



Chester County Law Reporter

(USPS 102-900)

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TABLE OF CONTENTS

71 CHESTER COUNTY REPORTS

Erickson, Administratrix vs. Gorman, et al.

Joint trial – Consolidation to first-filed case 7 (2023)

Classified Ads. 10

Meeting Space - *West Chester*
Associate Attorney
Estates/Trusts Attorney

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

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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.

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Erickson, Administratrix vs. Gorman, et al.

Joint trial – Consolidation to first-filed case

1. Pa.R.Civ.P. 213(a) provides that in actions pending in a county which involve a common question of law or fact or which arise from the same transaction or occurrence, the court on its own motion or on the motion of any party may order a joint hearing or trial of any matter in issue in the actions, may order the actions consolidated, and may make orders that avoid unnecessary cost or delay.
2. The Administratrix of an Estate filed an action against the allegedly intoxicated driver of a car which caused the fatal injuries and, thereafter, filed a separate action against eight defendants concerning the driver being served alcohol when he was visibly intoxicated. The Administratrix filed for a joint trial, arguing the cases involve a common question of law or fact or arise from the same transaction or occurrence and a joint trial would be efficient and prevent the danger of inconsistent verdicts for identical damages in the same accident. Defendant TH Minit Markets, LLC opposed a joint trial, arguing it cannot be shown the negligent driving arose from negligent serving the driver alcohol and that discovery is complete in one case and yet to commence in the other.
3. The Court noted the cases involve common questions of law and fact regarding the causes of the accident, the causes of death, and the amount of damages, and this court rejected Defendant's argument that the two cases must arise from a common question of law or fact because Rule 213(a) provides cases may be tried together that involve a common question of law or fact and the cases involve common questions of law or fact, including Defendant Gorman's conduct leading up to the accident. The Court also noted a single trial will promote trial efficiency while avoiding inconsistent verdicts. The Court granted the Motion for a Joint Trial and then, upon its own initiative, consolidated the two cases to the first-filed case, pursuant to long-standing protocol.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2020-00168-TT; Lisa M. Erickson, Administratrix of the Estate of Richard B. Erickson, Deceased vs. Charles Gorman

C.C.P., Chester County, Pennsylvania, Civil Action No. 2021-08287-TT; Lisa M. Erickson, Administratrix of the Estate of Richard B. Erickson, Deceased vs. Commonwealth of Pennsylvania Liquor Control Board, et al.

Michael P. McDonald for Lisa Erickson, Administratrix of Estate
Andre J. Webb for TH Minit Markets, LLC
Daniel S. Gradwohl for DNW Foods, Inc., et al.
Binder, J., September 13, 2022:-

 [71 Ches. Co. Rep. **Erickson, Administratrix vs. Gorman, et al.**

 LISA M. ERICKSON, Administratrix of
 the Estate of Richard B. Erickson, Deceased

vs.

CHARLES GORMAN

 IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA

NO. 2020-00168-TT

CIVIL ACTION – LAW

 LISA M. ERICKSON, Administratrix of
 the Estate of Richard B. Erickson, Deceased

vs.

 COMMONWEALTH OF PENNSYLVANIA,
 PENNSYLVANIAL LIQUOR CONTROL
 BOARD, *et al.*

 IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA
NO. 2021-08287-TT

(Consolidated with 2020-00168-TT)

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 13th day of September, 2022, upon consideration of the Motion for a Joint Trial Pursuant to Pa.R.C[iv].P. 213 of Plaintiff, Lisa M. Erickson, Administratrix of the Estate of Richard B. Erickson, Deceased filed June 22, 2022 and the responses in opposition thereto¹ it is hereby **ORDERED** that the Motion is **GRANTED** for the reasons set forth in the accompanying Memorandum.

IT IS FURTHER ORDERED upon the court's own initiative: (1) that the case docketed at 2021-08287-TT is **CONSOLIDATED** with the case docketed at 2020-00168-TT; (2) that 2021-08287-TT is **CLOSED**; and (3) that all legal papers shall henceforth be filed to 2020-00168-TT.

BY THE COURT:/s/ **BRET M. BINDER, J.**

¹ Defendant TH Minit Markets, LLC filed its response on July 8, 2022. On July 26, 2022 a brief adopting that response was filed by Defendants DNW Foods, Inc., DNW Foods, Inc. t/a Appetites on Main, Appetites on Main, and Kathryn Cornelius. No other Defendant opposed Plaintiff's Motion.

MEMORANDUM

On January 8, 2020, Lisa M. Erickson, Administratrix of the Estate of Richard B. Erickson commenced an action against Charles Gorman docketed at 2020-00168-TT which is assigned to the Honorable Edward Griffith. Plaintiff alleged that Plaintiff's decedent was standing near his car parked on the shoulder of U.S. Route 30 in Caln Township when an intoxicated Charles Gorman drove his motor vehicle into another causing it to strike Plaintiff's decedent causing his death.

On October 22, 2021, Lisa M. Erickson, Administratrix of the Estate of Richard B. Erickson commenced an action against various Defendants docketed at 2021-08287-TT which is assigned to the undersigned. Plaintiff alleged that the Defendants served alcohol to the visibly intoxicated Charles Gorman.

Presently before the court is the Motion for a Joint Trial Pursuant to Pa.R.C[iv].P. 213 of Plaintiff, Lisa M. Erickson, Administratrix of the Estate of Richard B. Erickson, Deceased filed June 22, 2022 to docket number 2021-08287-TT only. Plaintiff rested her Motion on Pa.R.Civ.P. 213(a) which provides that "[i]n actions pending in a county which involve a common question of law or fact or which arise from the same transaction or occurrence, the court on its own motion or on the motion of any party may order a joint hearing or trial of any matter in issue in the actions, may order the actions consolidated, and may make orders that avoid unnecessary cost or delay." Motion, 6/22/2022, ¶¶ 8-9. Plaintiff averred that

[t]he cause of action filed against Charles Gorman under docket number 2020-00168-TT and the instant Dram Shop action against those providing alcohol to Charles Gorman under docket number 2021-08287-TT have identical damages, involves the identical motor vehicle accident, and each are brought pursuant to the Wrongful Death Act and the Survival Statute, and each have demanded a jury trial. The Dram Shop cause of action requires proof that Charles Gorman was intoxicated at the time of the accident, that such intoxication caused the damages and death to Decedent, Richard B. Erickson, and the extent of those damages caused. The Dram Shop action thereby overlaps the cause of action against Charles Gorman.

Motion, 6/22/2022, ¶ 9.

Plaintiff averred that a joint trial would be efficient and would "prevent the danger of inconsistent verdicts for identical damages in the same accident, and as such a joint trial of each [would be] proper pursuant to Pa.R.C[iv].P. 213(a)." Motion, 6/22/2022, ¶ 11. *See also* Motion, 6/22/2022, ¶ 10.

Defendant TH Minit Markets, LLC opposed Plaintiff's Motion on two (2) grounds. Defendant argued first that a joint trial pursuant to Pa.R.Civ.P. 213(a) can be allowed only if the two (2) cases arose from a common question of law or fact. Brief, 7/8/2022, p. 3 ("Thus, in order to move for relief pursuant to Rule 213(a), multiple

[71 Ches. Co. Rep. **Erickson, Administratrix vs. Gorman, et al.**

actions must arise from either a common question of law or fact, or must arise from the same transaction.). Defendant argued that Plaintiff cannot make that showing because the first case arose from Plaintiff's allegations that Charles Gorman negligently operated a motor vehicle while the second arose from Plaintiff's allegations that the various Defendants negligently served him alcohol. Brief, 7/8/2022, pp. 3-4. *See also* Brief, 7/8/2022, p. 4 ("The legal theories asserted in the two (2) distinct actions have little overlap. There is also no single occurrence or transaction which would render a joint trial appropriate, nor has Plaintiff cited to any authority to claim such.")²

Defendant argued second that the two (2) cases are at "vastly different stages of litigation." Brief, 7/8/2022, p. 4. Defendant noted that discovery is complete in the first case and it may be called for trial as soon as November of 2022 while discovery in the second case has not commenced and is expected to be lengthy. Brief, 7/8/2022, p. 4. Defendant implied that it would be unfair to Charles Gorman to delay his trial until the second case is trial-ready. Brief, 7/8/2022, p. 4 ("A joint trial would, converse to Plaintiff's position, result in the unnecessary delay [of] these [sic] proceedings, as discovery in [the second case] has not even begun and is expected to be lengthy, as [the second case] involves eight (8) Defendants.")³

Here, Plaintiff has persuaded the court that a joint trial is warranted. The two (2) cases are squarely within the scope of Pa.R.Civ.P. 213(a) because they involve common questions of law and fact regarding the causes of the accident, the causes of death, and the amount of damages, and this court rejects Defendant's argument that the two (2) cases must *arise* from a common question of law or fact as unsupported by this court's reading of Pa.R.Civ.P. 213(a) and its plain command that cases may be tried together that *involve* a common question of law or fact. Here the two (2) cases clearly involve common questions of law or fact which might include Charles Gorman's conduct leading up to the accident. Similarly, this court is not persuaded by Defendant's argument that Charles Gorman might prefer a trial sooner rather than later or by Defendant's argument that the jury cannot be trusted to follows this court's instructions regarding the various applicable theories of liability and the prohibition against a verdict based on passion instead of the evidence and the law. A single trial will promote trial efficiency while avoiding inconsistent verdicts.

Finally, this court will consolidate the two (2) cases upon its own initiative. Plaintiff filed her Motion for a Joint Trial to the later-filed case instead of to the first-filed case which was contrary to long-standing protocol. It is this court's view, shared by Judge Griffith, that consolidation is appropriate and that consolidation should be to the first-filed case pursuant to long-standing protocol.

² In a different context Defendant argued that the analytic distinctions between a motor vehicle negligence case and a negligent provision of alcohol case risk confusing the jury. *See* Brief, 7/8/2022, pp. 4-5 ("Rather, the grant of a joint trial will only increase the potential that Plaintiff's separate and distinct legal theories asserted in each of these matters will be conflated, only supporting Answering Defendant's position that these two (2) matters should not be jointly tried.")

³ This court noted that Plaintiff filed a certificate of service on June 22, 2022 indicating she served a copy of her Motion on counsel for Charles Gorman in the first action and that Mr. Gorman raised no objection to Plaintiff's request for a joint trial.

Accordingly, for the reasons set forth above this court will enter an order granting the Motion for a Joint Trial Pursuant to Pa.R.C[iv].P. 213 of Plaintiff, Lisa M. Erickson, Administratrix of the Estate of Richard B. Erickson, Deceased filed June 22, 2022 and consolidating the two (2) cases.

TABLE OF CONTENTS
LEGAL NOTICES

Call of the Audit List **(1st Publication of 2)** 2
Change of Name Notice 4
Corporation Notice 4
Dissolution Notice 4
Estate Notices **1st Publication** 3
Estate Notices **2nd Publication** 5
Estate Notices **3rd Publication** 6
Fictitious Name Notice 8
Notice **(3rd Publication of 3)** 9

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 Orphans' Court Division
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WEDNESDAY, FEBRUARY 01, 2023 09:00 AM

SUSAN L. FURMAN **1517-0627**
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AARON DIEGO MARTIN PATRICK MILLAR, EXECUTOR
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SIOBHAN DUFFY GAFFNEY **1519-0018**
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W. MARSHALL PEARSON JOHN WANSINK, EXECUTOR
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PRO SE CLARE L. MILLINER, ATTORNEY

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PRO SE

NINA B. STRYKER, ATTORNEY

DAVID M. BROWN
215-972-7716

PNC BANK, N.A., TRUSTEE

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1521-0659FRANCIS CONNOR MILLER
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G. ELIAS GANIM, ATTORNEY

G. ELIAS GANIM
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G. ELIAS GANIM, EXECUTOR

RUTH M. ELLIS
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1521-2409**PRO SE**

DANIEL E. BRIGHT, ATTORNEY

DANIEL E. BRIGHT
814-238-4926

STEPHEN M. ELLIS, EXECUTOR

PRO SE

PAMELA L. ELLIS, EXECUTOR

NOTICES

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

LAW NO. 2023-00103-NC

NOTICE IS HEREBY GIVEN that the name change petition of Gabriel Verde Camacuari was filed in the above-named court and will be heard on Monday, March 27, 2023 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, January 6, 2023
Name to be changed from: Gabriel Verde Camacuari to: Gabriel Verde
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

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, January 6, 2023 for Vendor Match Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Vendor management services
Kevin Meise
Law Offices of Kevin Meise
16 Osprey Lane
Downingtown, PA 19335

DISSOLUTION NOTICE

Pursuant to the requirements of the section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that Saltz Matkov P.C., a professional corporation, is currently in the process of voluntarily dissolving.
Saltz Law Group LLC
101 Lindenwood Drive
Suite 225
Malvern, PA 19355

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that ROY S. KOLB SONS, LLC, a Pennsylvania limited liability company, has voluntarily dissolved and is now engaged in the process of winding up and settling its affairs under the provisions of Subchapter G (15 Pa. C.S. §8871 et seq.) of the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. As part of that process, under 15 Pa. C.S. 8875, ROY S. KOLB SONS, LLC now gives notice that any persons having claims against ROY S. KOLB SONS, LLC present them in a detailed writing to the Company, setting for the amount and exact basis for the claim. The written notice describing the details of the claim shall be mailed to ROY S. KOLB SONS, LLC, 297 Baptist Church Road, Spring City, PA 19475. A claim against ROY S. KOLB SONS, LLC is barred unless an action to enforce the claim is commenced within two years after publication of this Notice.
LEGACY LAW PLLC
Attorneys for Roy S. Kolb Sons, LLC

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the sole shareholder of Corporate Data Design Inc., a Pennsylvania corporation, with a registered address of 123 N. Iroquois Lane, Chester Springs, PA 19425, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.
JOHN SKOLITS
24250 W. River Road
Perrysburg, OH 43551

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

DAVIS, Brenda F., late of West Whiteland. Michelle Whalen, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

DONAGHEY, Madeleine E., late of Birmingham Township. James P. Donaghey and Michael Donaghey, care of CHARLES E. McKEE, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Executors. CHARLES E. McKEE, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

HARTMAN, Sharon M., late of Elverson. Jamie L. Hartman, 32 Morgan Circle, Morgantown, PA 19543 & Heather M. Dalmas, 4429 New Holland Road, Mohnton, PA 19540, Administrators. BRETT M. FEGELY, Esquire, Hartman, Valeriano, Magovern & Lutz, P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, atty.

HRAPCZYNSKI, SR., Richard J., late of Penn Township. Robert M. Hrapczynski, care of ROBERT ABERNETHY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. ROBERT ABERNETHY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

HUNT, Ann Salinger, late of Exton. Holland Williams, 1185 Manor Lane, Mt Pleasant, SC 29464, Administrator.

INNES, Margaret Dolph, late of Schuylkill Township. Rebecca Sallen, 325 Merion Rd., Merion Station, PA 19066, Executrix. REBECCA SALLEN, Esquire, Sallen Law, LLC, 325 Merion Rd., Merion Station, PA 19066, atty.

KRUMENACKER, JR., Michael V., late of North Coventry Township. Jennifer L. Wunderlich, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

LAIRD, Barbara M., late of East Caln Township. Sondra B. McVeigh, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

LANGEVIN, Melissa Dorene, late of Phoenixville Borough. Jonathan Schierenbeck, 321 ½ Hall St., Phoenixville, PA 19460, Executor. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213 W. Miner St., West Chester, PA 19382, atty.

LAPP, John Elmer, a/k/a J. Elmer Lapp, late of West Caln Township. Susie E. Lapp, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

LEWICKI, Dave Rodger, late of Phoenixville. John Tall, 1009 Hoy Circle, Collegeville, PA 19426, Executor.

MECCHELLA, John Paul, late of Uwchlan Township. Carol Marie Meehan and Kathleen A. DiCurcio, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

MOULDER, Janet G., late of West Whiteland Township. Donna L. Algeo, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19381, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381, atty.

ORTIZ-ZAYAS, Kimberly, late of Coatesville. Arnaldo Ortiz-Zayas, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

PAINTER, G. Gross, a/k/a George Gross Painter, late of South Coventry Township. Jay Painter, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

RICHARDSON, Tanessa Yvonne, late of West Whiteland Township. Mildred E. Richardson and Christopher Lopez, 134 Sunnyhill Dr, Exton, PA 19341, Administrators. COURTNEY WIGGINS, Es-

quire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

SALINGER, Carol Williams, a/k/a Kay Salinger, late of Parkesburg. Holland Williams, 1185 Manor Lane, Mt. Pleasant, SC 29464, Executrix.

SHEEHAN, Agnes Marie, late of Kennett Square Borough. Paul F. Sheehan, 155 Latches Ln., Media, PA 19063, Executor. **HEATHER L. TURNER**, Esquire, Law Office of Heather L. Turner, LLC, 137 N. Narberth Ave., Narberth, PA 19072, atty.

STAVROPOULOS, Vasilios S., a/k/a Vasilios Stavropoulos, Vasilios Stavros Stavropoulos and Bill Stavropoulos, late of West Goshen Township. Steven G. Stavropoulos and Yvette S. Kounios, care of **NIKOLAOS I. TSOURO**s, Esquire, Valley Forge Square, II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executors. **NIKOLAOS I. TSOURO**s, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square, II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

VAIL, Frances B., a/k/a Frances Vail, late of Lancaster. Susannah Vail, care of **JACQUELYN S. GOFFNEY**, Esquire, 339 W. Baltimore Ave., Media, PA 19063, Executor. **JACQUELYN S. GOFFNEY**, Esquire, 339 W. Baltimore Ave., Media, PA 19063, atty.

WEINTRAUB, Rodelle Selma, late of West Grove Borough. Mark B. Weintraub, care of **CAROLINA R. HEINLE**, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. **CAROLINA R. HEINLE**, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

WHITAKER, Thelma, a/k/a Thelma Ann Whitaker, late of Willistown Township. Samuel Whitaker, 799 Grubbs Mill Rd., Berwyn, PA 19312, Executor. **ELIZABETH FERRARO**, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

WILLIAMS, John R., late of West Chester. Karen Williams Middleton, care of **KEVIN J RYAN**, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. **KEVIN J RYAN**, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

ZULICK, Jonathon S., late of Birmingham Township. Evelyn F. Zulick, care of **W. DONALD SPARKS, II**, Esquire, P.O. Box 551, Wilmington, DE 19899, Executor. **W. DONALD SPARKS, II**, Esquire, Richards, Layton & Finger, P.O. Box 551, Wilmington, DE 19899, atty.

2nd Publication

BAILEY, Letitia B., late of Atglen Borough. Francis J.G. Murphy, care of **DENISE M. ANTONELLI**, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. **DENISE M. ANTONELLI**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

BENDER, Betty F., late of Kennett Township. Neal A. Bender and Joan Bender, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BERGBAUER, Eileen E., late of East Marlborough Township. Alfred E. Bergbauer, Jr., care of **NORMAN J. PINE**, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. **NORMAN J. PINE**, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

BOWER, William George, a/k/a Bill, late of West Chester. Julie Edwards, 110 Bellwood Ct, Phoenixville, PA 19460 & Randy Bower, 12035 Stonewick Place, Glen Allen, VA 23059, Executors.

CARL, Jeffrey David, late of Wallace Township. Cristine Schiavello, care of **STEPHEN D. POTTS**, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Administratrix. **STEPHEN D. POTTS**, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

DALE, Rose, a/k/a Rose Carroll Lawrence Dale, late of Kennett Township. Marianna L. Cayten, 10 Pheasant Dr., Armonk, NY 10504, Executrix. **JENNIFER E. SMITH**, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

DAVIS, Marjorie B., late of Penn Township. Timothy J. Davis, care of **EMILY TEMPLE ABELS**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **EMILY TEMPLE ABELS**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DEWEY, Alexandra Davies, a/k/a Alexandra O'Neill Davies, late of Tredyffrin Township. Paul C. Dewey, Jr. and Frederick Dewey, care of **ANDREW J. HAAS**, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executors. **ANDREW J. HAAS**, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

DUDEK, Brenda McFarland, late of East Bradford Township. Michael H. Dudek, 2329 Simcoe Road, Columbia Cross Roads, PA 16914, Administrator.

DUFFY, James P., late of Easttown Township. Colleen Duffy Price and Michael J. Duffy, care of KATHRYN LUCE LABRUM, Esquire, 102 W. Front St., Media, PA 19063-2800, Executors. KATHRYN LUCE LABRUM, Esquire, Donaghue & Labrum, LLC, 102 W. Front St., Media, PA 19063-2800, atty.

EMMICK, Robert D., late of Kennett Township. Phillip M. Lang, 79 New Rd., Elverson, PA 19520, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ERCOLE, Tressa B., late of West Chester. Lynne Ercole Edwards, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

FAHEY, Elizabeth James, late of Penn Township. Susan E. Calio, 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.

GORMEL, Joanne D., late of New Garden Township. Deborah L. Newton and Daniel E. Coates, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HENNESSEY, Frank W., late of Phoenixville. Francis S. Hennessey, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

JOHNSON, David R., late of East Nottingham Township. Elizabeth Good, care of J. DAVID YOUNG, JR., Esquire, PO Box 126, Manheim, PA 17545, Executor. J. DAVID YOUNG, JR., Esquire, Young and Young, PO Box 126, Manheim, PA 17545, atty.

JONES, JR., Frederick B., late of Uwchlan Township. Linda J. Jones, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

KIMES, Kaye M., a/k/a Kay M. Kimes, late of East Coventry Township. Susan Sawchuk, 505 Green St., Royersford, PA 19468, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

KNIGHT, Irvin C., late of Coatesville City. Rebecca E. Knight-Triplett, 215 Whiteland Avenue, Downingtown, PA 19335, Administratrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MARTIN, JR., William T., a/k/a William Thomas Martin, Jr., late of West Sadsbury. Darren A. Devoe, 8154 N. Moscow Road, Parkesburg, PA 19365, Executor. GRETCHEN M. CURRAN, Esquire, Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584, atty.

McCULLOUGH, Jacqueline K., late of Penn Township. Michael Lutman, 44 Mystery Rose Lane, West Grove, PA 19390, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

McDOWELL, Jacqueline L., a/k/a Elizabeth Ann Lysle McDowell, late of New London Township. Linda M. Gigliotti and Margaret E. Chilla, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MORROW, Nancy S., late of Caernarvon Township. Irene LaHullier, care of DAVID M. D'ORLANDO, Esquire, 53 S. Main St., Yardley, PA 19067, Executrix. DAVID M. D'ORLANDO, Esquire, The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

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NEGANDHI, Usha, late of Phoenixville. Kevin Negandhi, care of NEAL J. SAMPAT, Esquire, 370 Middletown Blvd, Suite 502, Langhorne, PA 19047, Executor. NEAL J. SAMPAT, Esquire, The Sampat Law Firm, LLC, 370 Middletown Blvd, Suite 502, Langhorne, PA 19047, atty.

PORTER, Nannie Mae, late of West Chester. Chuck Baker, 828 Franklin Street, Coatesville, PA 19320, Executor.

STUBBE, Charles Stanley, late of North Coventry Township. David Stubbe, care of CHARLES BENDER, Esquire, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, Executor. CHARLES BENDER, Esquire, Fox Rothschild LLP, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, atty.

TIGHE, Kevin Francis, late of East Whiteland. Lori A. Tighe, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

WHITE, Corrine E., late of Phoenixville Borough. Paul R. White, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

WILCOX, Ann Joyce, late of Tredyffrin Township. Kelsey J. Kern, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

3rd Publication

COSENZO, JR., Daniel E., late of East Nottingham Township. Christopher Cosenzo, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane PC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

FRANCIS, Kerry Lynne, late of East Goshen Township. Gerald G. and Cynthia A. Francis, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrators. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

IMPERATORE, India H., a/k/a India Helen Imperatore, late of New London Township. Armand Pohan, 1500 Palisade Ave., Apt. 12F, Fort Lee, NJ 07024, Executor. VICKY ANN TRIMMER, Esquire, Daley Zucker, LLC, 645 N. 12th Street, Suite 200, Lemoyne, PA 17073, atty.

MACKEAN, James Crawford Brunton, late of Pennsbury Township. Anna Marie MacKeand, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

NESCIO, Joseph S., late of East Bradford Township. Diane E. Nescio, care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

OLIVER, Donna Marie, late of Lincoln University. Danielle DiNorscia, 335 Clearfield Drive, Lincoln University, PA 19352 & Alyssa Oliver, 120 King William Street, Newark, DE 19711, Executrices.

WANDERSEE, Edward V., late of West Grove. Kathleen C. Wandersee, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

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

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 18, 2022 for Neighborhood Athlete at 952 A Cornwallis Drive, West Chester, PA 19380. The name and address of each individual interested in the business is Carson Cocco at 952 A Cornwallis Drive, West Chester, PA 19380. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 21, 2022 for HiCare for Industry and Trade at 233 E King St. Apt. 219, Maivern, PA 19355-2539. The name and address of each individual interested in the business is Walid Nashed at 233 E King St. Apt. 219, Maivern, PA 19355-2539. This was filed in accordance with 54 Pa.C.S. 311.417

3rd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA
DOCKET NO. 2022-04666-RC
PETITION OF THE BOARD OF SCHOOL
DIRECTORS OF PHOENIXVILLE AREA
SCHOOL DISTRICT FOR THE SALE OF REAL
PROPERTY

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

NOTICE IS HEREBY GIVEN that upon the Pe-
tition of the Board of School Directors of Pho-
enixville Area School District for the Sale of Real
Property (“Petition”) and pursuant to Court Order, a
hearing on the Petition will be held at 10:00 a.m. on
February 10, 2023, in Court Room 12 of the Chester
County Justice Center, 201 West Market Street, West
Chester, PA 19380. The property to be sold, and the
subject of the Petition, consists of approximately
 ± 7.33 acres of land that is partially asphalt paved
with limited parking and improved with a vacant
one-story school building. The aforementioned prop-
erty is identified as UPI 15-10-123 with an address
of 100 School Lane in the Borough of Phoenixville,
Chester County, PA. For further information, you
may contact:

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David H. Comer, Esquire
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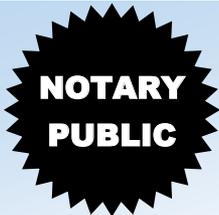
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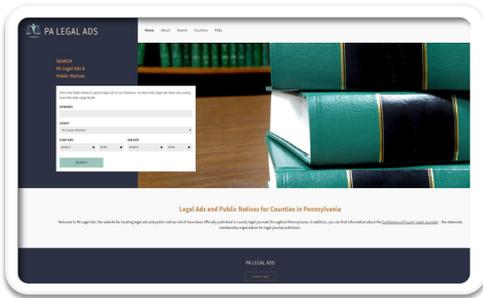
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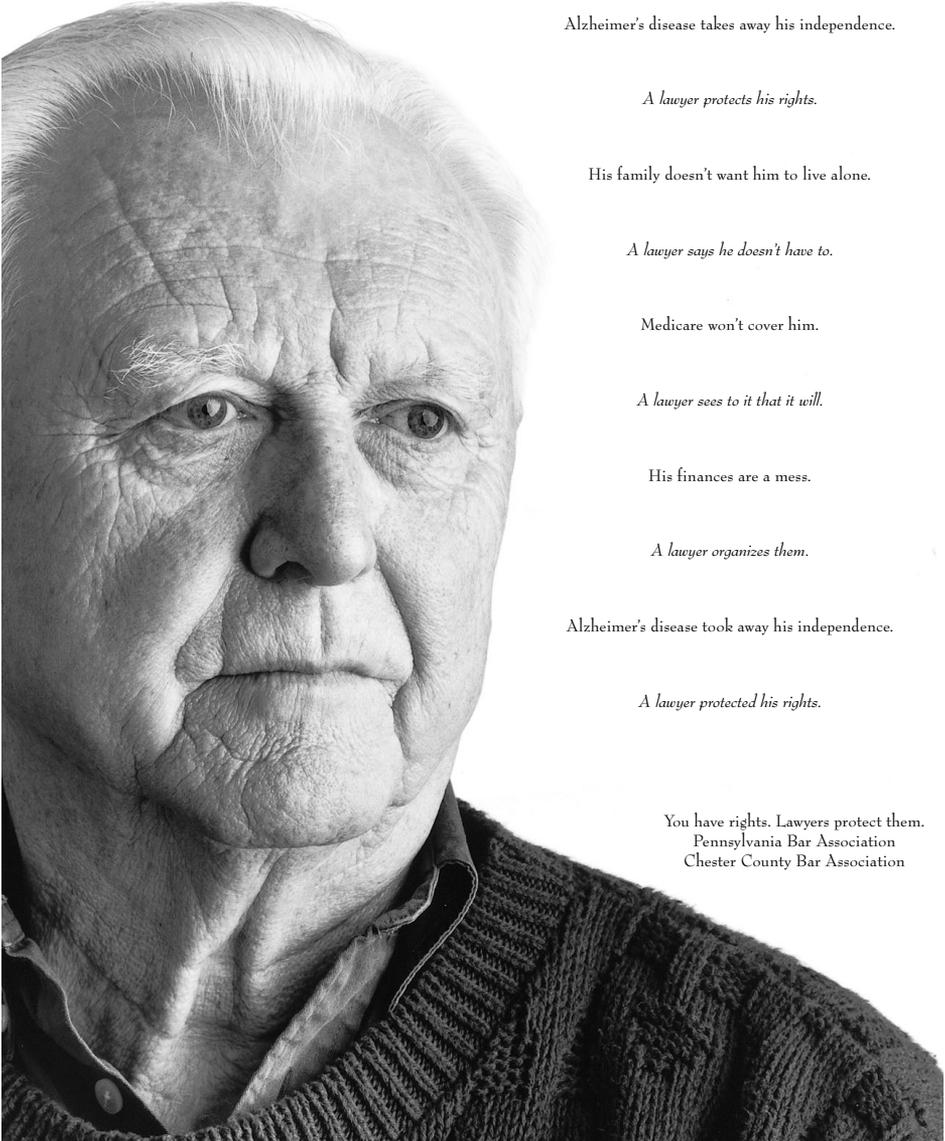
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