



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

WEST CHESTER, PENNSYLVANIA, MAY 07, 2026

No. 19

TABLE OF CONTENTS

74 CHESTER COUNTY REPORTS

De Lage Landen Financial Services vs. Factor X Graphics

Service by email – Nunc pro tunc – Summary judgment 151 (2026)

Classified Ads. 19

Meeting Space - *West Chester*

Furnished Office Spaces in CCBA Building -

West Chester

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

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

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

www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

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

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

POSTMASTER: Send address changes to

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

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

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

2026 CCBA Officers

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

Executive Director

Gregory Nardi

2026 CCBA Directors

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

2026 YLD Division

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

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2
Corporation Notice 2
Dissolution Notice 2
Estate Notice **1st Publication**. 2
Estate Notice **2nd Publication**. 5
Estate Notice **3rd Publication**. 6
Corporation Notice Limited Liability Company. 10
Trust Notice **(1st Publication of 3)** 10
Notice **(1st Publication of 3)** 10
Notice **(1st Publication of 3)** 10
Notice AD-26-0006 **(3rd Publication of 3)** 10
Sheriff Sale of Real Estate **(2nd Publication of 3)** 12

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. 2026-02780-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ahmed Saedahmed was filed in the above-named court and will be heard on Tuesday, May 26, 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: Thursday, March 26, 2026

Name to be changed from: Ahmed Saedahmed to: Ahmed Sanhory

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 Thursday, April 16, 2026, for Phoenix Consulting 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: 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 Business Corporation Law of 1988.

DISSOLUTION NOTICE

Cornman Realty Co., LLC, a Pennsylvania limited liability company (the "Company"), has dissolved and is winding up its affairs. Any person or entity asserting a claim against the Company must present the claim in writing and mail it to:

David R. Adams Esq.
Fromhold Adams & Jun
Suite 211, Building 3
919 Conestoga Rd.
Rosemont PA 19010

The written claim must include:

1. the claimant's full legal name, mailing address, email address, and telephone number;
2. the basis of the claim, including the date(s) of the events giving rise to the claim;
3. the amount claimed, if any; and
4. copies of all documents supporting the claim.

A claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication date of this notice.

DISSOLUTION NOTICE

Notice is hereby given to all creditors and all other persons interested or who may be affected by the dissolution of MORVEST, INC., a PA Corp., located at 1041 Andrew Dr., West Chester, PA 19380. The shareholders have approved a proposal that the corporation dissolve voluntarily and that the corporation and its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the PA Business Corporation Law of 1988, as amended. McCAUSLAND, KEEN + BUCKMAN, P.C., Solicitors, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331

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

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

19446, atty.

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

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

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

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

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

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

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

FLYNN, Charles A, late of Borough of Phoenixville. Paul Halverson, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

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

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

GILLESPIE, JR., George, late of Pennsbury Township. Donald B. Lynn, Jr., care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

2nd Publication

BAILER, Dorothy C, late of Malvern. Brooke Benforado, 2011 Spring Garden Street, Philadelphia, PA 19130, Executor.

BATTLE, Marcelina, late of West Whiteland Township. Christine Battle, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

BROWN, Michelle, a/k/a Michelle L. Brown, late of Valley Township. Bobby Lewis, care of MARK HALBRUNER, Esquire, 3435 Market Street, Camp Hill PA 17011, Executor. MARK HALBRUNER, Esquire, Halbruner Hatch & Guise LLP, 3435 Market Street, Camp Hill PA 17011, atty.

BURNETT, D. Janet, late of Borough of West Chester. Craig S. Burnett, 709 Hillside Drive, West Chester, PA 19380, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CALDWELL, Arthur Raymond, late of West Nottingham. Wayne Caldwell, care of JEFFREY P BRYMAN, Esquire, 225 Wilmington Pike, Ste 200, Chadds Ford, PA 19317, Administrator. JEFFREY P BRYMAN, Esquire, Pyle & Bryman, 225 Wilmington Pike, Ste 200, Chadds Ford, PA 19317, atty.

COOK, Craig Rodney, a/k/a Craig R. Cook, late of West Caln. Eric Cook, 206 S Cowan Rd, Parkesburg, PA 19365, Administrator.

DAVIS, Keith Alvin, late of Lower Oxford Twp. Paul Steven Davis, 213 E State St, Kennett Square, PA 19348, care of CLARE MILLINER, Esquire, 213 E State St, Kennett Square, PA 19348, Executor. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

EDWARDS, Bert T., late of Oxford Borough. Susan D. Edwards, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

FERGUSON, Myrna M., a/k/a Myrna Mateel Ferguson, late of Chadds Ford. Ronald Machen, care

of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

FLESSNER, Donald R., late of Oxford Borough. Kenneth E. Flessner, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

GARVINE, Virginia B., a/k/a Virginia Bault Garvine, late of Penn Township. Randolph Eugene Garvine, 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.

GRAY, SR., John J., a/k/a John J. Gray, late of Westtown Township. John J. Gray, Jr., 916 Thorne Dr., West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

GRIFFITHS, Corinne M., late of Pottstown. Amy L. Shenk, 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.

HAMILTON, John H, a/k/a John J. Hamilton, Jr. and John Henry Hamilton, Jr., late of Valley Township. Arnold Keith Hamilton, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HARPLE, John W, a/k/a John William Harple Jr, late of Caln Township. Lynda Harple-Pike, care of WILLIAM T KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. WILLIAM T KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HARRISON, Eleanor, a/k/a Eleanor A. Harrison, late of East Goshen Township. Charles Edward Harrison, care of JEFFREY P. OUELLET, Esquire, 33 North Duke Street, Lancaster, PA 17602, Executor. JEFFREY P. OUELLET, Esquire, Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

HOFFMAN, James H., a/k/a James H. Hoffman, Jr., late of Malvern Borough. Michael G. Deegan, Esquire and Gail Prettyman, care of MICHAEL G.

DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, Executors. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

KENNEDY, Joseph S., late of East Goshen Township. Timothy J. Kennedy, care of ANDREW S. RUSNIAK, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executor. ANDREW S. RUSNIAK, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

LASSIAL, Lillian D., a/k/a Lillian Lassial, late of West Whiteland Township. Dorette Zduniak, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

MILLER, Jason P, late of West Nantmeal Township. Paul M Miller and Wanda J Miller, care of NICHOLAS T. GARD, Esquire, 121 East Main Street, New Holland, PA 17557, Administrators. NICHOLAS T. GARD, Esquire, Smoker Gard Associates LLP, 121 East Main Street, New Holland, PA 17557, atty.

MITCHELL, Margaret A, late of Concord Twp.. Dawne M. Mitchell, care of J. PATRICK HOLAHAN, II, Esquire, 113 S Broad St, Kennett Square, PA 19348, Administratrix. J. PATRICK HOLAHAN, II, Esquire, J. Patrick Holahan, II & Associates. LLC, 113 S Broad St, Kennett Square, PA 19348, atty.

MOORE, John F., a/k/a John Foster Moore, late of South Coventry Township. Wayne C. Moore, care of STEPHANIE M. SHORTALL, Esquire, Bailiwick Office Campus, 252 W. Swamp Rd., Ste. 15, P.O. Box 1306, Doylestown, PA 18901, Executor. STEPHANIE M. SHORTALL, Esquire, Drake, Hileman & Davis, P.C., Bailiwick Office Campus, 252 W. Swamp Rd., Ste. 15, P.O. Box 1306, Doylestown, PA 18901, atty.

NEWSOM, John W., a/k/a John William Newsom, late of Birmingham Township. Linda D. Newsom, 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.

PIETRYK, Rosetta, late of Downingtown. Gail Pietrzyk, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

REPH, Jeffrey W, late of West Goshen Township. Deborah Lynn Connor, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SCHULTZ, Mary Louise, late of West Chester Borough. Laura J. Seybold, 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.

SCHWARTZ, David G., a/k/a David Geoffrey Schwartz, late of Easttown Township. Avis Joy Yuni, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

SHIVE, Stuart C, late of Coatesville. Linda R Sharpless, 1228 Cranberry Lane, Coatesville PA 19320, Executrix.

STEVENS, Shirley Ann, late of West Grove. Renee Giovan, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

VIECHNICKI, John J, late of Devon. Beth McWilliams, 451 Barclay Rd, Bryn Mawr, PA 19010, Executrix.

ZINMAN, Marion Sally, a/k/a Sally Landau Zinman and Sally Zinman, late of Exton. Caren Seidle, 2 Woodstream Drive, Chesterbrook, PA 19087, Executor.

3rd Publication

AYRES, Janet K., late of East Pikeland Township. Brian W. Ayres, 2105 Camrose St., Raleigh, NC 27608-1670, care of JOSEPH K. KOURY, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executor. JOSEPH K. KOURY, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

BARR, Dolly, late of West Whiteland Township. Angela Ugarte, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BEEMS, Marian, late of Tredyffrin Township. Leigh Ann Keithley, care of MARILYN SEIDE MITCHELL, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administratrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BELL, James N., a/k/a James Nathaniel Bell, late of East Vincent Township. Koreem Bell, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BELLO, Salvatore Fernando, a/k/a Salvatore F. Bello, Sr., late of Phoenixville Borough. Salvatore F. Bello, Jr., care of SALVATORE F. BELLO, III, Esquire, 144 E. DeKalb Pike, Suite 300, King of Prussia, PA 19406, Executor. SALVATORE F. BELLO, III, Esquire, Bello, Reilley, McGrory, DiPippo & Bello, P.C., 144 E. DeKalb Pike, Suite 300, King of Prussia, PA 19406, atty.

BROUILLETTE, Albert, late of Honey Brook. Karen Anthony, 109 Great Oak Drive, Downingtown, PA 19335, Executor.

BRYANT, Milton L., late of Lincoln University. Alethea R. Bryant, 3321 Humpton Road, Thorndale, PA 19372, Administrator.

BURGESS-LEE, Joyce C., a/k/a Joyce Theresa Christmas Burgess-Lee, late of Borough of Downingtown. Joy L. Burgess, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executrix. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

CALE, JR., Edgar Barclay, late of West Chester. Marilyn C. Cale, care of MARK S. PINNIE, Esquire, 844 E. Street Road, PO Box 5, Westtown, PA 19395, Executrix. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie, and Seelaus, LLP, 844 E. Street Road, PO Box 5, Westtown, PA 19395, atty.

CAPUTO, Robert Anthony a/k/a Robert A. Caputo, late of Pennsbury Township. Amy Wray Caputo, 1324 Parkersville Rd., Kennett Square, PA 19348, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

CHOJNACKI, Roman Peter, a/k/a Roman Chojnacki, late of Malvern. Bianka DiOrio, Esquire, care of ROBERT M. DiORIO, Esquire, 8 West Front

Street, Media, PA 19063, Executrix. ROBERT M. DiORIO, Esquire, DiOrio Law, PLLC, 8 West Front Street, Media, PA 19063, atty.

CLAYPOOLE, Edward Spencer, a/k/a E. Spencer Claypoole, late of North Coventry Township. Theodore F. Claypoole, 134 Gable Rd., Coatesville, PA 19320, care of SYDNEY D. BETTS, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, Executor. SYDNEY D. BETTS, Esquire, Unruh, Turner, Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, atty.

COONEY, George Francis, late of West Vincent, Birchrunville. Cecile C. Magnette-Cooney, 26 Braeburn Lane, Beaufort, SC, 29907, Executrix.

COX, Rosalie Marie, a/k/a Rosalie M. Cox, late of West Goshen Township. Lisa McGrath, care of LAURA M. TOBEY, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19067, Executrix. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19067, atty.

CRAVEN, Mary Virginia, a/k/a M. Virginia Craven, late of West Grove. Martha A. Craven, 407 Alameda Pkwy, Arnold, MD 21012, Executrix.

DAILEY, Timothy J., late of West Caln Township. Danielle Marcoux, care of CYNTHIA LOVE DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Administratrix. CYNTHIA LOVE DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

DEVLIN, Evelyn S., a/k/a Evelyn Devlin, late of Tredyffrin Township. Tina D. Collins, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

GAMBETTA, Louis Anthony, late of West Chester. Duane C. Gambetta, 3801 Skippack Pike, P.O. Box 1107, Skippack, Pa 19474, Executor.

GREENWOOD, Susan B., late of Pennsbury Township. James E. Greenwood, 1695 Cultivation Ln., Mt. Pleasant, SC 29466 and Margaret Johnson, 6 Cannon Hill Dr., West Chester, PA 19382, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, atty.

HAMILTON, SR., Kenneth Ford, a/k/a Kenneth F. Hamilton, late of West Chester Borough. Suzanne M. Hamilton, care of CAROLINA M. HEINLE,

Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executrix. CAROLINA M. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

HEIDEN, James Spencer, a/k/a James S. Heiden, late of West Chester. Robert Heiden, 163 Fringetree Drive, West Chester, PA 19380, Executor.

HENSLEY, Barbara L., a/k/a Barbara A. Hensley, late of North Coventry Township. Carol Bach, 61 Lois Ln., Gilbertsville, PA 19525 and Bruce Hensley, 17 Seneca Ct., Douglassville, PA 19518, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executors. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

IMRISIK, Eleanor T., late of Caln Township. Douglas Lester Kaune, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, Executor. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, atty.

KISSELL, Dorothy P.C., a/k/a Dottie Kissell, late of Pennsbury Township. Scudder G. Stevens, P.O. Box 1156, Kennett Square, PA 19348-1156, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348-1156, Executor. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348-1156, atty.

KRZYWICKI, Francis B., late of Franklin Township. Denise Sinigaglio, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

LACHER, Karen M., a/k/a Karen B. Lacher and Karen Brockman Lacher, late of Tredyffrin Township. David A. Lacher, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19335-1331, Executor. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19335-1331, atty.

LAMONT, Kathryn Ann, a/k/a Kathryn A. Lamont, late of West Grove. Maryanne Lamont, 330 McNeil Lane, West Grove, PA 19310, care of JAMES J. GALLAGHER, II, Esquire, P.O. Box 2306, Wilmington, DE 19899-2306, Executrix. JAMES J. GALLAGHER, II, Esquire, Morris James LLP, P.O. Box

2306, Wilmington, DE 19899-2306, atty.

LANDAU, Elizabeth M., a/k/a Elizabeth Mary Landau, late of New Garden Township. Laurellen Landau-Treisner, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LANE, Ralph Douglas, late of Newlin Township. Stephen Lane, 213 E State St, Kennett Square, PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square, PA 19348, Executor. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

LIGHTMAN, Joseph A., a/k/a Joseph Anthony Lightman and Joseph Lightman, late of East Vincent Township. Linda M. Shaheen and Lisa A. Heimbach, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, Executrices. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, atty.

McCAFFREY, Karen Louise, late of Oxford. Thomas W. McCaffrey, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

METKA, Karl T., late of Borough of Spring City. Karen M. Zobheib and Terry L. Gabrill, care of ERIC C. FREY, Esquire, 105 E Philadelphia Ave, Boyertown, PA 19512, Executrices. ERIC C. FREY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E Philadelphia Ave, Boyertown, PA 19512, atty.

MUELLER, Timothy M., a/k/a Timothy Mueller, late of Tredyffrin Township. Jessica Weingarten, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

NOEL, Dolores L, late of West Brandywine. Patrick Hampson, 21 Audrey Lynn Dr, West Brandywine, PA 19320, Executor.

NOTEMYER, Barbara A., late of Kennett Square Township. Stephanie Notemyer Marlin, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Ave, Brookhaven, PA 19015, atty.

PASELA, Elizabeth Ann, a/k/a Elizabeth A. Pase-

la, late of West Nottingham Township. Michelle C. Lees, 556 Lees Bridge 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.

PROUDFOOT, William L., late of Downingtown. Paul Walters, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PUTT, Ruth A., late of Warwick Township. Beverly A. Plank, 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.

REYBURN, Sylvia, late of Oxford Borough. Elizabeth Hayes, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

ROBINSON, Barry L., a/k/a Barry Lee Robinson, Sr. and Barry Robinson, late of Caln Township. Malcolm D. Robinson, care of WILLIAM T KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ROTEN, Roy L., late of Township of East Nottingham. Thomas J. Roten, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

SANER, Chéri Huynette, late of West Chester. Marie Rebl, 36 Old Barn Drive, West Chester, PA 19382, Executor.

SORCE, James Samuel, late of Exton. Adam Source, 619 S. Warren Ave., Malvern, PA 19355, Executor.

TOBER, Frank T, a/k/a Frank T. Tober, Sr., late of East Fallowfield Township. Audra A. Kriston, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administratrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TREGO, JR., John B., late of Pocopson Township. Keith B. Trego, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Build-

ing, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

WALKER, Andrew Evan, late of Berwyn. Evan James Walker, 431 Churchill Drive, Berwyn, PA 19312, care of MICHAEL P. BROADHURST, Esquire, 1339 Chestnut Street, Suite 500, Philadelphia, PA 19107, Executor. MICHAEL P. BROADHURST, Esquire, Weir LLP, 1339 Chestnut Street, Suite 500, Philadelphia, PA 19107, atty.

WASHBURN, Patricia C., a/k/a Patricia Cheyne Washburn, late of North Coventry Township. Christopher H. Washburn, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, PC, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

WELLS, JR., William Damish, a/k/a William D. Wells, Jr., late of Pennsbury Township. David V. Wells, William H. Wells and Louis N. Teti, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WILSON, Patrick Clayton, a/k/a Patrick C. Wilson and Patrick Wilson, late of West Nottingham Township. Ashley A. Miles, care of BARBARA REIST DILLON, Esquire, 212 N Queen Street, Lancaster, PA 17603, Administrator. BARBARA REIST DILLON, Esquire, Nikolaus & Hohenadel, LLP, 212 N Queen Street, Lancaster, PA 17603, atty.

WISHNESKI, Robert F, late of Honey Brook. Robert F. Wishneski Jr. EXC., 615 North Five Points Road, Coatesville, PA 19320, Executor.

WITHERS, Andrea Szechenyl, late of New Garden Twp. Anne S. Withers, 213 E State St, Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

WOLF, Janet R., a/k/a Janet Smith Wolf, Janet S. Wolf and Janet Reid Smith, late of New Garden Township. Terrence Lee Wolf, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

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

ZIOBRO, Richard J., a/k/a Richard J. Ziobro, Sr., late of Caln Township. Richard J. Ziobro, II, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Thursday, April 23, 2026 a Certificate of Organization was filed in the Pennsylvania Department of State for DQS Properties LLC, in accordance with the provisions of the Limited Liability Act of 1994.

1st Publication of 3

TRUST NOTICE

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

1st Publication of 3

NOTICE

To anyone that may have proof of ownership, or have vested interest in this vehicle: 1969 Oldsmobile vin # 344879M364771, there will be a hearing for "Involuntary Transfer of Ownership by Court Order" at the Chester County Courthouse @ 201 W. Market

st., W. Chester, Pa. 19380, on 7/9/26 at 9:30 am, or you may contact John Rogers @ 610-724-0387.

1st Publication of 3

NOTICE

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that Thomas Jackson III has filed a formal document (Instrument Type: MISC) with the Bucks County Recorder of Deeds, Doylestown, Pennsylvania.

The document was officially recorded on April 16, 2026, and is identified by Instrument Number: 2026016926.

The full document is available for public inspection at the Bucks County Recorder of Deeds office located at 55 East Court Street, Doylestown, PA 18901.

3rd Publication of 3

NOTICE

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

IN RE: Z.E.A
Case Number: AD-26-0006

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Shermayne Allen have to a female minor child, Z.E.A. (d.o.b. 2/4/19), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for May 27, 2026, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

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

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, May 21st, 2026 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, June 22nd, 2026.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 26-5-104

Writ of Execution No. 2025-01002

DEBT \$397,315.47

Property situate in the TOWNSHIP OF CALN, CHESTER County, Pennsylvania, being

Tax Parcel # 39-4-51

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEW DAY FINANCIAL, LLC

VS

DEFENDANT : **JARRELL C. EADY, KNOWN HEIR OF RONALD C. EADY A/K/A RONALD EADY, DECEASED; RYAN J. DIXON A/K/A RYAN DIXON, KNOWN HEIR OR RONALD C. EADY A/K/A RONALD EADY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD C. EADY A/K/A RONALD EADY, DECEASED**

SALE ADDRESS: 2409 Longview Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 26-5-105

Writ of Execution No. 2025-04872

DEBT \$455,624.41

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF NORTH COVENTRY, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA:

Tax Parcel # 17-3-66

PLAINTIFF: **PRIMELENDING A PLAINSCAPITAL COMPANY**

VS

DEFENDANT : **CHRISTIAN COPELAND; BENITA M. DAVIS A/K/A BENTA M. DAVIS**

SALE ADDRESS: 1005 Laurelwood Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 26-5-106

Writ of Execution No. 2024-01650

DEBT \$370,144.56

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Property of Frank Flitzenwever Estate, made by G.D. Houtman and Son, Civil Engineers, Media, Pennsylvania dated 9-20-1965 as follows, to wit:

Beginning at a point in the center line of St. Marks (erroneously written "Parks" in prior deed of Record) Church Road (L.R. 15145), at the distance of 563.25 feet measured North 14° 45' West, along said center line from a spike set at its intersection with the center line of Horse Shoe Pike (Route 322), a corner of Lot No. 4;

Thence along Lot No. 4, South 75° 15' West, 210 feet to a point, a corner of Lot No. 3; Thence along Lot No. 3, North 37° 22' West, 260 feet to a point, a corner of Lot No. 6;

Thence along Lot No. 6, North 74° 15' East, 310 feet to a point in the center line of St. Marks Church Road;

Thence along the center line thereof, South 14° 45' East, 240 feet to the first mentioned point and place of beginning.

Containing Lot No. 5 on said Plan.

BEING the same premises which TODD A. FRIEDMAN AND ANNA M. FRIEDMAN, H/W by Deed dated December 21, 1990 and recorded in the Office of Recorder of Deeds of Chester County on December 27, 1990 at Book 2259, Page 357 granted and conveyed unto Richard Lammey and Patricia Lammey, H/W.

Richard Lammey having departed this life on November 20, 2009

Tax Parcel # 22-8-68.4B

PLAINTIFF: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.

VS

DEFENDANT : **Patricia Lammey**

SALE ADDRESS: 2533 Chestnut Tree Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **STERN & EISENBERG PC, 215-572-8111**

SALE NO. 26-5-107

Writ of Execution No. 2024-03979

DEBT \$219,227.55

Property to be sold is situated in the Township of Caln, County of Chester and State of Pennsylvania being Tax parcel number 39-4M-9.1 uniform parcel identification number 39-4M-9.1. Title is vested with Robert A. Leslie and Wendy L. Leslie, his wife, by Deed dated February 22, 1988 and recorded on February 22, 1988 with the Chester County Recorder of Deeds in Deed Book 1059, Page 299.

Tax Parcel # 39-4M-9.1

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust

VS

DEFENDANT : **Robert A. Leslie and Wendy L. Leslie**

SALE ADDRESS: 3647 Bungalow Glade, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP, 212-471-5100**

SALE NO. 26-5-108

Writ of Execution No. 2017-09612

DEBT \$140,835.99

Property to be sold is situated in the Borough of Malvern, County of Chester and State of Pennsylvania.

Tax Parcel # 2-2-81

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT : **Eligio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP, 212-471-5100**

SALE NO. 26-5-110

Writ of Execution No. 2025-08986

DEBT \$221,664.93

ALL THAT CERTAIN lot or parcel of land situate on the Easterly side of Baron Hills Road (T-364) in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, dated January 20, 1972 as follows, to wit:

BEGINNING at an iron pin in the bed of the unimproved public road known as Baron Hills Road (T-364), the Southwesterly corner of land of William Dick, which iron pin is located a distance of 1.278 feet, more or less, as measured along in said road, Southwestwardly from the point of intersection of the same with Telegraph Road (T-435) thence extending from the point of beginning, leaving the bed of Baron Hills road by land of William Dick, south 79 degrees 40 minutes 30 seconds East, for a distance of 537.28 feet to an iron pin;

thence by land of William Dick, South 32 degrees 25 minutes West, a distance of 175 feet to an iron pin; thence by the same land, North 79 degrees 40 minutes 30 seconds West for a distance of 537.28 feet to an iron pin in the Westerly side of the bed of Baron Hills Road; thence along in the bed of the public road, North 32 degrees 25 minutes east, a distance of 175 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2 acres of land be the same more or less

Title to said premises is vested in Michael J. Stipcevich and Sara B. Capmma by deed from Elam F. Fisher, JR. dated April 5, 2019 and recorded April 9, 2019 in Deed Book 9906, Page 2366.

Tax Parcel # 28-2-84.3

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT : **Michael J. Stipcevich and Sara B. Capanna**

SALE ADDRESS: 614 N. Sandy Hill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 26-5-111

Writ of Execution No. 2025-11250

DEBT \$156,843.90

PROPERTY SITUATE IN TOWNSHIP OF HIGHLAND

SOLD AS THE PROPERTY OF: ROBERT DECK

Tax Parcel # 45-1-11.8

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SER

VICES, LLC

VS

DEFENDANT: **ROBERT DECK**

SALE ADDRESS: 54 Boroline Road,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 26-5-112

Writ of Execution No. 2025-09687

DEBT \$310,289.86

Property to be sold is situated in the Town-
ship of London Grove, County of Chester
and Commonwealth of Pennsylvania.

Tax Parcel # 59-8-190.10

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: U.S. Bank Trust National
Association, not in its individual capacity,
but solely as Trustee of the Truman 2021
SC9 Title Trust

VS

DEFENDANT : **William E. Hicks &
Melanie M. Hicks**

SALE ADDRESS: 359 Indian Run Road,
Avondale, PA 19311

PLAINTIFF ATTORNEY: **FRIEDMAN
VARTOLO LLP, 212-471-5100**

SALE NO. 26-5-113

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN unit located in the
property known, named and identified
as Penn Crossing, located in the City of
Coatesville, County of Chester and Com-
monwealth of Pennsylvania, which has
heretofore been submitted to the provi-
sions of the Uniform Condominium Act,
68 PAC S 3101, et seq, by the recording in

the Office of the Recorder of Deeds in and
for the County of Chester, Pennsylvania
recorded on 05/20/2002 in Record Book
5284, Page 1778, and any amendments
thereto, as the same may change from time
to time, being and designated as UNIT NO
M-74, together with a proportionate undi-
vided interest in the Common Elements
(as defined in such Declaration)

Title to said premises is vested in Michael
Knox and Rebekah Knox by deed from
ERIN M. SMITH, N/K/A MAUREEN
STEELE dated November 30, 2018 and
recorded December 3, 2018 in Deed Book
9851, Page 2044 Instrument Number
11641971.

UPI # 16-2-248.8

PLAINTIFF: Citizens Bank NA f/k/a RSB
Citizens NA

VS

DEFENDANT : **Michael Knox and Re-
bekah Knox**

SALE ADDRESS: 915 Boundary Court,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MCCABE,
WEISBERG & CONWAY, LLC 215-
790-1010**

SALE NO. 26-5-114

Writ of Execution No. 2023-00912

DEBT \$250,227.11

ALL THAT CERTAIN lot or parcel of land
situated in the West Nantmeal Township,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in the Deed dated April 29, 2004 and re-
corded in the Office of the Chester Coun-
ty Recorder of Deeds on May 5, 2004, in
Deed Book Volume 6143 at Page 2144, as
Instrument No. 10408203.

Tax Parcel # 23-6-12.8

PLAINTIFF: Wilmington Savings Fund
Society, FSB, not in its individual capacity

but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1
VS

DEFENDANT : **Alan R. Shingle**

SALE ADDRESS: 277 Killian Road, Honeybrook, PA 19344

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 26-5-115
Writ of Execution No. 2025-06195
DEBT \$298,216.09

ALL THAT CERTAIN lot or parcel of land situated in the East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 29, 2007 and recorded in the Office of the Chester County Recorder of Deeds on December 21, 2007, in Deed Book Volume 7332 at Page 1294, as Document ID No. 10811342.

Tax Parcel # 47-7-6.2

PLAINTIFF: Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-3, as owner of the Related Mortgage Loan

VS

DEFENDANT : **Jonathan A. Taylor a/k/a Jonathan Taylor**

SALE ADDRESS: 100 Timacula Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 26-5-116
Writ of Execution No. 2025-08622
DEBT \$1,638,310.90

Property to be sold is situated in the Borough of Avondale, County of Chester and State of Pennsylvania.

Tax Parcel # 4-1-169

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee if NYMT Loan Trust 2024-INV1

VS

DEFENDANT : **DDH Fund, LLC**

SALE ADDRESS: 105 Chatham Street, Avondale, PA 19311

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP, 212-471-5100**

SALE NO. 26-5-117
Writ of Execution No. 2025-03382
DEBT \$114,814.40

ALL the right title and interest and claim of: Eric Knott and Amy Knott

OF IN AND TO:

MUNICIPALITY: UWCHLAN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 6699, PAGE NO. 1464

Tax Parcel # 33-4M-145

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, Not In Its Individual Or Banking Capacity, But Soley as Trustee On Behalf Of The Irwin Home Equity Loan Trust 2007-1

VS

DEFENDANT : **Eric Knott and Amy Knott** VS

SALE ADDRESS: 203 Devon Drive, Ex-ton, PA 19341

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 412-530-1025**

DEFENDANT : **Robert Grier**

SALE ADDRESS: 106 S. 5th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAWASSOCIATES, LTD. 484-690-9300**

SALE NO. 26-5-118

Writ of Execution No. 2025-11062

DEBT \$133,835.06

SALE NO. 26-5-121

Writ of Execution No. 2025-05231

DEBT \$288,282.24

PROPERTY SITUATE IN BOROUGH OF NORTH COVENTRY TOWNSHIP

SOLD AS THE PROPERTY OF: CHRIS- TOPHER SMITH and LINDA K SMITH

Tax Parcel # 17-2-15.16

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

VS

DEFENDANT : **Christopher Smith & Linda K. Smith**

SALE ADDRESS: 1505 Sheffield Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 26-5-119

Writ of Execution No. 2023-05017

DEBT \$3,999.39

ALL THAT CERTAIN lot or piece of ground with the half of a brick dwelling house thereon erected, being #106 South 5th Avenue, Situate in the City of Coatesville, County of Chester and State of Penn- sylvania.

Tax Parcel # 16-6-681

PLAINTIFF: Coatesville Area School District

ALL THAT CERTAIN lot or parcel of land situated in the Township of Valley, County of Chester, Commonwealth of Pennsylva- nia, being more fully described in Deed dated December 12, 1983 and recorded in the Office of the Chester County Recorder of Deeds on December 14, 1983, in Deed Book Volume Q0062 at Page 31.

Tax Parcel # 38-5F-24

PLAINTIFF: US Bank Trust National As- sociation, Not In Its Individual Capacity But Solely as Owner Trustee For VRMTG Asset Trust

VS

DEFENDANT : **Mary Angela James, as Surviving Heir of John N. Chesnet, Deceased, Renae L. Main, as Surviving Heir of John N. Chesnet, Deceased and Unknown Surviving Heirs of John N. Chesnet, Deceased**

SALE ADDRESS: 77 Scott Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215- 855-9521**

SALE NO. 26-5-122

Writ of Execution No. 2025-02228

DEBT \$252,829.81

ALL THAT CERTAIN lot or parcel of land situated in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 19, 2021 and recorded in the Office of the Chester County Recorder of Deeds on July 13, 2022, in Deed Book Volume 10911 at Page 340, Instrument No. 11934754.

Tax Parcel # 32-3Q-335

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely as Owner Trustee For VRMTG Asset Trust

VS

DEFENDANT : **Ann H. Shaw**

SALE ADDRESS: 515 Larkins Bridge Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**