



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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Termini v. Redel

Real Estate Seller Disclosure law – Disclosure statement – Material defect – Damages
– Unfair Trade Practices and Consumer Protection law

1. The Real Estate Seller Disclosure law provides that any seller who intends to transfer any interest in real property shall disclose to the buyer any material defects with the property known to the seller by completing all applicable items in a property disclosure statement which satisfies the requirements of section 7304 (relating to disclosure form).
2. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property.
3. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem, is not by itself a material defect.
4. In completing the property disclosure statement, the seller shall not make any representations that the seller or the agent for the seller knows or has reason to know are false, deceptive or misleading and shall not fail to disclose a known material defect.
5. The Real Estate Seller Disclosure law provides that any person who willfully or negligently violates or fails to perform any duty prescribed by any provision of the law shall be liable in the amount of actual damages suffered by the buyer as a result of a violation.
6. The act shall not be construed so as to restrict or expand the authority of a court to impose punitive damages or apply other remedies applicable under any other provision of law.
7. The requirements of the Real Estate Seller Disclosure Law apply irrespective of an “as is” clause located in an agreement of sale.
8. Where sellers are aware of an ongoing problem with a septic system and fail to disclose it, they are liable for the damages as a result.
9. Actual damages pursuant to the Real Estate Seller Disclosure law are repair costs capped by market value.
10. The Unfair Trade Practices and Consumer Protection law provides a cause of action for unfair or deceptive trade practices.
11. The Unfair Trade Practices and Consumer Protection law provides a private civil cause of action for damages.
12. Any person who purchases or leases goods or services primarily for personal, family or household purposes and thereby suffers any ascertainable loss of money or property, real or personal, as a result of the use or employment by any person of a method, act or practice declared unlawful by section 3 of the Unfair Trade Practices and Consumer Protection law, may bring a private action to recover actual damages or \$100, whichever is greater.

13. Under the Unfair Trade Practices and Consumer Protection law, the court may, in its discretion, award up to three times the actual damages sustained, but not less than \$100, and may provide additional relief as it deems necessary or proper. In addition, the court may award the plaintiff costs and reasonable attorney fees.
14. The Unfair Trade Practices and Consumer Protection law applies to violation of the Real Estate Seller Disclosure law.
15. A trial court's discretion to award attorney fees will not be disturbed absent an abuse of discretion.
16. Plaintiffs asserted claims against defendants for violation of the Pennsylvania Real Estate Seller Disclosure law and the Unfair Trade Practices and Consumer Protection law relating to the sale of real property and the functionality of the septic system. Following a bench trial, the Court Held, in favor of plaintiffs for violation of the Pennsylvania Real Estate Seller Disclosure law in the amount of \$19,399.00 and for violation of the Unfair Trade Practices and Consumer Protection law in the amount of \$30,100.00.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2022-06213-CT; Joeseeph Termini and Emma Termini, h/w, v. Willame A. Redel and Cynthia F. Redel, h/w

David J. Moloznik for plaintiffs

Jessica R. Grate and Andrew J. Monastra for defendants

Binder, J., May 9, 2025:-

[73 Ches. Co. Rep. **Termini v. Redel**]

JOSEPH TERMINI and EMMA TERMINI
h/w,

Plaintiffs

vs.

WILLIAM A. REDEL and CYNTHIA F.
REDEL, h/w,Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

No. 2022-06213-CT

CIVIL ACTION – LAW

DECISION

AND NOW, this 9th day of May, 2025, after a bench trial on November 14, 2024 and November 15, 2024, this court finds in favor of Plaintiffs and against Defendants on:

1. Count 1 – Violation of the Pennsylvania Real Estate Seller Disclosure Law (RESDL), 68 Pa.C.S. § 7301, *et seq.*, in the amount of \$19,399.00; and
2. Count II – Violation of Pennsylvania’s Unfair Trade Practice and Consumer Protection Law, 73 P.S. § 201-1, *et seq.*, in the amount of \$30,100.00.

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

MEMORANDUM

The instant matter involves a dispute over disclosures made when Plaintiffs Joseph and Emma Termini purchased the property located at 501 Diane Drive, West Chester, Chester County, Pennsylvania (the “Property”) on August 24, 2020 from Defendants William Redel and Cynthia Redel. Specifically, the issue is whether or not Defendants properly disclosed the age and components of the septic system.¹ For the reasons that follow, this court finds that Defendants violated: (1) the Pennsylvania Real Estate Seller Disclosure Law (RESDL), 68 Pa.C.S. § 7301, *et seq.*; and (2) the Pennsylvania Unfair Trade Practice and Consumer Protection Law, 73 P.S. § 201-1, *et seq.*

Background

Prior to the sale to Plaintiffs, Defendants acquired the Property from William R. Schellenger on June 26, 1998. During the course of negotiations and during the pendency of the agreement of sale, Mr. Schellenger replaced most of the on-lot sewage disposal system for the Property on or about June 10, 1998. Mr. Schellenger installed a new treatment tank, new septic pump, and a new absorption area.

Notably, the installer asked Defendant William Redel (since he and his spouse were buying the property) if he wanted a valve installed to switch between the new septic system and portions of the old one. Mr. Redel replied that he did.

Defendants purchased the Property and then later listed it for sale. Defendants completed a Sellers’ Property Disclosure Statement signed on June 2, 2020 (the “Disclosure”). Exhibit P-3. Line 206 of the Disclosure completed by Defendants states, “3. When was the sewage system installed (or date of connection, if public)? Spring 1998.”

On lines 241 through 244 of the Disclosure, the form asks, “Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?” Defendants answered “Yes” and gave an explanation: “[s]agging input line repaired Feb. 2020, Inlet baffle replaced April 2014.” The Disclosure further asks at Lines 233 through 235: “(F) Sewage Pumps. 1. Are there any sewage pumps located on the property?” Defendants answered “NO” to the question. Defendants did not disclose that there are two tanks and two fields located on the Property or that any components pre-dated 1998.

Plaintiffs received the Disclosure and an inspection report authored by Westbrook Enterprise dated February 24, 2020 (four months prior to the Plaintiffs’ purchase of the Property), which stated that the septic system was in satisfactory condition. Exhibit P-4. On that basis, Plaintiffs executed an Agreement of Sale dated June 25, 2020 for \$500,000.00 with an escalation to \$525,000.00 (the “AOS”).

¹ Plaintiffs at trial raised and presented evidence regarding an undisclosed well on the property and issues in connection with the well. This court declined to address those issues as they were not fairly raised in Plaintiff’s Complaint.

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Exhibit P-1. In the AOS, Plaintiffs waived the right to inspect the septic system. At some point Mr. Redel informed Plaintiffs of the valve to switch between fields for the septic system but did not mention that one of the fields dated back to the 1950s or 1960s.

Mr. Redel testified that when Defendants purchased the Property in 1998, the then-seller (Mr. Schellenger) was replacing the septic system before closing. Mr. Redel further stated that he received a call about installing a valve to switch between the old and new components when he was purchasing the Property. Thus, he was aware at the time of his purchase that some portion of the septic system pre-dated 1998. Moreover, an inspection report by Westtown Township during Defendants' ownership of the Property noted the system dates back to 1957-1959. Exhibit P-6 (Inspection report from April 10, 2014). Further, a 2018 township inspection indicated spongy areas around the lateral clean out and recommended switching between the two fields/absorption areas – namely, the 1998 and 1960. Exhibit P-8.

Lastly, William Powell, who lives two houses away from the Property, testified he knew Defendants as neighbors and friends. He credibly testified that Mr. Redel informed him that prospective purchasers offered \$550,000.00 so long as a new septic system was put in, but the parties agreed on \$525,000.00 since Mr. Termini was in the Marines and the purchasers would fix the septic system themselves.²

The parties proceeded to closing on or about August 24, 2020. The day after settlement, a pump alarm went off at the Property. Plaintiffs called Defendants and were told how to reset the pump alarm and to contact Hickman Sanitation Service. Mr. Redel further stated that if the system was green then the pump was working. Hickman came to the Property in August of 2020, inspected the system, and stated that the pump needed to be replaced. Hickman charged \$425.00 to clean out the system. Exhibit P-14(a). That charge included cleanout of the first and second septic tanks as well as the pump tank. *Id.* Hickman also quoted \$1,600.00 to replace the pump. Exhibit P-9. Plaintiffs agreed and paid both of these bills. Finally, Hickman quoted \$18,420.40 to replace the older 1960s tank. Exhibit P-10. That work has not been done or paid for yet.

On October 13, 2020, Plaintiff hired Zoom Drain to clear a blockage for \$379.00. Exhibit P-14(b). Plaintiff hired Ferry Plumbing on November 25, 2020 to excavate to look at the system for \$650.00. Exhibit P-14(c). Plaintiff once again hired Hickman to clean out the first septic tank on December 3, 2020 for \$550.00. Exhibit P-14(d).

More recently, Plaintiff hired Quantum Environmental Enterprises for a system design for \$850.00. Exhibit P-11 (dated September 26, 2024). This followed certification excavations and percolation tests in April of 2024 by Quantum for which Plaintiffs paid \$1,649.00. Exhibit P-14(f). Lastly, Plaintiffs received a quote from Quantum on November 12, 2024 for \$14,650.00 to put in a new septic field. Plaintiff Joseph Termini also testified to multiple blockages, the smell of sewage in the lawn,

² The AOS purchase price was for \$510,000.00 but had an escalation clause to \$525,000.00 buttressing Mr. Powell's credibility.

surface water by the tanks, etc., during the course of their living in the Property.

DISCUSSION

Plaintiffs assert two counts. The first count is for violation of the Pennsylvania Real Estate Seller Disclosure Law (RESDL), 68 Pa.C.S. § 7301, *et seq.* The second count is for violation of Pennsylvania’s Unfair Trade Practice and Consumer Protection Law, 73 P.S. § 201-1, *et seq.* For the reasons that follow, this court finds in favor of Plaintiff on both counts.

RESDL

RESDL provides that, “Any seller who intends to transfer any interest in real property shall disclose to the buyer any material defects with the property known to the seller by completing all applicable items in a property disclosure statement which satisfies the requirements of section 7304 (relating to disclosure form).” 68 Pa.C.S. § 7303. A “material defect” is defined by statute as “A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.” 68 Pa.C.S. § 7102.

RESDL further provides that “In completing the property disclosure statement, the seller shall not make any representations that the seller or the agent for the seller knows or has reason to know are false, deceptive or misleading and shall not fail to disclose a known material defect.” 68 Pa.C.S. § 7308. Lastly, RESDL provides that “[A]ny person who willfully or negligently violates or fails to perform any duty prescribed by any provision of this chapter shall be liable in the amount of actual damages suffered by the buyer as a result of a violation of this chapter. This subsection shall not be construed so as to restrict or expand the authority of a court to impose punitive damages or apply other remedies applicable under any other provision of law.” 68 Pa.C.S. § 7311. These requirements apply irrespective of an “as is” clause located in an agreement of sale. See Phelps v. Caperoon, 190 A.3d 1230, 1238 (Pa.Super. 2018) (“RESDL contains no exceptions to the disclosure requirements, including the presence of an ‘as is’ clause in an agreement to transfer residential real estate, and thus, Seller must comply.”) (citing 68 Pa.C.S. § 7303; Koken, 893 A.2d 70, 81; and Retina Assocs. of Greater Phila., 176 A.3d 263, 270, for the proposition that statutory construction requires the mandatory “shall” disclose language in RESDL to be interpreted as a requirement outside and apart from the requirements of the agreement of sale and any disclaimers therein).

Here, Defendants argue that the system was in fact a 1998 system and the age was properly disclosed. That statement is categorically false. Defendants knew when they purchased the Property, and Defendants knew through subsequent servicing and inspections, that *part* of the system predated 1998 but Defendants failed to disclose that

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on the appropriate line of the Disclosure. Exhibit P-3, Line 206.

Moreover, Defendants knew the system in fact had significant issues as indicated by the testimony of Mr. Powell. Defendants also received a Westtown Township letter on January 29, 2018 stating that “Your sewage system is malfunctioning, resulting in sewage on the ground surface.” Exhibit P-7. This issue of ground surface sewage was known to Defendants. Accordingly, a false statement was given in lines 240-244, in which the only disclosure was a baffle issue. Moreover, it is reasonable for this court to infer that Defendants knew the pump alarm had been triggered in the past, and that the pump needed to be replaced, based upon Defendants expressing no surprise at the pump alarm when called the day after closing and immediately informing Plaintiffs on how to reset that alarm. It is extraordinarily unlikely that a part of the system failed for the first time in less than one day.

Lastly, Defendants stated that there is no sewage pump on the Property. Exhibit P-3, Lines 233-235. Defendants argue that a septic pump is apart from and distinct from a sewage pump and provided the testimony of William Westbrook, owner of Westbrook Enterprises to that effect. However, Mr. Westbrook testified that septic pumps are either sewage or effluent pumps. Ultimately, although an effluent pump may be considered by some experts as a septic pump as opposed to a raw sewage or solids sewage pump, this distinction is unavailing. Mr. Redel testified that he believed the category header on the Seller’s Disclosure asked only about “sewage pumps” and not “septic pumps.” Specifically, Section 10 of the Seller’s Disclosure Form, line 202 states “10. Sewage System” and lines 233-34 are “(F) Sewage Pumps” and “1. Are there any sewage pumps located on the property?” Defendants claim that there was no need to list septic pumps since they are not specified. Defendants attempt to draw a distinction that is without support in law and belies common sense. A septic pump is part of the sewage system and Defendants failed to list that any existed. Moreover, the Disclosure in the section addressing sewage delineates between a public sewage system and an on-lot sewage disposal system (otherwise known as a septic system) and further asks about septic tanks. See lines 202-244. The Disclosure asks specifically at line 235 “what type(s) of pump(s)?” It is clear that, even if Defendants were reasonably confused, which this court does not find, the question about what type(s) of pump(s) required Defendants to list “effluent” or “septic” if Defendants believed that the distinction mattered. Instead, Defendants intentionally left the clear and materially misleading impression that no pump existed at the Property.

A defect in a septic system is material, as Defendants recognized by having Mr. Schellenger replace most of the on-lot sewage disposal system back in 1998. Defendants also recognized the materiality of the defects in the system in seeking an “As-Is” sale to avoid an inspection and having to repair or replace the septic system or any part thereof, as had Mr. Schellenger for Defendants. A material defect is “[a] problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property[.]” 68 Pa.C.S. § 7102. See also Anderson v. Harper, 622 A.2d 319 (Pa.Super. 1993) (holding that where sellers were aware of an ongoing problem with a septic system and failed to disclose it, they are liable for the damages as a result), *appeal denied*, 634 A.2d 222 (Pa. 1993). Mr.

Termini credibly testified that he chose not to have the system inspected because he relied on the lack of any material reported issues, the lack of any pump (which would have created complications), and the system dating back only to 1998. Mr. Termini credibly testified that he would have had the system inspected if he had known about those issues.

Accordingly, Plaintiffs are entitled to “the amount of actual damages suffered by the buyer as a result of a violation[.]” 68 Pa.C.S. § 7311; see Medlock v. Chilmark Home Inspections, LLC, 195 A.3d 277, 290 (Pa.Super. 2018) (holding that actual damages pursuant to RESDL are repair costs capped by market value; Phelps, supra, 190 A.3d at 1244 (holding that “for a tort claim involving repairable property damages, it is well-settled that ‘repair costs (capped by market value) constitute the general measure of damages’”) (citing Pa. Dep’t of Gen. Servs. V. U.S. Mineral Prods. Co., 898 A.2d 890, 607 (Pa. 2006))).

Presently, this court finds that the actual damages to Plaintiffs are the following estimates and bills submitted by Plaintiffs in the amounts of: (i) \$1,600.00 for the replacement of the pump, Exhibit P-9; (ii) \$650.00 for excavating the system to determine the extent of issues, Exhibit P-14(c); (iii) \$850.00 for a system design, Exhibit P-11; \$1,649.00 for excavations and percolation tests; and (iv) \$14,650.00 for a new septic field. These damages total \$19,399.00.

This court did not credit the following claimed damages of: (a) \$425.00 to clean the system, Exhibit P-14(a); (b) \$379.00 to clear a blockage, Exhibit P-14(b); nor (c) \$550.00 to clean the first septic tank, Exhibit P-14(d). Those expenses are customary charges for ongoing use and maintenance of a system and no evidence was presented to tie the material defects to those charges.

UTPCPL

The Unfair Trade Practices and Consumer Protection law, 73 P.S. § 201-1, *et seq.* (UTPCPL) provides a cause of action for unfair or deceptive trade practices. Id. at 201-2, 201-3 (definitions and unlawful acts respectively). The UTPCPL provides a private civil cause of action for damages:

Any person who purchases or leases goods or services primarily for personal, family or household purposes and thereby suffers any ascertainable loss of money or property, real or personal, as a result of the use or employment by any person of a method, act or practice declared unlawful by section 3 of this act, may bring a private action to recover actual damages or one hundred dollars (\$100), whichever is greater. The court may, in its discretion, award up to three times the actual damages sustained, but not less than one hundred dollars (\$100), and may provide such additional relief as it deems necessary or proper. The court may award to the plaintiff, in addition to other relief provided in this section, costs and reasonable attorney fees.

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73 P.S. § 201-9.2(a).

The UTPCPL applies to violations of RESDL. See Growall v. Maietta, 931 A.2d 667, 676 (Pa.Super. 2007) (holding that where individuals sold property “[t] here is no question that the purchase or lease of a home, condominium, or apartment for residential purposes comes under the protections of the UTPCPL”) (citing Valley Forge Towers South Condominium v. Ron-Ike Foam Insulators. Inc., 574 A.2d 641, 645 (Pa.Super. 1990)); Gabriel v. O’Hara, 534 A.2d 488 (Pa.Super. 1977) (finding sale of residential property is subject to UTPCPL); Bennett v. A.T. Masterpiece Homes v. Broadsprings, LLC, 40 A.3d 145 (Pa.Super. 2012) (holding that misleading conduct by a seller of real property is a violation of the catchall provision of the UTPCPL). See also 73 P.S. § 201-2(4)(xxi) (providing a catch all “unfair or deceptive act” as “[e] ngaging in any other fraudulent or deceptive conduct which creates a likelihood of confusion or of misunderstanding.”).

As discussed above, Defendants omitted information regarding the age of the system, the existence of a septic pump, and known problems with the system. Mr. Termini credibly testified that Plaintiffs relied on those representations and would have inspected the system if they had known it included both a pump and parts pre-dating 1998. As a result of this reliance, Plaintiffs suffered damages as outlined above. Accordingly, Plaintiffs are entitled to damages pursuant to 73 P.S. 201-9.2(a) cited above.

Plaintiffs requested legal fees but not treble damages pursuant to the UTPCPL. To that end, Plaintiffs presented evidence of \$23,114.00 paid to the Reidenback Law Firm, Exhibit P-16, and invoices not yet paid to the law office of David J. Moloznik of \$37,110.00, Exhibit P-17. Upon review of all of the facts of the case and the discretionary nature of the damages, the court awards \$100 for violation of the UTPCPL as well as \$30,000.00 of the attorney fees. See Wallace v. Pastore, 742 A.2d 1090 (Pa.Super.1999) (providing that a trial court’s discretion to award attorney fees will not be disturbed absent an abuse of discretion; accord Com. ex rel. Corbett v. Ted Sopko Auto Sales & Locator, 719 A.2d 1111 (Pa.Cmwlth.1998)).

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

LAW NO. 2025-02080-NC

NOTICE IS HEREBY GIVEN that the name change petition of Erika Borek Wolfe was filed in the above-named court and will be heard on Friday, June 27, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, March 14, 2025
Name to be changed from: Erika Borek Wolfe to: Erika Lynn Borek
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. 2025-04733-NC

NOTICE IS HEREBY GIVEN that the name change petition of Sabina Eileen Spadafina was filed in the above-named court and will be heard on Tuesday, October 7, 2025 at 3:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, June 2, 2025
Name to be changed from: Sabina Eileen Spadafina to: Eileen Spadafina Kupperman
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. 2025-05010-NC

NOTICE IS HEREBY GIVEN that the name change petition of Antonio Perez Quiles was filed in the above-named court and will be heard on Tuesday, October 7, 2025 at 3:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, June 6, 2025
Name to be changed from: Antonio Perez Quiles to: Antonio Q Perez Jr.
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 Wednesday, June 4, 2025, effective Wednesday, June 4, 2025 for Arena Capital Group, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Operation of service business and all other purposes allowed by the Pennsylvania Business Corporation Law.
J. BRYAN TUK, Esquire
The Law Offices of Bryan Tuk, PC
120 E. State Street, Suite 903
Kennett Square, Pennsylvania 19348

CORPORATION NOTICE

Rick Ricciutti Auto Works Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholder and director of Business Synergies, Inc., a Pennsylvania business corporation with a registered address of 381 Woodland Dr., Parkesburg, PA 19365, have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now

engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE OF DISSOLUTION OF T.M. MCDERMOTT & CO., INC.

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of T.M. McDermott & Co., Inc., a Pennsylvania corporation with an address at 900 Vista Drive, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

MARK P. THOMPSON, Esquire
Lamb McErlane, PC
24 East Market Street
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West Chester, PA 19381-0565
610.430.8000

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

AUSTIN, Jeffrey M., a/k/a Jeffrey Michael Austin, late of Westtown Township. Jennifer Polucci, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BEISEL, Craig R., late of Phoenixville Borough. Albert Edwin Beisel, 1098 Club House Court, Schwenksville, PA 19473, care of THOMAS A. MASTROIANNI, Esquire, 41 E. High St., Pottstown, PA 19464, Administrator. THOMAS A. MASTROIANNI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

BORTNER, Robert Burnell, a/k/a Robert B. Bortner, late of Malvern Borough. Betsy B. Bryce, 218 E. Broad St., Malvern, PA 19355, care of ALLEN H.

TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, Executrix. ALLEN H. TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, atty.

COPP, Robert Milan, late of Phoenixville. Nancy C Cleveland, 3 Harkness Ct, Newark, DE 19711, Executrix.

DEWEES, Kitty, a/k/a Kathleen Dewees, late of Easttown Township. Carol R. 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.

ECKMAN, Cathy, a/k/a Cathy H. Eckman, late of Honey Brook. Merrilee B. Downs, 14536 East Sunset Shores Circle, Harrison, ID 83833, care of R. DOUGLAS GOOD, Esquire, 132 W. Main Street, New Holland, PA 17557, Executrix. R. DOUGLAS GOOD, Esquire, Good Law Firm, 132 W. Main Street, New Holland, PA 17557, atty.

FRUEHAUF, Annabelle S, late of Pocopson Twp.. Lauren Ann Fruehauf Ferraro, 213 E State St, Kennett Square PA 19348, 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.

GARVEY, Elizabeth Therese, late of East Pikeland Township. Annemarie P. Garvey, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HUME, Doris C., late of East Goshen Township. Susan H. Lundquist, 22 Tullamore Dr., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pond Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pond Rd., Exton, PA 19341, atty.

KAMINSTEIN, Grazia Maria, a/k/a Grace, late of Birmingham, West Chester. Marcel Kaminstein, 1136 Dorset Drive, West Chester, PA 19382, Executor.

LEARY, Fay R., late of East Bradford Township. Elizabeth L. Rhoads, care of MARISA J. HERMANOVICH, Esquire, 2600 New Rd., Northfield, NJ 08225, Executrix. MARISA J. HERMANOVICH,

Esquire, King Barnes, 2600 New Rd., Northfield, NJ 08225, atty.

LOTT, Virginia L., late of West Chester. Paul T. Lott, care of MARK S. PINNIE, Esquire, 844 East Street Road, POB 5, Westtown, PA, 19395, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 844 East Street Road, POB 5, Westtown, PA, 19395, atty.

MALCOLM, Debra Lynn, a/k/a Debbie Malcolm and Debbie Golder, late of West Grove. Andrew Golder, 129 Cooper Lane, Oxford, PA 19363, care of KAREN E. EICHMAN, Esquire, 8 Federal Rd., Suite 3, West Grove, PA 19390, Personal Representative. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Rd., Suite 3, West Grove, PA 19390, atty.

METZ, Charles Joseph, a/k/a Charles J. Metz, late of Pennsbury Township. Peter Metz and Suzanne Metz McEllhenney, 320 Fitzwater St., Philadelphia, PA 19147, Executors.

METZ, Janet Barberie, a/k/a Janet B. Metz, late of Pennsbury Township. Peter Metz and Suzanne Metz McEllhenney, 320 Fitzwater St., Philadelphia, PA 19147, Executors.

OTTERSON, Peter, late of Goshen Township. James M. Walter Sr., care of WILLIAM ADAIR BONNER, Esquire, P.O. 73, Glen Mills, PA 19342, Administrator. WILLIAM ADAIR BONNER, Esquire, P.O. 73, Glen Mills, PA 19342, atty.

PATTERSON, Ronald C., late of Exton. Lee L. Sassu, 285 Old Ford Road, White Haven, PA 18661, care of BENJAMIN J. GLATFELTER, Esquire, 3800 Market Street, Suite 206 A, Camp Hill, PA 17011, Executrix. BENJAMIN J. GLATFELTER, Esquire, Glatfelter Law Firm, 3800 Market Street, Suite 206 A, Camp Hill, PA 17011, atty.

SILVERI, Donato Paul, a/k/a Donato Silveri and Donato P. Silveri, late of Spring City, West Chester. JoAnn Doyle, 600 Wynne Rd, Springfield, PA 19064, Executor.

THOMSON, Francis C., late of Franklin Township. Linda Haldeman, care of DONALD B. LYNN JR., Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executrix. DONALD B. LYNN JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA, 19348, atty.

THORNTON, Gerald G., a/k/a George Glenn Thornton and Gerry G. Thornton, late of New Garden Township. Barbara A. Thornton, 216 Brittany Dr., Avondale, PA 19311, care of JOEL W. GOLDBERG, Esquire, 213-215 W. Miner St., West Chester,

PA 19382, Administratrix. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382, atty.

WARREN, Jennie B., late of East Goshen Township. John L. Warren, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WEBB, William P., late of Avondale. Thomas Webb, care of JOHN S. CARNES JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executor. JOHN S. CARNES JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty.

WOLFF, Charles Eric, late of West Chester Borough. Michele Fort, care of CYNTHIA L. DENGGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA L. DENGGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

WOODLAND, Winfield H, a/k/a Winfield Hartzell Woodland, late of Borough of Spring City. Donald J. Woodland, 2323 Harmonyville Road, Elverson, PA 19520, care of ROBERT R. KREITZ, Esquire, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, Executor. ROBERT R. KREITZ, Esquire, Kreitz Gallen Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, atty.

ZELLER, JR., Jacob Rife, a/k/a Jacob R. Zeller, Jr., late of West Goshen Township. Jonathan J. Zeller, 216 Roberts Lane, Coatesville, PA 19320, care of DOUGLAS C. LOVISCKY, Esquire, 1500 W. College Avenue, State College, PA 16801, Personal Representative. DOUGLAS C. LOVISCKY, Esquire, Lovisky & Cressman, 1500 W. College Avenue, State College, PA 16801, atty.

2nd Publication

BARBEN, Betty J., late of Sadsbury Township. Melanie A. Nabozny and Dorl E. Hilton, care of NICHOLAS T. GARD, Esquire, 121 E. Main Street, New Holland, PA 17557, Executrices. NICHOLAS T. GARD, Esquire, Smoker Gard Associates LLP, 121 E. Main Street, New Holland, PA 17557, atty.

BELBER, Lois T., late of Willistown Township. Karen Belber, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

CARR, Sharon M., a/k/a Sharon Miller Carr, Sharon Conlin Miller and Sharon Conlin Wall, late of Willistown Township. Michael A. Carr, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Administrator. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

CERULLO, Eugene, late of Borough of Elverston. William Cerullo, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Executor. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

DERVINIS, Eric Augustus, late of West Bradford Township. Elise Dervinis, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

HICKMAN, Lee B., a/k/a Naomi Lee Blake Hickman, late of West Chester Borough. Jeffrey E. Hickman, care of MICHELLE BERNARDO-RUDY, Esquire, 29 S. Darlington Street, West Chester, PA 19382, Administrator. MICHELLE BERNARDO-RUDY, Esquire, Michelle Bernardo-Rudy Law, LLC, 29 S. Darlington Street, West Chester, PA 19382, atty.

ILG, Marie T., late of South Coventry Township. Cynthia A. Waters, 150 Blue Spruce Lane, Pottstown, PA 19465, care of CAROLYN M. MARCHESANI, Esquire, 800 East High Street, Pottstown, PA 19464, Executor. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, and Associates, P.C., 800 East High Street, Pottstown, PA 19464, atty.

JAY, Charlotte E, late of Pottstown. Zachary Cambria, 1678 Edinburgh Drive, Tucker, GA 30084, Executor.

JOLLIFFE, Diana Haky, a/k/a Diane Jolliffe, late of Phoenixville Borough. Michelle Jolliffe Timek, 320 Washington Ave., Phoenixville, PA 19460, Administratrix.

KAISER, Robert Alvin, late of Honey Brook. Gail Stanton, 80 Netherwood Drive, Coatesville, PA 19320, Executor.

KOYAMA, Kazuko, late of Tredyffrin Township. Takamasa Nagai, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

MULCAHY, Elizabeth M., late of Downingtown.

Megan M. Welsh, 17 Pine Road, Malvern, PA 19355, care of JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Ave., Media, PA 19063, Executrix. JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Ave., Media, PA 19063, atty.

NICHOLSON, Bertha May, late of Kennett Square. David P Nicholson, 1334 Circle Drive, Downingtown, PA. 19335, Executor.

NIGRO, Jeanette, late of Oxford. Eileen Nigro, 345 Roneys Corner Rd, Oxford, PA 19363, Executor.

ROBINSON, Shirley Jane, late of West Grove. Glen Robinson, 546 Mt. Hope Road, Lincoln University, PA 19390 and Stephen Robinson, 134 Green Forest Drive, Middletown, DE 19709, Executors.

TREGERMAN, Sheryl J., late of Schuylkill Township. Richard Tregerman, care of NICOLE B. LaBLETTA, Esquire, 4745 W. Lincoln Hwy., Parkersburg, PA 19365, Executor. NICOLE B. LaBLETTA, Esquire, Randy Hope Steen Law Offices, 4745 W. Lincoln Hwy., Parkersburg, PA 19365, atty.

VACCARO, Joseph Michael, late of West Chester Borough. Sheila Elizabeth Vaccaro, 411 Sharpless Street, West Chester, PA 19382, care of JOSEPH QUINN, Esquire, 192 S Hanover St, Ste 101, Pottstown, PA 19464, Administratrix. JOSEPH QUINN, Esquire, RQP Law, 192 S Hanover St, Ste 101, Pottstown, PA 19464, atty.

WAMBOLD, Donald A, late of West Chester. Kevin T Vitelli, 813 S New Street, West Chester, PA 19382, care of KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Executor. KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

3rd Publication

BAER, Patricia A., late of Honey Brook Township. Pamela J. Baer-McGrath, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

BARNES, Thomas Matthew, a/k/a Thomas M. Barnes, late of Honey Brook Township. Daniel T. Barnes, 1954 Wetherhill Drive, Downingtown, PA 19335, 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.

BAUMGARDNER, Ellen Rita, a/k/a Ellen

Baumgardner, late of Tredyffrin Township. Raychel Carey, 95 Lost Acres Rd., Granby, CT 06060, care of HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, Executrix. HEATHER L. TURNER, Esquire, Law Offices of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

BUCHANAN, Joan L., a/k/a/ Joan Isabelle Leonard Buchanan, late of Tredyffrin Township. Joyce Buchanan McFall, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

DiDONATO, Stephen Burke, a/k/a Stephen B. DiDonato, late of Charlestown Township. Harry J. DiDonato, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GRIEB-GINN, Heidi Anne, late of Franklin Township. Mark L. Ginn, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GROCKI, Scott Allen, a/k/a Scott Alexander, late of Parkesburg. Jennifer Grocki, 714 W 1st Ave, Parkesburg, PA 19365, Administrator.

HEDDERICK, Brooke B., late of Malvern. Dale R. Hedderick, 528 Canterbury Road, West Norriton, PA 19403, care of DONALD F. KOHLER, JR., Esquire, 17 East Gay Street, Suite 100, PO Box 562, West Chester, PA 19381-0562, Administrator. DONALD F. KOHLER, JR., Esquire, Gawthrop Greenwood, PC, 17 East Gay Street, Suite 100, PO Box 562, West Chester, PA 19381-0562, atty.

HOWLEY, Eleanor M., a/k/a Eleanor Howley, late of Westtown Township. Lawrence Thomas Howley and Donna Marie Bednarcik, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executors. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

KIRLIN, Julia K., a/k/a Julia M. Kirlin, late of North Coventry Township. Allison Manley, care of JAMIE V. OTTAVIANO, Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executrix. JAMIE V. OTTAVIANO, Esquire, Picardi Philips & Ottaviano, 1129 East High Street, P. O. Box

776, Pottstown, PA 19464-0776, atty.

LEE, JR., Thomas E., late of East Caln Township. Robert Edgar Lee, 710 South Matlack Street, West Chester, PA 19382, 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.

MATZ, Elizabeth D., a/k/a Elizabeth Dohan Matz, late of West Vincent Township. Paul D. Matz, 2139 Beaver Hill Rd., Chester Springs, PA 19425, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executor. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

MOORE, Betty L, late of West Goshen. Andrew Moore, 9652 East Diamond Rim Drive, Scottsdale, AZ 85255, Executor.

NAYLOR, Russell R., late of Malvern. Robert Tomilson, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, care of DANIEL GIBBON, Esquire, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, Executor. DANIEL GIBBON, Esquire, Clark Hill PLC, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, atty.

PARRY, Vernon Taylor, a/k/a Vernon T. Parry and V. Taylor Parry, late of East Pikeland Township. Mark Ryan, 636 Egypt Road, P.O. Box 13, Oaks, PA 19456, care of MARK RYAN, Esquire, 636 Egypt Road, P.O. Box 13, Oaks, PA 19456, Administrator. MARK RYAN, Esquire, 636 Egypt Road, P.O. Box 13, Oaks, PA 19456, atty.

REED, Eleanore Emma, a/k/a Eleanore E. Reed and Eleanore Reed, late of West Bradford Township. Todd Michael Reed, 51 Corner Ketch Road, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SUPPLEE, Leon A., a/k/a Leon August Supplee, late of East Pikeland Township. Adam August Supplee, care of DAVID B. PUDLIN, Esquire, One Logan Square, 27th Fl., Philadelphia, PA 19103-6933, Executor. DAVID B. PUDLIN, Esquire, Hangley Aronchick Segal Pudlin & Schiller, One Logan Square, 27th Fl., Philadelphia, PA 19103-6933, atty.

SWYDESKI, Shirley Ann, late of West Caln Township. Steven D. Swyerski, 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.

WILSON, Virginia L., a/k/a Virginia Louise Wilson, late of Tredyffrin Township. Jeanne Wilson Bundens, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

ZAZO, Margaret E., late of Caln Township. Wendy Elizabeth Zazo-Phillips, 2376 Dixon Avenue, Croydon, PA 19021, 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 Tuesday, February 25, 2025 a Certificate of Organization was filed in the Pennsylvania Department of State for Verdant Tongues PB LLC, in accordance with the provisions of the Limited Liability Act of 1994.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application 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 Horizon Family Hub. Articles of Incorporation were filed on Thursday, April 4, 2024.
Articles of Incorporation were effective on Thursday, April 4, 2024.
The purpose or purposes for which it was organized are: Articles were filed with the Dept. of State on April 4, 2024 for Horizon Family Hub pursuant to the provisions of the PA Nonprofit Corporation Law of 1988. The purpose for which it was formed is to provide programs to support independence for adults with disabilities.

1st Publication of 3

TRUST NOTICE

Trust Estate of PRICILLA C. THORNBURY, deceased, late of Cochranville, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of PRICILLA C. THORNBURY are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:
JENNIFER L. WOOTEN, Trustee
172 Cochran Street
Cochranville, PA 19330

NOTICE

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2024-07633-RC

TO: Jacquelyn Welsh and Stephen W. Welsh, Jr., and all persons having or claiming to have any right, lien, title, interest in or claim against 116 West Sherwood Drive, Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania.

TAKE NOTICE THAT GS Mortgage Holdings X, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.
If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.
YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A

LAWYER AND WISH TO RETAIN ONE, PLEASE
CALL THE NUMBER LISTED BELOW:
LAWYER REFERRAL SERVICE
610-429-1500
CLYMER MUSSER & SARNO PC
Christopher A. Sarno, Esq.
408 W. Chestnut Street
Lancaster, PA 17603
(717) 299-7101
