



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

WEST CHESTER, PENNSYLVANIA, SEPTEMBER 17, 2026

No. 38

TABLE OF CONTENTS

74 CHESTER COUNTY REPORTS

Three Creeks, LLC vs. Bd. of Supervisors of E. Brandywine Twp.

*Land Use Appeal - Appeal seeking to declare township ordinance void ab initio –
Reservation of proposed loop road on map – Specific mention in a statute –
Burden to prove an ordinance invalid 269 (2026)*

Classified Ads. 13

Meeting Space - *West Chester*

Legal Notices

See Table of Contents.1

Furnished Office Spaces in CCBA Building -
West Chester

Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by

CHESTER COUNTY BAR ASSOCIATION

15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org

lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

Subscription Rate \$110.00 for CCBA Members; \$225.00 for Nonmembers CCBA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

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

The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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

2026 CCBA Officers

C. Curtis Norcini, *President*

Robert A. Burke, *Vice President*

Maria C. Janoski, *Treasurer*

Jennifer Ann Fink, *Secretary*

James D. Doyle, *Immediate Past President*

Samuel W. Cortes, *Past Presidents' Representative*

Executive Director

Gregory Nardi

2026 CCBA Directors

Andrea M. Cardamone (2026)

Rosanna I. Chiple (2026)

Wesley W. Legg (2026)

Basil Joy (2027)

Louis Anthony Mincarelli (2027)

Hon. Deborah Ryan (2027)

Steve E. Jarmon (2028)

A.J. Ober, IV (2028)

2026 YLD Division

Grant P. Bloomdahl, *Chair*

Maeve E. Bain, *Chair-Elect*

Lauren A. Nehra, *Immediate Past Chair*

TABLE OF CONTENTS
LEGAL NOTICES

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

Change of Name Notice 5

Corporation Notice 5

Estate Notice **1st Publication**. 5

Estate Notice **2nd Publication** 7

Estate Notice **3rd Publication**. 9

Nonprofit Corporation Notice. 10

Notice 2025-02253-RC.11

Notice 2025-09675-RC.11

Notice 15-26-0691 **(3rd Publication of 3)** 12

Chester County Court of Common Pleas
Orphans' Court Division

CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, OCTOBER 07, 2026 09:00 AM

STEPHEN F. MACANGA 1521-2621
CALL OF THE AUDIT LIST
FIRST AND FINAL

PRO SE JOHN F. MCKENNA, OTHER INTERESTED PARTY

KEVIN J. RYAN SANDRA L. FILLIPPO, EXECUTOR
610-430-1428

RICHARD H. MORTON
610-430-1427

MICHAEL T. IMMS
610-430-1426

BRIAN H. LEINHAUSER STEPHEN F. MACANGA, JR., TRUSTEE
484-318-7802

MAEVE E. BAIN
484-947-1351

BRIAN H. LEINHAUSER KIMBERLY TARR, TRUSTEE
484-318-7802

MAEVE E. BAIN
484-947-1351

BEVERLY KARLSSON 15-23-0597
CALL OF THE AUDIT LIST
FIRST AND FINAL

JOHN ALEXANDER GAGLIARDI COLLENE M. MCQUILLEN, EXECUTOR
484-887-0779 x 102

PRO SE ROBERT DEYARMIN, JOINT ACCOUNT OWNER

Chester County Court of Common Pleas
Orphans' Court Division

CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, OCTOBER 07, 2026 09:00 AM

CHARLES M. MATTIA 15-24-2397
CALL OF THE AUDIT LIST
FIRST AND FINAL

REBECCA ANN HOBBS ANNE M. MATTIA, EXECUTOR
610-323-2800

THOMAS A. MASTROIANNI
610-323-2800

MARK T. SOPHOCLES MATTHEW J. MATTIA, PETITIONER
610-651-0105

MARIE H. THOMAS 15-24-2539
CALL OF THE AUDIT LIST

WILLIAM DUDECK LISA JOY MCKNIGHT, PETITIONER
215-876-0800

JAKE O'DONNELL
215-876-0800

MICHAEL R. SHELTON CHARMAINE A. HARRIS,
267-576-7988 RESPONDENT

DAMION J. BEVACQUA
484-580-6149

KATHLEEN M. LAUBENSTEIN RAYMOND, JAMES & ASSOCIATES,
610-230-6110 INC, RESPONDENT

KAREN L. ODASH, ESQ
610-230-2156

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE NICOLE R. FORZATO COURTROOM 11

WEDNESDAY, OCTOBER 07, 2026 09:00 AM

NICHOLAS J. CANIGLIA 610-688-2626	NICHOLAS J. CANIGLIA, EXECUTOR
CHRISTOPHER PAUL ALLEN 610-572-7075	REIDENBACH & ASSOCIATES, LLC, RESPONDENT
RONALD E. SYKES CALL OF THE AUDIT LIST FIRST AND FINAL	15-25-2072
TERRANCE ALLEN KLINE 610-566-3330	KAREN D. SYKES, TRUSTEE
CARL THOMAS WORK 610-478-2084	
PRO SE	RONALD E. SYKES, SETTLOR
TERRANCE ALLEN KLINE 610-566-3330	BRADLEY A. ZUKE, TRUSTEE
TERRANCE ALLEN KLINE 610-566-3330	FIDUCIARY TRUST COMPANY INTERNATIONAL OF PENNSYLVANIA, TRUSTEE
PRO SE	BRIAN R. SYKES, RESPONDENT

NOTICES

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

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

LAW NO. 2026-02358-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jason A. Brown was filed in the above-named court and will be heard on Tuesday, September 22, 2026 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: Wednesday, September 2, 2026
Name to be changed from: Jason A. Brown to: Jordan A. Grove
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2026-08510-NC

NOTICE IS HEREBY GIVEN that the name change petition of Sonia Chloe Sader was filed in the above-named court and will be heard on Tuesday, January 5, 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: Tuesday, September 1, 2026
Name to be changed from: Sonia Chloe Sader to:

Chloé Sonia Bovet

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2026-05950-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Carolyn Anne Fitch on behalf of minor child Sophia Grace Fernandez was filed in the above-named court and will be heard on Tuesday, October 13, 2026 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, June 26, 2026
Name to be changed from: Sophia Grace Fernandez to: Sophie Caroline Josephine Fitch
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 Tuesday, August 18, 2026, for Levy Home Service Enterprises Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Any legal purpose.

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

ARENA, Eleanor D., late of Willistown Township. Christian Paul Arena and Steven Michael Arena, care of **STEPHANIE P. KALOGREDIS**, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-

0565, Executors. **STEPHANIE P. KALOGREDIS**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

CHOI, Myung Ja, late of Westtown Township. Young Leahy, 121 Federal Walk, Kennett Square, PA 19348, care of **KRISTEN R. MATTHEWS**, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. **KRISTEN R. MATTHEWS**, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

GREEN, Dolores S, late of West Whiteland Twp. Valerie McCormick, care of **NEIL E. LAND**, Esquire, 213 E State St, Kennett Square, PA 19348, Executrix. **NEIL E. LAND**, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

HENRY UNRATH, Patricia, a/k/a Patricia M. Henry-Unrath, late of Malvern Borough. Paul Henry, care of **JENNIFER M. BRETON**, Esquire, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, Executor. **JENNIFER M. BRETON**, Esquire, Astor Weiss Kaplan & Mandel, LLP, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, atty.

JENNINGS, Brian John, a/k/a Brian J. Jennings, late of North Coventry Township. Allan V. Jennings and Craig C. Jennings, care of **BRIAN F. BOLAND**, Esquire, 2640 Westview Dr., Wyomissing, PA 19610, Administrators. **BRIAN F. BOLAND**, Esquire, Kozloff Stoudt, 2640 Westview Dr., Wyomissing, PA 19610, atty.

KELLY, Jill A., a/k/a Jill Anne Kelly, late of Phoenixville Borough. James W. Kelly, 28 Manavon Street, Phoenixville, PA 19460, Executor.

KOH, Sebastian S., late of West Bradford Township. Francis T. Koh, 1414 Crestmont Dr., Downingtown, PA 19335, care of **DENISE M. ANTONELLI**, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. **DENISE M. ANTONELLI**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

KOVACK, Kenneth G, late of West Chester. Cheryl Weiss, 2307 Memphis Street, Philadelphia, PA 19125, Administrator.

LAMBERT, Barry Wayne, late of Glenmoore. Zachary Lambert, care of **MICHAELANGELO DIPPOLITO**, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executor. **MICHAELANGELO DIPPOLITO**, Esquire, ThePeoplesLawFirm,LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

LORT, Lori, a/k/a Lori McCormick, Lori Bennett and Lori McCormick Lort, late of West Brandywine Township. Erica Bennett, 51 Mollie Dr., Ephrata, PA 17522, care of **LINDSEY M. HOELZLE**, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executrix. **LINDSEY M. HOELZLE**, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

LYONS, Eileen M., late of West Goshen Township. Stephen E. Lyons, care of **STEPHANIE P. KALOGREDIS**, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. **STEPHANIE P. KALOGREDIS**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

McCAIN, Ronald E., late of Kennett Square. Karen J. Marian, 825 Charles Street, Coatesville, PA 19320, Executor.

McELWEE, Janis Symons, a/k/a Janis S. McElwee and Janis Lynn McElwee, late of Coatesville. Richard Robert McElwee, 579 Gramercy Lane, Downingtown, PA 19335, Executor.

ROBERTSON, JR., Philmore, late of West Goshen Township. Kathryn J. Caywood, care of **KARYN L. SEACE**, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. **KARYN L. SEACE**, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SANDONE, Joan Marie, a/k/a Joan M. Sandone, late of West Brandywine Township. Scott F. Sandone, care of **NICHOLAS M. ORLOFF**, Esquire, 1 W. Third St., Ste. 110, Media, PA 19063, Executor. **NICHOLAS M. ORLOFF**, Esquire, Lamb McErlane, P.C., 1 W. Third St., Ste. 110, Media, PA 19063, atty.

SHARP, Joel Eugene, late of East Goshen Township. Sara Getz, care of **MacGREGOR J. BRILLHART**, Esquire, 221 W Philadelphia St, Ste 600, York, PA 17401, Administratrix. **MacGREGOR J. BRILLHART**, Esquire, Saxton and Stump, 221 W Philadelphia St, Ste 600, York, PA 17401, atty.

TUCKER, SR., Joseph Robert, a/k/a Joseph R. Tucker, Sr., late of East Bradford Township. Joseph R. Tucker, Jr. and Michael J. Tucker, care of **JOSEPH A. BELLINGHIERI**, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrators. **JOSEPH A. BELLINGHIERI**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

VARLEY, Jane H, a/k/a Jane Higley Varley, late of West Goshen Township. Ann L Varley, 65 Ashton Way, West Chester, PA 19380, Executor.

WOOTEN, James T., late of East Goshen Township. Francis R. Iacobucci, Jr., care of JENNIFER M. BRETON, Esquire, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, Executor. JENNIFER M. BRETON, Esquire, Astor Weiss Kaplan & Mandel, LLP, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, atty.

2nd Publication

BERGSTRESSER, Elizabeth, late of Wallace Township. Ann Elizabeth Juenger, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

BROWN, Richard N, late of Kennett Township. William Brown, care of JENNIFER H. WALKER, Esquire, 31 S High ST Suite 200, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd, 31 S High ST Suite 200, West Chester, PA 19382, atty.

CARLOZZI, Kathy M., a/k/a Kathy Carlozzi, late of West Bradford and West Whiteland Townships. Brian Gerald Carlozzi, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

DAVIS, Gloria Jean, late of Westtown Township. Vickie L Petersen, 806 Sunrise Drive, Kennett Square, PA 19348, Executrix.

DeLUCA, Donna Marie, a/k/a Donna M. DeLuca, late of Easttown Township. Nicholas J. DeLuca and Erica G. DeLuca, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executors. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

DIDONATO, Eleanor C., late of West Whiteland Township. Harry J. DiDonato and Karen P. DiDonato, 17 W. Miner St., West Chester, PA 19382, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

EVANS, Margaret J., late of Parkesburg Borough. Mary L. Evans, care of DENNIS B. YOUNG, Es-

quire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

FORT, David Bruce, a/k/a David B. Fort, late of Elverson Borough. Daryl Scott Fort, 500 Woodglen Rd, Birdsboro, PA 19508, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

FREESE, George William, a/k/a G. William Freese, late of East Nottingham Township. Corinna Moran, 19 Camp Rd., Nottingham, PA 19362, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'AMICO LAW, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GIRVIN, Anne A., late of East Goshen Township. Jane A. Girvin, 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.

GUNNING, IV, James P., late of West Goshen Township. Rebecca Anderson, care of NEIL R. VESTERMARK, Esquire, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, Administrator. NEIL R. VESTERMARK, Esquire, Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, atty.

JOHNSON, Lois Gaines, a/k/a Lois Elaine Gaines, late of New Garden Township. Natalie Hope Veeney, 627 Grasonville Cemetery Rd., Grasonville, MD 21638, care of RHONDA M. ANDERSON, Esquire, 610 York Rd., Ste. 400, Jenkintown, PA 19046, Administratrix. RHONDA M. ANDERSON, Esquire, Anderson Law Group, 610 York Rd., Ste. 400, Jenkintown, PA 19046, atty.

KEISER-LION, Virginia, a/k/a Virginia K. Lion, late of New Garden Township. John C. Lion, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

LAMBERT, Richard P., late of West Brandywine Township. Deborah Hilton, 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.

LUONGO SAVASTIO, Donna, late of Newtown Square. Lauren Luongo Edgar, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executrix. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

MAY, Patricia Anne, a/k/a Patricia A. May, late of West Chester. Andrea M. May Spencer, care of THOMAS A. KAUFFMAN, Esquire, 52 South 9th Street, Indiana, PA 15701, Executrix. THOMAS A. KAUFFMAN, Esquire, Kauffman & Billimoria, PLLC, 52 South 9th Street, Indiana, PA 15701, atty.

McKEAN, Thomas Radford, late of Malvern Borough. James C. Howard, 811 Minsi Trail, Perkasie, PA 18944, care of LARA A. BOLTE, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executor. LARA A. BOLTE, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

MILLER JR., Edward V., a/k/a Edward Miller Jr., Edward Miller and E. Miller, late of Valley Township. Deborah A. Miller, care of CHRISTOPHER E. FISHER, Esquire, 100 Sterling Parkway, Suite 300, Mechanicsburg, Pennsylvania 17050, Executrix. CHRISTOPHER E. FISHER, Esquire, Saidis, Shultz & Fisher, 100 Sterling Parkway, Suite 300, Mechanicsburg, Pennsylvania 17050, atty.

MOLZAHN, Robert Franklin, late of Chester Springs, West Pikeland Township. Madeline D. Molzahn, 439 S. Saddlebrook Circle, Chester Springs, PA 19425, Executrix.

ORANGE, Margaret E., late of East Whiteland Township. Deborah Cox, 22 Seminole Rd., Claymont, DE 19703, care of ANDREW K. FABIAN, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. ANDREW K. FABIAN, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

O'REILLY, Gerard Christopher, a/k/a Gerard C. O'Reilly, late of West Pikeland Township. Aiden Bernard O'Reilly and Marcus C. O'Sullivan, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

PERKINS, Sean Christian, late of Chesterbrook, Wayne and Tredyffrin Township. Justin S Perkins, 421 E Millers Cove Rd, Walland, TN 37886, Executor.

PRELLE, Arthur Scott, a/k/a Arthur S. Prella,

late of Tredyffrin Township. Joseph A. Bellinghieri, 17 W. Miner St., West Chester, PA 19382, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

RUGER, Thomas L, late of Franklin Twp.. Patricia A. Ruger, 213 E State St, Kennett Square PA 19348, care of SAMANTHA KEENE, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. SAMANTHA KEENE, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

STAAS, Susanna B, late of West Chester. Theodore L. Hill, III, care of CHRISTINA B. ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven Pa 19015, Executor. CHRISTINA B. ROBERTS, Esquire, Breslin Murphy and Roberts, 3305 Edgmont Avenue, Brookhaven Pa 19015, atty.

STOCKLER, Barbara Hough, late of Tredyffrin Township. Laura S. Stockler and Melanie L. Reichert, care of NEAL G. WILEY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Administratrices. NEAL G. WILEY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

SUDLER, Michael, late of West Chester. Whitney Morgan, 126 Blackhawk St, Pittsburgh, PA 15218, Executor.

TEETER, Joan M., late of East Nottingham Township. Linda K. Hersh, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

VALENTINO, Karen L., a/k/a Karen Lee Valentino, late of West Brandywine Township. Kyle Valentino King, 204 Resolution Dr., Downingtown, PA 19335 and Christopher Lee Valentino, 141 Bollinger Rd., Downingtown, PA 19335, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

WILLIAMS, Jeffrey Grant, late of Malvern. Derek D. Williams and Ryan M. Duschl, care of MICHAELANGELO L. DiPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L. DiPPOLITO, Esquire, ThePeoplesLawFirm.com, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

3rd Publication

ADAMS, Woodruff C, late of Willistown. Mel-ba Adams, 1609 Pine Crest St, Houston TX 77020, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Administratrix. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.Com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

BERNARD III, Albert W., late of West Caln Township. Alan R. Bernard, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, atty.

BERTRANDO, Thomas R, late of Avondale. Brooke Bertrando Martin, 977 Garden Station Road, Avondale, PA 19311, Executrix.

BOYLE, Alberta C., a/k/a Alberta Catherine Boyle, late of East Bradford Township. Patricia A. Szelak, 986 Fox Chase Drive, West Chester, PA 19380, Administrator.

CAMPANARO, Robert A, late of East Fallowfield Twp. Nicholas G. Campanaro, 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.

CAMPBELL, Raymond C, a/k/a Raymond Campbell, late of Valley. Mandi E. Campbell, 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.

CAPONETTO, Arlene M., late of East Marlborough Township. Julie M. Caponetto-Dixon and Richard S. Dixon, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executors. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

CURRIE, Donald G., a/k/a Donald Garfield Currie, late of West Brandywine Township. Lynn Marcinek, 6202 Point Circle, Centreville, VA 20120, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

D'AMBROSIO, Vincent, late of West Bradford

Township. Shaun E. O'Toole, 220 Pine Street, Harrisburg, PA 17101, Administrator.

FALCONE, SR., Ronald J., a/k/a Ronald J. Falcone, late of East Nottingham Township. Lauren L. Falcone, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administratrix C.T.A.. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

FERTELL, Pearl F., a/k/a Pearl Fertell, late of Uwchlan Township. David F. Fertell, care of ANDREW S. RUSNIAK, Esquire, 620 Freedom Business Center, #200, King of Prussia, PA 19406, Executor. ANDREW S. RUSNIAK, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, #200, King of Prussia, PA 19406, atty.

KINKA, Shirley Mae, a/k/a Shirley Kinka, late of Caln. James E. Kinka, 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.

LAWSON, Frank, late of Coatesville City. Charles Johnson, care of MATTHEW A. BOLE, Esquire, Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, Administrator. MATTHEW A. BOLE, Esquire, Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, atty.

MARSICANO, Joseph, late of Malvern. Maria Mignogna, 109 Sagewood Drive, Malvern, PA 19355, Executrix.

MC CREARY, Marion J., a/k/a Marion McCreary, late of West Brandywine. Glen M. McCreary and Scott A. McCreary, 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.

NEWBOLD, Emily T., late of East Whiteland Township. James J. Ruggiero, Jr., 1911 Fitzgerald Ln., West Chester, PA 19380, care of ANDREW K. FABIAN, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. ANDREW K. FABIAN, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

PARKER, Janet Eileen, a/k/a Janet E. Parker and Janet Parker, late of West Brandywine. Charles A. Parker, 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, Thorn-dale, PA 19372, atty.

PELTIER, Richard A., late of Downingtown. Lisa M. Kissel, care of JESSICA R. GRATER, Esquire, 740 East High Street, Pottstown PA 19464, Execu-trix. JESSICA R. GRATER, Esquire, Monastr & Grater, LLC, 740 East High Street, Pottstown PA 19464, atty.

PIERRI, Gerald James, late of Exton. Sheila Pier-ri, care of JOSEPH P. DiGIORGIO, Esquire, 1800 East Lancaster Avenue, Suite L, Paoli, PA 19301, Executrix. JOSEPH P. DiGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 East Lancaster Avenue, Suite L, Paoli, PA 19301, atty.

SALVO, Harriet M., late of Tredyffrin Township. Serena A. Salvo, care of JOAN M. GRANER, Es-quire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. JOAN M. GRANER, Esquire, McAndrews, Mehal-ick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

SCHNEPP, Margaret A., late of Caln Township. Brian J. Schnepf, 507 Apple Tree Ln., Oxford, PA 19363, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Administrator. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

SKERCHOCK, Betty O., late of Coatesville. John Skerchock, 518 Stonecroft Lane, Chester Springs, PA 19425, Executor.

SMITH, Christopher Jude, a/k/a Christopher J. Smith, late of West Fallowfield Township. Connell Xavier Smith, 160 Woodlawn Ave., Horsham, PA 19044, care of MICHAEL P. PIERCE, Esquire, P.O. Box 604, Media, PA 19063, Executor. MICHAEL P. PIERCE, Esquire, Pierce & Hughes, P.C., P.O. Box 604, Media, PA 19063, atty.

STREET, Samuel Adam, late of West Chester. David F Street, 837 Spruce Ave, West Chester, PA 19382, Executor.

TRECROCE, Lydia Mary, late of Phoenixville. Dorothea Alderfer, 901 Walnut Crest Drive, Leba-non, PA 17046, Administrator.

WALLACE, John Edward, late of West Whiteland Township. Bryan S. Wallace, 15 Fern Hill Rd., Kennett Square, PA 19348, care of ELIZABETH ZWAAN MILNE, Esquire, P.O. Box 161, Berwyn, PA 19312, Administrator. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an applica-tion was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Whiteland Reserve Community Association, Inc..

Articles of Incorporation were filed on Tuesday, September 1, 2026

The purpose or purposes for which it was organized are: For the purpose of engaging in and doing any lawful act concerning any or all lawful business for which corporations may be incorporated under the Nonprofit Corporation Law of 1988.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an applica-tion was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Wildcat Boys Lacrosse Club.

Articles of Incorporation were filed on Friday, August 28, 2026

The purpose or purposes for which it was organized are: The purpose of the corporation is to support and promote boys lacrosse at Owen J. Roberts High School and the surrounding community by provid-ing financial, educational, athletic, and organization-al support for student-athletes, coaches, teams, and related lacrosse programs, including opportunities for both high school and middle school students.

NOTICE

IN THE COURT OF COMMON PLEAS
Chester COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2025-02253-RC
NOTICE OF ACTION IN MORTGAGE FORE-
CLOSURE
LAKEVIEW LOAN SERVICING, LLC
Plaintiff
vs.
SUSAN SWEET
Mortgagor and Real Owner
Defendant

TO SUSAN SWEET, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 403 Starr Street Phoenixville, PA 19460. THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. You are hereby notified that Plaintiff LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2025-02253-RC wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 403 Starr Street Phoenixville, PA 19460 whereupon your property will be sold by the Sheriff of Chester.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BE-

LOW. 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.
LAWYER REFERRAL AND INFORMATION SERVICE
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
610-429-1500

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2025-09675-RC
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCAF
ACQUISITION TRUST, Plaintiff
v.
PAUL HUMBERTO VELA, Defendants
To: PAUL HUMBERTO VELA Defendant(s), 2205
EAGLE RD WEST CHESTER, PA 19382

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION 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. 2025-09675-RC, seeking to foreclose the mortgage secured on your property located, 2205 EAGLE RD WEST CHESTER, PA 19382.

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

M. Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

3rd Publication of 3

NOTICE

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

IN RE: THE JAMES K. OVERSTREET TRUST
Case Number: 15-26-0691

Be advised that a Petition for Citation to Show Cause Why Title to 10 Thoroughbred Drive Should Not Be Quieted In Petitioner Pursuant to 20 Pa. C.S.A. § 712(1) and § 3546 has been filed by The James K. Overstreet Trust, asking the Orphans' Court to quiet title as to a parcel of property located at **10 Thoroughbred Drive, Phoenixville, Chester County, Pennsylvania 19460 (UPI No. 23-3-28.9).**

The matter is scheduled to be heard at a hearing on the 9th day of September, 2026, at 9:30 A.M. at the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania 19380, in Courtroom 12, before the Honorable Thomas P. McCabe. To show cause, if any you have, why the relief sought in the Petition should not be granted, you or your lawyer should be present at the hearing on September 9, 2026.

Even neither you nor your lawyer appear at the scheduled hearing, be advised the hearing will go on without you and your rights, if any, may be ended by the Court without your being present. For more information pertaining to the Petition and/ or the contents of this notice, you may contact Lauren A. Nehra, Esquire, Unruh Turner Burke & Frees, P.C., West Chester, Pennsylvania, by telephone at (610) 692-1371.



CHESTER COUNTY LAW REPORTER **ADVERTISING RATES**

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

Estate Notices* (3 publications; 1 proof)	\$120.00
Fictitious Name* (1 publication; 1 proof)	\$100.00
Corporation Notices* (including, Dissolution, Charter*, Certificate of Authority, Nonprofit, and Limited Liability (1 publication; 1 proof)	\$100.00
Change of Name Notice* (1 publication; 1 proof)	\$100.00
Adoption Notice (3 publications; 1 proof)	\$200.00
Private Sheriff Sale Notices (1 proof; 1 publication)	\$400.00
County Sheriff Sale Notices (printed monthly; 3 publications)	\$420.00
Annual Tax Sale (County)	\$3.00 per line + layout costs
Orphans' Court Accounts (printed monthly; 2 publications)	\$90.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Mortgage Foreclosure, Municipal Notices, Annual Meetings and all other legal notices (1 publication; 1 proof)	\$.25 per space & character
Additional Proof of Publication	\$20.00

*A standard form is available. Complete online or download form at: www.chescobar.org
 Call 610.692.1889 for assistance

COMMERCIAL AND CLASSIFIED RATES:

The Chester County Law Reporter is published weekly, 52 issues per year. Ad copy must be submitted
 "camera ready" or submitted via e-mail as a TIFF or JPEG file to lawreporter@chescobar.org

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

	Week (1 Issue)	Month (4 Issues)	Quarter (12 Issues)	Year (52 Issues)
Full Page	\$375	\$1,000	\$1,500	\$4,000
1/2 Page	\$275	\$700	\$1,000	\$3,000
1/3 Page	\$175	\$500	\$750	\$2,000

AD DIMENSIONS:

Full Page 4.75 in. W x 7.675 in. L.	1/2 Page 4.75 in W x 3.75 in. L	1/3 Page 4.75 in. W x 2.375 in. L
--	------------------------------------	--------------------------------------

(All ads are printed in black and white)

COST TO PLACE AD THAT IS ALL COPY: \$.25 PER SPACE AND CHARACTER