesh & Cannon
7053 Terminal Square
Upper Darby, PA 19082

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

BERG, Andrew Marshall, late of East Caln Township. Henry Dunbar Berg, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BLUMENFELD, Donald Eugene, a/k/a Donald E Blumenfeld, Jr and Rev Donald E Blumenfeld, late of Exton. Thomas Cassidy, 1890 Quimby Lane, Scotch Plains, NJ 07076, Executor.

COHEN, Rachel, late of Paoli, Tredyffrin Township. Michael Cohen, care of RONALD A. AMARANT, Esquire, 3405 West Chester Pike, Newtown Square, PA 19073, Executor. RONALD A. AMARANT, Esquire, Lamb McErlane, P.C., 3405 West Chester Pike, Newtown Square, PA 19073, atty.

CONROY, Kevin, a/k/a Kevin P. Conroy and Kevin P. Conroy, Sr., late of Willistown Township. Timothy Conroy, 649 Metro Ct., West Chester, PA 19380, Executor.

DWYER, JR., Robert Peter, late of Tredyffrin Township. Patricia Dwyer, 603 Fernfield Circle, Wayne, PA 19087-2002, Administratrix.

FEIST, SR., William L., late of Coatesville. William L. Feist, Jr., care of RYAN J. GRIFFIN, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, 623 North Pottstown Pike, Exton, PA 19341, atty.

FLASHER, Jack C., late of Chester Springs. Philip S. Flasher, care of PHILLIP A. SIMON, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. PHILLIP A. SIMON, Esquire, Simon Hyde LLC, 27 S. Darlington Street, West Chester, PA 19382, atty.

GLOCKER, Eugene Karl, a/k/a Karl Glocker and E. Karl Glocker, late of East Coventry Township. Mary Ann Glocker, care of JUDITH L. WATTS, Esquire, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, Executrix. JUDITH L. WATTS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

HOLLERAN, Genevieve, late of Schuylkill Township. Sharon Holleran, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Executrix. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

HORVATH, Arlene, a/k/a Arlene N. Horvath, late of East Whiteland Township. Joseph J. Horvath, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

KING, JR., William M., late of East Goshen Township. Traci Lee Shyer, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, RMI Law, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

LEWIS, Judith Lee, a/k/a Judie Lewis, late of West Whiteland, West Whiteland Township. David L. Lewis, care of KRISTINE F. HUGHEY, Esquire, 22 W Second St, Media, PA 19063, Executor. KRISTINE F. HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media, PA 19063, atty.

McBRIDE, Duane Patrick, a/k/a Duane P. McBride, late of Malvern Borough. Brian P. McBride, 14645 S. 25th Place, Phoenix, AZ 85048, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

PISCOGLIO, Sante F, a/k/a Sante Piscoglio, late of Coatesville. Paige C. Piscoglio, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

REAM, Ralph William, a/k/a Ralph Ream, late of West Whiteland Township. Derrick Joseph Ream, 17 Lynn Blvd., Downingtown, PA 19335, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executor. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

SHIRES, Rebecca L., late of Lower Oxford Township. Emma Teresa Smyth, care of WINIFRED MORAN SEBASTIAN, Esquire, 208 E. Locust Street, P.O. Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, 208 E. Locust Street, P.O. Box 381, Oxford, PA 19363, atty.

SMOKER, Elsie M., late of West Sadsbury Township. Jason M. Smoker and John M. Smoker, care of NEVIN D. BEILER, Esquire, 105 S. Hoover Ave., New Holland, PA 17557, Executors. NEVIN D. BEILER, Esquire, Beiler Legal Services, P.C., 105 S. Hoover Ave., New Holland, PA 17557, atty.

STRYKER, Alice B., a/k/a Alice Brownback Stryker, late of Pennsbury Township. Theodore Donald Stryker, 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.

TETER, Peggy S, a/k/a Peggy Teter, late of Caln. Kelly C. Moffat, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

THOMSON, Jeanne Duduit, a/k/a Jeanne D. Thomson, late of East Goshen Township. Jeanne Obbard, 200 S. Roberts Rd., D1, Bryn Mawr, PA 19010, 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.

TURNER, Christopher L., a/k/a Christopher Leigh Turner, late of Upper Uwchlan Township. Carly A. Turner, 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, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

WAGNER, Angela Elizabeth, late of Uwchlan Township. Kurt W. Wagner, 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.

2nd Publication

APOSTOLACUS, Virginia Keenan, a/k/a Ginia Apostolacus and Virginia Kieslica, late of Coatesville. William T. Apostolacus III, 2206 Persimmon Dr, Coatesville, PA 19320, Executor.

BOHRER, SR., Tyler, a/k/a Tyler C. Bohrer, Sr., late of Kennett Square Borough. Bonnie J. Groft, 105 Gormley Court, Stenning Woods, Hockessin, DE 19707-9210, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Executrix. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

BOYD, Dolores, a/k/a Dolores Marie Boyd, late of Oxford Borough. Shaun E. O'Toole, 220 Pine Street, Harrisburg, PA 17101, care of The Law Office of Shaun E. O'Toole, 220 Pine St., Harrisburg, PA 17101, Administrator. The Law Office of Shaun E. O'Toole, 220 Pine St., Harrisburg, PA 17101, atty.

BROOKS, Elaine Williams, a/k/a Elaine W. Brooks, late of West Goshen Township. Kyle Brooks, 312 Anglesey Terrace, West Chester, PA 19380 and Glenn Brooks, 2109 Wyeth Ln., West Chester, PA 19380, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executors. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

CHACON, Angel Rogerio Marin, late of Caln Township. Milton Alfredo Marin Ruiz, 1409 Walnut St., Coatesville, PA 19320, care of LINDSEY M. HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Administrator. LINDSEY M. HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

CODY, Helen A., late of West Brandywine Township. Jennifer Meadows, care of SCOTT ALAN MITCHELL, Esquire, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601, Executor. SCOTT ALAN MITCHELL, Esquire, Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601, atty.

DORAZO, Lee Ann Leary, a/k/a Lee Dorazo, late of Boro West Chester. Thomas N. Dorazo, 158 Tree Tops Lane, West Chester, PA 19380, Administrator.

FREDERICK, Nancy H., late of West Brandywine Township. Paul D. Murdock, 247 Lammey Lane, Elverson, PA 19520, care of DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

FRICK, Edmund W., late of East Whiteland Township. Martin C. Frick, 812 Amelia Drive, West Chester, PA 19382, Executor.

HAFNER, Ethel K., late of Penn Township. John J. Kilkeary, 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.

HUBLEY, George P., late of Tredyffrin Township. George P. Hubley, Jr., care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

JACOBS, Daniel Lee, a/k/a Daniel Jacobs and Daniel L. Jacobs, late of West Goshen Township. Gilbert L. Jacobs, 3175 Sturbridge Rd., Mt. Pleasant, SC 29466, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, P.O. Box 565, West Chester, PA 19381-0565, Administrator. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, P.O. Box 565, West Chester, PA 19381-0565, atty.

KAKARI DIMITRIOU, Sophia, a/k/a Sophia Kakari and Sophia Dimitriou, late of Voula, Attica, Greece. Anastasios Adam, 127 Duck Pond Road, Glen Cove, NY 11542, Administrator.

LONG, Elaine A., a/k/a Elaine Ada Long and Elaine Ada Reber, late of West Goshen Township, Chester County, PA and Pine Grove Township, Schuylkill County, PA. Lisa Klinger, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19380, Executrix. RUSSELL J. RESSLER, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19380, atty.

MEADE, Kathleen, late of Downingtown. John McDevitt, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PORTER, Geraldine W., late of East Goshen Township. Deborah P. Slick, 4019 Runnymeade Dr., Collegeville, PA 19426, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, P.O. Box 565, West Chester, PA 19381-0565, atty.

SCHWARTZ, Ellen Margaret, a/k/a Ellen G.

Schwartz and Ellen Geary Schwartz, late of West Chester. William W. Geary, 36 Kendal Drive, Kennett Square, PA 19348, Executor.

SELLERS, Mary Elizabeth, late of Spring City. Elwood J Sellers, 12 Freed Ave., Spring City, PA 19475, Executor.

STEWART JR., Frank B. Frisbie, late of Borough of Downingtown. Desi T. Baker, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, atty.

TETI, Marguerite Vincenzina, a/k/a Marguerite V. Teti and Marguerite Teti, late of Tredyffrin Township. Dorothea Alderfer, 901 Walnut Crest Dr., Lebanon, PA 17046, Executrix.

WATTS, Jonathan Fleming, late of Malvern Borough. Tiffany Watts, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, Administratrix. KARA A. KLAIBER, Esquire, McCausland, Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, atty.

WESOSKI, Mary Nadine, late of Uwchlan Township. Joseph Michael Wesoski, care of JENNIFER H. WALKER, Esquire, 31 S High ST Suite 200, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd, 31 S High ST Suite 200, West Chester, PA 19382, atty.

3rd Publication

ARKAN, Suha, late of London Grove Twp. Lynn Arkan, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Administratrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

BIRD, Janice C., late of East Pikeland Township. George L. Bird, III, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, PO Box 507, Phoenixville, PA 19460, atty.

BOYLAN, Eileen M., late of Uwchlan Township. Trevor P. Boylan, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Administrator. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

DAVELER, Donald L., a/k/a Donald Lee Daveler, late of East Fallowfield Township. Jeffrey Lee Daveler and Jennifer Lynn Daveler, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

DORRIAN, Patricia L., late of Westtown Township. Kelly Brientnall, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Ste. 110, Media, PA 19063, Executrix. NICHOLAS M. ORLOFF, Esquire, Lamb McErlane, P.C., 1 W. Third St., Ste. 110, Media, PA 19063, atty.

EICHER, Robbin J., a/k/a Robbin John Eicher and Robbin Eicher, late of East Marlborough Township. Carol S. Eicher, 8787 Bay Colony Dr., Apt. 1505, Naples, FL 34108 and Daniel J. Eicher, 2020 Walnut St., Apt. 11L, Philadelphia, PA 19103, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Executors. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

FISHER, JR, Thomas William, late of Malvern. Thomas W. Fisher Sr., care of MICHAEL A. SANTANASTO, Esquire, 210 E. Broad St., Bethlehem, PA 18018, Executor. MICHAEL A. SANTANASTO, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018, atty.

GIAMPIETRO, Patricia H., late of Phoenixville Borough. Donna M. Fuga, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

HACKETT, Monica E., late of Tredyffrin Township. William Jonathan Lederer, 4 Charlesbrook Rd., Baltimore, MD 21212, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HALL, Bobby Joe, late of London Britain Township. Charles M. Hall, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HEDGECOCK, Noel Patrick, a/k/a Noel P. Hedgecock, late of West Chester Borough. Megann P. Hedgecock, 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.

JACKSON, Joyce, a/k/a Joyce Ann Jackson, late of West Nottingham Township. Phillip Jackson, 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.

KENNY, IV, John Joseph, late of Londonderry Township. Debra Kenny, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administratrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson, LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

MUSKULA, Lillian Z, a/k/a Lillian Maskula, late of Coatesville City. Lauren E. Bentley, 150 Lamb Tavern Lane, Glenmore, PA 19343 and David A. Bentley, 818 Barley Sheaf Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. WILLIAM T. KEEN, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

NICKERSON, William S., late of Coatesville. David C. Nickerson, 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.

SELDOMRIDGE, Dorothy S., late of Honey Brook Township. Jacqueline L. Phillips, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

SILCOX, William Peter, a/k/a W. Peter Silcox, late of Tredyffrin Township. Shawn Corr, 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.

STABE, Elise Janet, a/k/a Elise J. Stabe, late of East Caln Township. Robert J. Stabe, 27918 Rumson Dr., Katy, TX 77494 and Elisa A. Potero, 2 Greenbriar Ln., Newtown, PA 18940, care of RUSSELL LAW, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006, Executors. RUSSELL LAW, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

TOTH, Patricia H., late of East Marlborough Township. M. Susan Toth and Julie M. Delaney, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

WOLLASTON, Robert T, late of Toughkenamon, New Garden Township. Thomas H Wollaston, 23 Worthington Drive, West Grove, PA 19390, Administrator.

YEAGER, Joan G., late of East Goshen Township. Debra J. Tinsman, care of LAURA M. TOBEY, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, Executrix. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, atty.

YOCUM, Amy L., late of West Whiteland Township. Philip E. Yocum and Elizabeth A. McDonald, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Co-Administrators. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: Broadcast District Planned Community Association, Inc.

1st Publication of 3

TRUST NOTICE

JANETTE K. MIKITY, TRUSTEE OF THE RESTATED REVOCABLE TRUST OF EMIL J. MIKITY DATED MAY 3, 2001 AS RESTATED ON SEPTEMBER 1, 2026
EMIL J. MIKITY, Deceased
Late of Kennett 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 JANETTE K. MIKITY, TRUSTEE, c/o P. Kristen Bennett, Esq., 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807,

Or to her Attorney:
P. KRISTEN BENNETT
GAWTHROP GREENWOOD, P.C.
3711 Kennett Pike, Ste. 100
Wilmington, DE 19807

2nd Publication of 3

TRUST NOTICE

BILLY C. LEAR AND ANNA P. LEAR LIVING TRUST DATED APRIL 20, 2007 AS AMENDED
ANNA P. LEAR, Deceased
Late of East Bradford 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 ANNA MARIA McCLURE and ELIZABETH P. CELESTE, TRUSTEES, c/o Jennifer S. Simons, Esq., 30 Cassatt Ave., Berwyn, PA 19312,
Or to their Attorney:
JENNIFER S. SIMONS
McANDREWS, MEHALICK, CONNOLLY, HULSE and RYAN P.C.
30 Cassatt Ave.
Berwyn, PA 19312

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2025-02295-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

CITIBANK, N.A., AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF WAMU ASSET-BACKED CERTIFICATES WAMU SERIES 2007-HE2 TRUST, Plaintiff
v.
EDWARD C. OPARAOJI; MARCELLINA OPARAOJI; UNITED STATES OF AMERICA, Defendants
To: EDWARD C. OPARAOJI; MARCELLINA OPARAOJI; Defendant(s), 801 TREMONT DRIVE A/K/A 808 WILLIAMSBURG BLVD. DOWNINGTOWN, PA 19335

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, CITIBANK, N.A., AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF WAMU ASSET-BACKED CERTIFICATES WAMU SERIES 2007-HE2 TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2025-02295-RC, seeking to foreclose the mortgage secured on your property located, 801 TREMONT DRIVE A/K/A 808 WILLIAMSBURG BLVD. DOWNINGTOWN, PA 19335.
NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.
Chester County Bar Association
Lawyer Referral and Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

CCBA

Chester County Bar Association

CHESTER COUNTY LAW REPORTER
ADVERTISING RATES

The Official Legal Publication for Chester County
Legal Advertising Rates effective January 1, 2026

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Orphans' Court Accounts (printed monthly; 2 publications) ..... $90.00 per account
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Additional Proof of Publication $20.00

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Call 610.692.1889 for assistance

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For more information: Meredith Barr at 610-692-1889 or mbarr@chescobar.org

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