



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 69

WEST CHESTER, PENNSYLVANIA, MAY 13, 2021

No. 19

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Chester County Law Reporter

(USPS 102-900)

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Estate of David G. Hughes, Deceased

1. Counsel and their clients should always be polite, courteous, and civil to one another, parties, witnesses, and court personnel.
2. Gratuitous hyperbole, deliberate or reckless misstatements, uncooperative attitudes, “Rambo” tactics, overreaching in discovery or other demands, pointless personal insults, refusals to accommodate reasonable requests for scheduling adjustments, and the like are deleterious to the efficient and fair conduct of litigation and detract from the effectiveness and reputation of those who engage in such conduct, as well as their colleagues, affiliates and clients. Written material of similar ilk, when included in submissions to the court, is rarely if ever relevant to the matter at issue, much less persuasive, and may be cause for the submission to be returned to counsel for appropriate editing and possible sanctions.
3. Petitioners contend the Executrix obtained decedent’s signature on documents benefiting the Executrix when the decedent mental condition precluded his ability to comprehend the importance of the documents he signed. As a result, Petitioners sought medical records. Executrix filed a Motion to Quash the Subpoena, arguing there was no issue as to decedent’s mental capacity. The death certificate indicated a brain disease which alters brain function. The Court Held the Petitioners’ Proposed Discovery Plan was approved and Executrix’s Motion to Quash Subpoena to Produce Documents was denied. Executrix filed a petition to correct a corporate tax return. The Court noted discovery embraces producing documents, not correcting them. The Court also noted alleged settlement negotiations cannot be used to avoid discovery duties. Nonetheless, as numerous documents were produced, Executrix’s Petition to Compel was denied as moot.

C.C.P. Chester County, Pennsylvania, Orphan’s Court Division, No. 1519-2480;
Estate of David G. Hughes, Deceased

Anita M. D’Amic for Executrix
Ryan G. Borchik for Respondents
Tunnell, J., April 5, 2021:-

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

NO. 1519-2480

ESTATE OF DAVID G. HUGHES, DECEASED

DECREE

AND NOW, this 5th day of April, 2021, after consideration of:

1. The Petitioners' "Proposed Discovery Plan", and the "Response and Objections to Petitioners' Proposed Discovery Plan" filed by the Executrix Christine Trumbull thereto, the Petitioners' Proposed Discovery Plan is **APPROVED**.¹
2. After consideration of the "Executrix's Motion to Quash", the same is **DENIED**.²
3. After consideration of the "Executrix's Petition to Compel Proper Inheritance Tax Return Filing and Obtain Documentation from Beneficiary Michael Hughes" filed November 4, 2020, it appearing that the Respondent has since produced numerous documents, the Petition is **DENIED as MOOT**.³

The Court's Expectations

Counsel and their clients should be polite, courteous and otherwise civil to one another, as well as to all parties, witnesses, and court personnel at all times. Gratuitous hyperbole, deliberate or reckless misstatements, uncooperative attitudes, "Rambo" tactics, overreaching in discovery or other demands, pointless personal insults, refusals to accommodate reasonable requests for scheduling adjustments, and the like are deleterious to the efficient and fair conduct of litigation and detract from the effectiveness and reputation of those who engage in such conduct, as well as their colleagues, affiliates and clients. Written material of similar ilk, when included in submissions to the court, is rarely if ever relevant to the matter at issue, much less persuasive, and may be cause for the submission to be returned to counsel for appropriate editing and possible sanctions.

BY THE COURT:

/s/ Mark L. Tunnell, J.

¹ Petitioners' Proposed Discovery Plan

Petitioners, Michael F. Hughes, Katheryn A. Hughes, Joseph P. Hughes and Sandra L. Hughes (hereinafter "Petitioners"), filed a Petition for Removal of Christine Trumbull as Executrix on November 25, 2020. A Response was filed December 15, 2020. Among the reasons for removal cited by Petitioners was that on November 4, 2019, just eighteen (18) days before the decedent's death, the Executrix procured the decedent's signature on several loan documents. The Executrix sought to convert two "loans" that were "owed" to certain entities she inherited, to the detriment of Petitioner Michael F. Hughes. Petitioners claim that these fraudulently obtained documents improperly reclassified the purpose of approximately two millions dollars (\$2,000,000.00). Petitioners contend that the transactions in question were capital contributions, not loans.

Petitioners aver that the decedent's mental condition had deteriorated substantially to a point where he was not competent to comprehend the import of the documents, if he indeed signed them, nor was he aware that such documents would render his recent testamentary plan "wholly ineffective". [Petitioner for Removal of Christine Trumbull, ¶¶28-32].

The Executrix countered that the decedent was "fully competent", and "never suffered from any mental capacity diagnosis and/or impairments which would render him incapable of making legal decisions."

Petitioners gave notice of their intent to serve subpoenas to retrieve records of decedent's medical care as follows:

Naaman's Creek Country Manor
Raymond McLaughlin, M.D.
University of Pennsylvania Hospital

Petitioners also intend to obtain medical records and potential testimony of the hospice agency providing end-of-life care for the decedent. They may do so.

² The Motion to Quash of the Executrix

The Executrix filed a "Motion to Quash Subpoena to Produce Documents and/or Things for Discovery." She alleged that as far as she was concerned "it has not been deemed necessary to obtain medical records and other documents of decedent at this time." She further stated that "decedent had an intestinal cancer, and never suffered any complications which would have affected his ability to make decisions and understand what he was doing." [Executrix's Motion to Quash, ¶¶4-6].

However, the death certificate tells a different story. In addition to having metastatic neuroendocrine carcinoma of the small intestine, decedent suffered from recurrent hepatic encephalopathy. Encephalopathy is a brain disease which alters brain function or structure. While some are short term and can resolve, many leave the person confused or even demented. Recurrent hepatic encephalopathy is typically triggered by drugs or alcohol and is known to decrease life expectancy. For these reasons, the Motion of Christine Trumbull, Executrix, to Quash the said three (3) subpoenas is denied.

³ Executrix's Petition to Compel Proper Inheritance Tax Return Filing and Obtain Documentation from Beneficiary Michael Hughes

Two (2) further anomalies should be noted here.

First, the Executrix's "Petition to Compel Proper Inheritance Tax Return" filing avers in part as follows:

29. Despite communicating Petitioners' concern over the accuracy of the returns, counsel for Respondent has failed to respond in any way, and the Petitioner is concerned that the 2019 Corporate

Tax Returns for Storm Chasers and D&M were filed improperly.

In the WHEREFORE clause, the Petitioner requests that Respondent Michael Hughes “also correct the 2019 Corporate Tax Returns”.

Discovery embraces the *production* of documents and other things. The court has never seen requests for production that require the recipient to *correct* a document. No authority is given to the court in support of this notion, and the court knows of none.

Another bewildering averment in the Executrix’s Petition to Compel Proper Inheritance Tax Returns (etc.) is:

32. Additionally, the aforementioned loans obligating Storm Chasers and D&M to a debt payable to DH Storm Team are subject to settlement negotiations by and between the parties, but all terms have not yet been agreed upon, to date.

The case is either settled, or it is not settled. This case is not settled. The recitation of that fact here cannot be used to avoid discovery duties.

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NOTICES

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**COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – NAME CHANGE
LAW NO. 2021-02318-NC**

NOTICE IS HEREBY GIVEN on 4/9/21 that the Petition of MAURICE RUSSELL EISENHAUER, JR., was filed in the above-named Court, praying for a Decree to change Petitioner's name to SAMANTHA LAUREN EISENHAUER. The Court has fixed 7/12/21 at 2:00 p.m., in Courtroom No. 3, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. REENA U. PALANIVEL, Atty. for Petitioner, D'AMICO LAW, PC, 65 S. Third St., Oxford, PA 19363. 610.932.4555

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-06629**

NOTICE IS HEREBY GIVEN that the name change petition of Anne Marla Zaniewski was filed in the above-named court and will be heard on Monday, June 28, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, April 28, 2021
Name to be changed from: Anne Marla Zaniewski to: Anne Marla Zaneski

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

Eugene Gitman, Esq., Attorney to the Petitioner
Law Offices of Eugene Gitman LLC
4821 E Street Road
Feasterville-Trevoze, PA 19053

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2021-01113-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Erin Wren Snyder was filed in the above-named court and will be heard on Monday, May 24, 2021 at 2:00 PM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, February 23, 2021

Name to be changed from: Erin Wren Snyder to: Erin Wren Snyder-Jones

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. 2021-01114-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kerrienne Elizabeth Jones was filed in the above-named court and will be heard on Monday, May 24, 2021 at 2:00 PM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, February 23, 2021

Name to be changed from: Kerrienne Elizabeth Jones to: Kerrienne Elizabeth Snyder-Jones

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. 2021-02167-NC**

NOTICE IS HEREBY GIVEN that the name change petition of George Graham Zeiset was filed in the above-named court and will be heard on Monday, June 28, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, April 2, 2021
Name to be changed from: George Graham Zeiset to: Lily Zeiset
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. 2021-02285-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Marla Kohler on behalf of minor child Ryan Kyle Walsh was filed in the above-named court and will be heard on Monday, July 12, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, April 8, 2021
Name to be changed from: Ryan Kyle Walsh to: Ryan Vasko Kohler
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. 2021-02812-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Buddhi R. Kalakheti on behalf of minor child Bijeta Kalakheti was filed in the above-named court and will be heard on Monday, August 2, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, April 23, 2021

Name to be changed from: Bijeta Kalakheti to: Jeta Kalakheti
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. 21-00524**

NOTICE IS HEREBY GIVEN that the name change petition of Kristy Reed on behalf of minor child Bianca Rose Maris was filed in the above-named court and will be heard on Monday, June 7, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, April 15, 2021
Name to be changed from: Bianca Rose Maris to: Bianca Quinn Reed
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
Leslie Ditlow, Esquire, Attorney for the Petitioner
We Care Legal Services, PLLC
3907 Newportville Road
Newportville, PA 19056

CORPORATION NOTICE
NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.
The name of the corporation is: HONEY BROOK HOMES, LLC and the Certificate of Organization was filed on: March 19, 2021.
The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State for CENTRAL AUCTION GROUP, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988.

COOPER SCHALL & LEVY, P.C., Solicitors
1204 Township Line Rd.
Drexel Hill, PA 19026

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

ARRELL, John A., late of New London Township. John A. Arrell, Jr., Robert B. Arrell, and Amy E. Coppock, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

DIXON, Ellen, late of East Pikeland Township. Michael S. Dixon, care of CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executor. CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

DOLL, Neal Arthur, a/k/a Neal A. Doll and Neal Doll, late of West Bradford Township. Sherry Rae Spence, 112 N. Berwick Crescent, Virginia Beach, VA 23452, and Tammy Linn Doll, 220 Fairway Road, Paoli, PA 19301, Executors.

ELLIS, Arlene M., a/k/a Arlene M Menkes and Arlene M Marchese, late of West Chester. Judi Hart, 4386 N Twin Valley Rd, Morgantown, PA 19543, and Christine Cary, 351 Creamery Way, Un 1410, Exton, PA 19341, Administrators.

GIBSON, Robert T., late of West Chester. Pierce Gibson & Shane Gibson, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Administrators. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

MILLER, III, Frederick W., late of Penn Township. Lisa Schulz, 48 E Stephen Dr., Newark, DE 19713, Administratrix. CLARE MILLINER, Es-

quire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

GORDON, John D., late of East Bradford Township. Keith Madow, care of SUSAN E. PIETTE, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executor. SUSAN E. PIETTE, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

GRIFFITH, SR., Marvin Gene, late of West Grove. Kimberly Osborne, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Administratrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

HAYES, Kevin J., a/k/a Kevin Hayes, late of Downingtown. Scott E. Hayes, 1714 Ilwaco Ave., NE, Renton, WA 98059, Administrator. THERESA L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 E. Evans St., Suite A, West Chester, PA 19380, atty.

HEYSER, Robert H., late of West Vincent Township. Robert Steven Heyser & Jane Heyser Jones, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executors. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

HO, May H., a/k/a May Hsiao-Ling Ho, late of Kennett Township. Wendy Jean Ho Schnell and Valerie J. H. Gibson, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrices. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

JONES, Gordon L., late of Penn Township. Sally Ann Jones, care of P. KRISTEN BENNETT, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, Executrix. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood PC, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, atty.

KREPSHAW, Anne T., a/k/a Anna T. Krepshaw, late of East Coventry Township. Patricia C. Haas, care of ERIC C. FREY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executor. ERIC C. FREY, Esquire, E. Kenneth Nyce Las Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512, atty.

McALLISTER, Miriam A., late of West Caln Township. Miriam E. Wealer, 160 Cedar Knoll Road, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

MUNZ, William C., a/k/a William Charles Munz,

late of Honey Brook Township. S&T Bank, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Kling and Deibler, LLP, 131 W. Main Street New Holland, PA 17557, atty.

NASON, Diantha, late of East Pikeland Township. William B. Cooper, III, P.O. Box 673, Exton, PA 19341, Administrator C.T.A. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

NATALE, Joseph J., a/k/a Joseph John Natale, late of East Pikeland Township. Joanne Calibeo, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

PETERSON, Carolyn J., late of North Coventry Township. Deborah L. Benner, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

PORTER, Gerald H., late of East Goshen Township. Geraldine W. Porter, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

RYESKY, Helene Ann, late of North Coventry Township. Alan Jerome Silberman, 417 Douglass Drive, Douglassville, PA 19518, Executor. JUDITH STUTMAN IZES, Esquire, Gazan & John, P.C., 30 West Airy Street, Norristown, PA 19401, atty.

SELAGY, Frank, a/k/a Frank Selagyi, late of East Marlborough Township. F. Randall Selagy, 150 Beverly Drive, Kennett Square, PA 19348, Executor. F. RANDALL SELAGY, Esquire, 150 Beverly Drive, Kennett Square, PA 19348, atty.

STANDIFER, Charles R., late of New Garden Township. L. Peter Temple, 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.

VEIGEL, Hildegard, a/k/a Hildegard Katharina Veigel, late of East Caln Township. Ralph E. Veigel & Karen E. Stoltzfus, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay

Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WALLER, Teresa M., late of New Garden Township. Michael Marrone, 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.

WILLIAMS, Dan E., late of London Britain Township. Janet S. Williams, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

BASCIANI, Mario D., late of New Garden Township. Joanne B. Regester and Mario J. Basciani, care of MICHAEL T. SHIRING, Esquire, P.O. Box 1265, Exton, PA 19341, Executors. MICHAEL T. SHIRING, Esquire, Riley Riper Hollin & Colagreco, P.O. Box 1265, Exton, PA 19341, atty.

BENFIELD, John H., late of East Coventry Township. Arlan Benfield, care of NICOLE C. MANLEY, Esquire, 105 E. Phila. Ave., Boyertown, PA 19512, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Phila. Ave., Boyertown, PA 19512, atty.

BLACK, Edward Pennington, a/k/a Edward P. Black, late of East Goshen Township. Janet H. Svoboda, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

CAMP, Nancy Judy, a/k/a Nancy Ann Judy Camp, late of Pennsbury Township. Robert W. Camp, Jr. and Catherine C. Pierce, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

EMRICH, John William, late of Westtown Township. Johnna A. Rice, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

FRANCESKI, JR., David C., late of Berwyn. Margaret Franceski, 1099 James Lane, Berwyn, PA 19312, Executrix. RUSSELL J. RESSLER, Esquire,

Stradley Ronon, 30 Valley Stream Pkwy, Malvern, PA 19355, atty.

GIVLER, Violet, a/k/a Violet V. Givler, late of Caln Township. Sharon D. Hall, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

HAYES, Christina W., late of Tredyffrin Township. Diane Hayes Benham, 1002 Truman Rd., Norristown, PA 19403, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

HAYES, SR., Jay C., late of West Brandywine Township. Jocelyn Brody, 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.

HELLER, III, Samuel C., late of Phoenixville Borough. Colleen E. Heller Stein, care of ADAM L. FERNANDEZ, Esquire, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executrix. ADAM L. FERNANDEZ, Esquire, Wisler Pearlstone, LLP, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

HUFF, Irene Gloseclose, a/k/a Irene G. Huff, late of Schuylkill Township. Anne Crockett Huff, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

HUNT, Ruth P., a/k/a Ruth Pearl Hunt, late of Caln Township. Eugene M. Hunt, Jr., 860 Whitby Avenue, Yeadon, PA 19050, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

IRRGANG, Edwin Richard, a/k/a E. Richard Irrgang, Richard Irrgang and Edwin R. Irrgang, late of Willistown Township. Dorothy E. Irrgang, Richard T. Irrgang and Bruce E. Irrgang, care of M. HOWARD VIGDERMAN, Esquire, 1735 Market St., 21st Fl., Philadelphia, PA 19103, Executors. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads, LLP, 1735 Market St., 21st Fl., Philadelphia, PA 19103, atty.

JENKINS, Betty I., late of New London Township. Deborah Dickens, 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.

KIRK, Richard Joseph, a/k/a Richard J. Kirk, late of Kennett Township. Richard J. Kirk, Jr., care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

LAWSON, Maryann J., late of West Bradford Township. Melissa Ann Cogliati, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

McDONALD, Thomas E., late of Parkesburg. Nancy A. McDonald, care of JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, atty.

McDONALD, Jerome J., late of Oxford Borough. Timothy D. McDonald and Patricia M. McDonald Valentine, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MORGAN, Ralph, late of Coatesville. Sandra B. Wright and Gail B. House, care of CHRISTOPHER WOLF, Esquire, 166 Allendale Road, King of Prussia, PA 19406, Administrators. CHRISTOPHER WOLF, Esquire, 166 Allendale Road, King of Prussia, PA 19406, atty.

MOYLAN, Sonja D., late of Valley Township. Craig A. Moylan, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19832, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

MULLIN, Rachel Cochlin, late of West Chester. Mary McNamara, care of DANIEL J. ELY, Esquire, P.O. Box 494, Norristown, PA 19404, Executrix. DANIEL J. ELY, Esquire, Daniel J. Ely, Attorney at Law, P.O. Box 494, Norristown, PA 19404, atty.

ORTLIEB, Maralyn M., late of East Goshen Township. Joseph W. Ortlieb, Jr. and George Trupert Ortlieb, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

POWELL, Gerald W., late of East Coventry Township. Valarie A. Beckius, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

REILLY, Mary A., late of Caln Township. Anna C. Holod, 1511 West Jane Street, Norristown, PA 19403, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

ROBINSON, Michelle L., late of Valley Township. Daniel G. Phipps, IV, 2004 Turnberry Circle, Glenmoore, PA 19343, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

ROSENBERGER, Lawrence L., late of East Coventry Township. Michele L. Wyler, 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.

ROWLANDS, Dorothy E., late of West Chester. Robert C. Rowlands, 905 West Miner Street, West Chester, PA 19382, Executor. DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

SEIPLE, Donald G., late of East Fallowfield Township. Minda A. Angelo, 915 Maplewood Lane, Enola, PA 17025, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

SHICK, Margaret H., a/k/a Margaret Shick, late of East Pikeland Township. Betty J. Webster, care of HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, Executor. HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, atty.

SHOFFNER, Shirley M., late of West Chester Borough. Donald W. Shoffner, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

STRYCHARZ, Claire, late of Tredyffrin Township. Frederick M. LaValley, 315 S. 12th St., Philadelphia, PA 19107, Executor. FREDERICK M. LAVALLEY, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market Street, Philadelphia, PA 17103-2921, atty.

TAYLOR, Elnora J., a/k/a Elnora Jean Taylor, late of Caln Township. Naimah Taylor, 46 Toth Av-

enue, Coatesville, PA 19320, Administratrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

THOMPSON, Shirley R., late of West Brandywine Township. Cheryl L. Pollak, care of FREDERICK M. LAVALLEY, Esquire, 315 S. 12th St., Philadelphia, PA 19107, Executrix. FREDERICK M. LAVALLEY, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market Street, Philadelphia, PA 17103-2921, atty.

TIEBOUT, Ruth K., late of East Goshen Township. Peter R. Tiebout, care of JEFFREY P. BARNES, Esquire, 111 E. 17th St., Ste. 100, North Wildwood, NJ 08260, Executor. JEFFREY P. BARNES, Esquire, Barnes Law Group LLC, 111 E. 17th St., Ste. 100, North Wildwood, NJ 08260, atty.

TRAMSEN, Robert K., late of Exton. Kye Tramsen Morrow, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Sealaus, LLP, 218 West Front Street, Media, PA 19063, atty.

TRAMSEN, Reidia J., late of Exton. Kye Tramsen Morrow, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Sealaus, LLP, 218 West Front Street, Media, PA 19063, atty.

WILKINS, III, Elwood S., late of Landenberg Township. Robert J. Forman, 400 S. Cleveland Ave., Wilmington, DE 19085, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

3rd Publication

ACKER, Cheryl A., late of West Brandywine Township. William O. Acker and Kerry S. Acker, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19832, Administrators. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

BEILER, Robin, a/k/a Robin L. Beiler, a/k/a Robin L. Hayden, late of West Nantmeal Township. Cynthia Beiler, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

CHEROSKY, Dolores Ann, late of Phoenixville

Borough. Eileen T. Paschall, care of BERNARD J. McLAFFERTY, JR., Esquire, 807 Bethlehem Pike, Erdenheim, PA 19038, Executrix. BERNARD J. McLAFFERTY, JR., Esquire, McLafferty & Kroberger, P.C., 807 Bethlehem Pike, Erdenheim, PA 19038, atty.

DAVIS, JR., Edward Russell, a/k/a Edward R. Davis, late of East Pikeland Township. James M. Davis, care of ERIC F. WERT, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. ERIC F. WERT, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

DiFRANCESCO, Josephine T., late of New Garden Township. Anthony J. DiFrancesco, Jr., care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executor. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

FAUNTLEROY, William Macfee, late of West Goshen. Joseph Dana Fauntleroy, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

FICARRO, Stacia A., a/k/a Stacia Ficarro, late of Tredyffrin Township. Joseph P. Ficarro, Jr., care of STEVEN B. GROSS, Esquire, 412 E. Street Rd., Feasterville, PA 19053, Administrator. STEVEN B. GROSS, Esquire, Spigler & Gross, LLP, 412 E. Street Rd., Feasterville, PA 19053, atty.

GLICKMAN, William Joseph, a/k/a William J. Glickman, late of East Vincent Township. Patrick J. Glickman, 145 Meadowland Dr., Collegeville, PA 19426 and Robert J. Glickman, 653 Garden Road, Glenside, PA 19038, Executors. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

GOWING, Nancy Louise, late of Tredyffrin Township. Susan G. Saiter, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

GRIPPI, Adina T., late of West Grove. Thomas J. Lechmanik, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

HALL, C. Nelson, late of Upper Oxford Town-

ship. Russell D. Hall, care of JEFFREY P. BRYMAN, Esquire, 213 E. State St., Kennett Square, PA 19348, AminTitle. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E. State St., Kennett Square, PA 19348, atty.

JOHNSON, Faith C., late of Easttown Township. Robert G. Johnson, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

KAUFFMAN, JR., Clifford Eugene, a/k/a Clifford E. Kauffman, late of Charlestown Township. Linda K. Appler, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

LAWRENCE, Richard, late of Warwick Township. Sharon Nettles, 199 Mountain Mary Road, Boyertown, PA 19512, Executrix. LEE F. MAUGER, Esquire, Mauger Law, LLC, 1800 E. High St., Suite 375, Pottstown, PA 19464, atty.

MACKIN, Joan E., late of Penn Township. R. Scott Mackin, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

McDONNELL, Patricia F., late of Uwchlan Township. Pamela Snow and Jeffrey McDonnell, 24 W. Upsal St., Philadelphia, PA 19119, Executors.

METZ, Gail A., late of Penn Township. Sandra T. Campbell, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

MOUNTZ, Jay R., late of Caln Township. Jennifer H Walker, 31 S. High Street, West Chester, PA 19382, Administratrix.

MULLIN, Catherine R., late of Willistown Township. Paul F. Mullin, 221 Atkins Avenue, Coatesville, PA 19320, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., 30 S. Valley Rd., Ste. 123-B, Paoli, PA 19301, atty.

ORNUM, Arleen Van, a/k/a Arleen Donna Van

Ornum, late of Tredyffrin Township. Eric Ramras and Dawn Ramras, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

PIKE, Sybil H., a/k/a Sybil Hillman Pike, late of Pennsbury Township. Robert Kostecki, 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.

PETAK, Victor S., a/k/a Victor Steven Petak, late of West Goshen Township. Steven V. Petak, care of JOHN F. McKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RAPP, Grant LeRoy, late of Phoenixville. George W Rapp, 2967 W Philadelphia Ave, Oley, PA 19547, Executor.

REILLY, Patricia A., late of Tredyffrin Township. Kevin R. Markee, care of SUSAN E. PIETTE, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executor. SUSAN E. PIETTE, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

REINERT, Ida E., late of Mendenhall. Norbert Reinert, 11 Woodchuck Lane, Mendenhall, PA 19357, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

SEGNER, Francis I., a/k/a Mike Segner, late of West Vincent Township. Thomas D. Bickel, 386 Baptist Church Road, Spring City, PA 19475, Executor. MICHAEL L. MAUGER, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

SOLOWAY, David P., late of Pocopson Township. Howard Soloway, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

TIMONEY, Norita R., a/k/a Norita Rose Timoney, late of West Grove. Gregory P. Timoney, care of ALFRED RAUCH, III, Esquire, 1617 JFK Blvd., Suite 1575, Philadelphia, PA 19103, Executor. ALFRED RAUCH, III, Esquire, Black & Gerngross, P.C., 1617 JFK Blvd., Suite 1575, Philadelphia, PA

19103, atty.

TODD, Genevieve Catherine, late of West Chester. William Todd, 215 Oxford Road, West Chester, PA 19380, Executor.

ZIELINSKI, John H., late of Coatesville. Laura Sarmiento, 72 Emma Ct., Downingtown, PA 19335, Executrix.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Kot, with its principal place of business at 120 W. Street Rd., Kennett Square, PA 19348. The application has been (or will be) filed on: Thursday, April 29, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Penny L. Sarro, P.O. Box 148, Unionville, PA 19375.

1st Publication of 3

NOTICE OF TRUSTEE

HELENE ANN RYESKY, Deceased
Late of East Coventry Township, Chester County, Pennsylvania.

NOTICE is hereby given that The AARON AND HELENE RYESKY IRREVOCABLE TRUST is in existence, that Helene Ann Ryesky and Aaron Ryesky are deceased, and that Kenneth H. Ryesky, Esq. and Tamara E. Weiss are the Trustees. ALL persons indebted to the Trust are requested to make payment, and those having claims or demands against the same to make them known without delay to: Kenneth H. Ryesky, Esq.

Dura 27

Rechov Ben-Gurion 31
Petach Tikva 49552

ISRAEL

Telephone (USA): 929/243-9504

E-mail: kenneth.ryesky@gmail.com

2nd Publication of 3**TRUST NOTICE**

Let all persons be on notice that Lawrence H. Linder, late of West Brandywine Township, died on January 1, 2021, leaving a Revocable Living Trust. All persons having claims or demands on the decedent or the trust are requested to make them known, and all persons indebted to the said decedent or trust are requested to make payment without delay. Karen Beth Linder c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Trustee. Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Attorney.

without delay to:

Robert Kostecki, Trustee
c/o Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348
Attorney:
Donald B. Lynn, Jr., Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

3rd Publication of 3**NOTICE OF TRUSTEE**

PEGGY A. PARKINS, Deceased
Late of East Coventry Township,
Chester County, Pennsylvania.
NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Peggy A. Parkins Irrevocable Trust is in existence, that Peggy A. Parkins is deceased, and that Thomas N. Ottey, III is the Trustee. ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to: Mr. Thomas N. Ottey, III
1120 Albright Avenue
Wyomissing, PA, 19610 or
Scott C. Painter, Esquire
Attorney for the Trustee,
Thomas N. Ottey, III
906 Penn Ave., P.O. Box 6269
Wyomissing, PA 19610

3rd Publication of 3**ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

Trust Estate of **SYBIL H. PIKE**, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **SYBIL H. PIKE** are requested to make known the same and all persons indebted to the said decedent are requested to make payment

May 3, 2021

After 30 years of dedicated service to the Court, Matthew R. MacAvoy retired as Chief U.S. Probation Officer for the Eastern District of Pennsylvania on April 30, 2021. Chief MacAvoy holds a Bachelor of Arts degree in Sociology from East Stroudsburg University and a Master of Science degree in Administration of Justice from West Chester University. He previously served as an Adult Probation and Parole Officer in Chester County from 1988 until 1991, when he was appointed as a Federal Probation Officer. Chief MacAvoy supervised and monitored cases throughout his career, many of which involved individuals suffering from drug addiction and mental health issues. In 1997, he was promoted to the position of drug and alcohol treatment specialist, and in 2002, he became a Supervisory U.S. Probation Officer. As a supervisor, he was responsible for assigning and reviewing all unit work and overseeing the Supervision to Aid Reentry (STAR) program, an initiative to reduce recidivism in the City of Philadelphia. After serving as a supervisor for nine years, in 2011, Chief MacAvoy became the Senior Deputy Chief U.S. Probation Officer, a position in which he served as the right-hand person to the Chief U.S. Probation Officer. He was ultimately promoted to the position of Chief U.S. Probation Officer in 2015, and he was responsible for an office of approximately 90 staff members for the past six years. He managed the federal sentencing, probation, supervised release, and parole services for this district with distinction and provided exemplary leadership in the face of many challenges, including a government shutdown and the pandemic.

Jana Gifford Law succeeded Mr. MacAvoy as Chief U.S. Probation Officer, effective May 1, 2021. Ms. Law is the first woman to lead the U.S. Probation Office in our district.

Juan R. Sánchez
Chief Judge

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, May 20th, 2021 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 21st, 2021.** 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 and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County". within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

3rd Publication

SALE NO. 21-5-48

Writ of Execution No. 2015-07171

DEBT \$8,517.09

ALL THAT CERTAIN Unit in the property known, names and identified in the Declaration Plan referred to below, as Westtown Mews Condominium, located at West Chester Pike, (PA Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of Pennsylvania.

Tax Parcel No. 67-2-249

PLAINTIFF: Westtown Township
VS

DEFENDANT: **Mabinty D. Kargbo & Noah Abass**

SALE ADDRESS: 1518 Manley Road
Apt. B-2, Westtown Township, PA 19382

PLAINTIFF ATTORNEY: **PORT-NOFF LAW ASSOCIATES, LTD.**
484-690-9300

SALE NO. 21-5-50

Writ of Execution No. 2020-03617

DEBT \$304,692.97

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF "PICKERING KNOLL", MADE BY HILTNER AND HITCHCOCK, REGISTERED SURVEYORS, DATED MAY 1926, AND RECORDED IN PLAN BOOK 1, PAGE 247.

TAX PARCEL # 15-18-9

IMPROVEMENTS thereon: Residential Dwelling & Lot

PLAINTIFF: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

VS

DEFENDANT: **Marc F. Novia & Donna D. Novia**

SALE ADDRESS: 24 Anderson Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 21-5-51**Writ of Execution No. 2019-11650****DEBT \$270,811.21**

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 138 LILLY ROAD, HONEY BROOK, PA 19344. DEED BOOK VOLUME 8954, PAGE 993.

UPI # 28-01-0027.02C

PLAINTIFF: Northwest Bank, f/k/a Northwest Savings Bank

VS

DEFENDANT: **Eugene F. Hardy, Jr. & Mary S. Hardy**

SALE ADDRESS: 138 Lilly Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KRISTINE M. ANTHOU 412-281-7650****SALE NO. 21-5-52****Writ of Execution No. 2017-01543****DEBT \$56,691.49**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Franklin, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 10, 2000 and recorded in the Office of the Chester County Recorder of Deeds on October 11, 2000, in Deed Book Volume 4833 at Page 1715.

Tax Parcel No. 72-5-34.1

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

VS

DEFENDANT: **Rudy D. Arnold**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521****SALE NO. 21-5-53****Writ of Execution No. 2015-01858****DEBT \$169,243.45**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST PIKELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania and described according to a plan & survey made by Earl R. Ewing, Inc. of Phoenixville, PA dated 9/25/1972 and last revised 1/8/1973 as follows, to wit:

Beginning at a point on the centerline of Schuylkill Road at a corner of land conveyed to Robert D. Gallow and Patricia J. Gallow, which said point is also 100 feet measured North 13 degrees 40 minutes West along the said centerline of Schuylkill Road form a corner of land now of formerly of Clarence R. Dillinger, Sr.; thence extending form the said point of beginning along the centerline of said Schuylkill Road North 13 degrees 40 minutes West 135.31 feet to a point; thence extending along lands now or formerly of John G. Catron, et al. North 49 degrees 21 minutes East 301.38 feet to an iron pin; thence extending along said lands of Robert D.

Gallow and Patricia J. Gallow the three following courses and distances, viz: (1) South 47 degrees 05 minutes 23 seconds East 97.50 feet (2) South 13 degrees 15 minutes East 193.02 feet and (3) South 76 degrees 45 minutes West 320.99 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA J. GALLOW WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM RALPH R. SMITH AND PATRICIA J. GALLOW, DATED OCTOBER 1, 1995, RECORDED DECEMBER 27, 1995, AT BOOK 3977, PAGE 2092, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 26-01-0069

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Patricia J. Gallow, Jr. & Patricia J. Gallow, Sr.**

SALE ADDRESS: 687 Schuylkill Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

SALE NO. 21-5-54

Writ of Execution No. 2019-07842

DEBT \$265,121.86

Owner(s) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania

UPI # 47-5-504

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank Trust, National Association as Trustee of the Tiki Series III Trust

VS

DEFENDANT: **Thomas A. Madonna, Jr. & Suzanne J. Madonna**

SALE ADDRESS: 101 South Inverness Way, East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **LYNCH LAW GROUP 724-776-8000**

SALE NO. 21-5-55

Writ of Execution No. 2020-00182

DEBT \$75,977.57

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROPERTY CONVEYED TO FURMAN GYGER, DATED JUNE OF 1970, AND RECORDED IN THE RECORDER OF DEEDS OFFICE AT WEST CHESTER, PA IN PLAN BOOK 35 PAGE 49, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD (T-435) NOW OPENED 33 FEET WIDE, PROPOSED 50 FEET WIDE, CORNER OF LOT #2 ON SAID PLAN; THENCE LEAVING THE SAID ROAD AND BEING LOT NO. 2 NORTH 20 DEGREES 06 MINUTES 30 SECONDS WEST 4007.69 FEET TO A POINT IN THE LINE OF LANDS NOW OWNED OR LATE OF GRAY BROS., THENCE ALONG SAME NORTH 77 DEGREES 19 MINUTES EAST 124.03 FEET TO A POINT, A CORNER OF LOT #4, ON SAID PLAN; THENCE ALONG SAID LOT SOUTH 21 DEGREES 19 MINUTES EAST 407.62 FEET TO A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD; THENCE ALONG THE SAME

SOUTH 76 DEGREES 46 MINUTES
WEST 132.56 FEET TO THE FIRST
MENTIONED POINT AND PLACE
OF BEGINNING.

CONTAINING 1.190 ACRES OF
LAND (BE THE SAME MORE OR
LESS)

BEING LOT 3 ON SAID PLAN.

BEING THE SAME PREMISES
WHICH HARRY E. KEEN AND MIL-
DRED L. KEEN, HUSBAND AND
WIFE, BY DEED DATED SEPTEMBER
28, 1999, AND RECORDED
IN CHESTER COUNTY, IN DEED
BOOK 3236, PAGE 458, CONVEYED
UNTO MATTHEW M. ESTES AND
KIMBERLY D. ESTES, HIS WIFE.

BEING UPI # 28-2-58.9

PLAINTIFF: Coatesville Savings Bank
VS

DEFENDANT: **Matthew M. Estes &
Kimberly D. Estes**

SALE ADDRESS: 1091 Telegraph
Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY
R. DISTASIO 610-374-7320**

SALE NO. 21-5-56

Writ of Execution No. 2016-11742

DEBT \$2,635,430.92

ALL THAT CERTAIN lot or parcel of
ground situate in the Township of West
Caln, County of Chester, Common-
wealth of Pennsylvania, bounded and
described according to a Plan of Caln-
shire West made by Edward B. Walsh &
Associates, Inc., dated June 28, 2000,
last revised August 22, 2002 and record-
ed in the Chester County Recorder of
Deeds as Plan No. 16751.

Premises "A": BEING Lot 40 on said
Plan, 147 Durham Drive, West Caln

Township

BEING UPI No. 28-5-276

Premises "B": BEING Lot 62 on said
Plan, 116 Cornwall Place, West Caln
Township

BEING UPI No. 28-5-298

Premises "C": BEING Lot 64 on said
Plan, 120 Cornwall Place, West Caln
Township

BEING UPI No. 28-5-300

Premises "D": BEING Lot 81 on said
Plan, 115 Cornwall Place, West Caln
Township BEING UPI No. 28-5-316

Premises "E": BEING Lot 82 on said
Plan, 113 Cornwall Place, West Caln
Township

BEING UPI No. 28-5-317

Premises "F": BEING Lot 83 on said
Plan, 111 Cornwall Place, West Caln
Township

BEING UPI No. 28-5-318

Premises "G": BEING Lot 84 on said
Plan, 102 Chantry Lane, West Caln
Township

BEING UPI No. 28-5-319

Premises "H": BEING Lot 85 on said
Plan, 104 Chantry Lane, West Caln
Township

BEING UPI No. 28-5-320

Premises "I": BEING Lot 86 on said
Plan, 106 Chantry Lane, West Caln
Township

BEING UPI No. 28-5-321

Premises "J": BEING Lot 87 on said
Plan, 101 Chantry Lane, West Caln
Township

BEING UPI No. 28-5-332

Premises "K": BEING Lot 88 on said
Plan, 107 Cornwall Place, West Caln
Township

BEING UPI No. 28-5-333

Premises “L”: BEING Lot 90 on said Plan, 103 Cornwall Place, West Caln Township

BEING UPI No. 28-5-335

Premises “M”: BEING Lot 91 on said Plan, 101 Cornwall Place, West Caln Township

BEING UPI No. 28-5-336

Premises “N”: BEING Lot 92 on said Plan, 153 Cornwall Place, West Caln Township

BEING UPI No. 28-5-337

Premises “O”: BEING Lot 93 on said Plan, 151 Cornwall Place, West Caln Township

BEING UPI No. 28-5-338

Premises “P”: BEING Lot 111 on said Plan, 130 Durham Drive, West Caln Township

BEING UPI No. 28-5-253

Premises “Q”: BEING Lot 112 on said Plan, 108 Chantry Lane, West Caln Township

BEING UPI No. 28-5-322

Premises “R”: BEING Lot 113 on said Plan, 110 Chantry Lane, West Caln Township

BEING UPI No. 28-5-323

Premises “S”: BEING Lot 114 on said Plan, 112 Chantry Lane, West Caln Township

BEING UPI No. 28-5-324

Premises “T”: BEING Lot 115 on said Plan, 114 Chantry Lane, West Caln Township

BEING UPI No. 28-5-325

Premises “U”: BEING Lot 116 on said Plan, 115 Chantry Lane, West Caln Township

BEING UPI No. 28-5-326

Premises “V”: BEING Lot 117 on said

Plan, 117 Chantry Lane, West Caln Township

BEING UPI No. 28-5-327

Premises “W”: BEING Lot 118 on said Plan, 111 Chantry Lane, West Caln Township

BEING UPI No. 28-5-328

Premises “X”: BEING Lot 119 on said Plan, 109 Chantry Lane, West Caln Township

BEING UPI No. 28-5-329

Premises “Y”: BEING Lot 120 on said Plan, 107 Chantry Lane, West Caln Township

BEING UPI No. 28-5-330

Premises “Z”: BEING Lot 121 on said Plan, 105 Chantry Lane, West Caln Township

BEING UPI No. 28-5-331

BEING part of the same premises which Stephen E. Cushman and Donald L. Marshman, by Deed dated 6/16/2003 and recorded 10/20/2003 in Chester County in Record Book 5944 page 298, conveyed unto Calnshire Estates, LLC, in fee.

PLAINTIFF: Prudential Savings Bank
VS

DEFENDANT: **Calnshire Estates, LLC**

SALE ADDRESS: 147 Durham Drive, West Caln Township, PA 19320 Lot 40; 116 Cornwall Place, West Caln Township, PA 19320 Lot 62; 120 Cornwall Place, West Caln Township, PA 19320 Lot 64; 115 Cornwall Place, West Caln Township, PA 19320 Lot 81; 113 Cornwall Place, West Caln Township, PA 19320 Lot 82; 111 Cornwall Place, West Caln Township, PA 19320 Lot 83; 102 Chantry Lane, West Caln Township, PA 19320 Lot 84; 104 Chantry Lane, West Caln Township, PA 19320 Lot 85; 106

Chantry Lane, West Caln Township, PA 19320 Lot 86; 101 Chantry Lane, West Caln Township, PA 19320 Lot 87; 107 Cornwall Place, West Caln Township, PA 19320 Lot 88; 103 Cornwall Place, West Caln Township, PA 19320 Lot 90; 101 Cornwall Place, West Caln Township, PA 19320 Lot 91; 153 Cornwall Place, West Caln Township, PA 19320 Lot 92; 151 Cornwall Place, West Caln Township, PA 19320 Lot 93; 130 Durham Drive, West Caln Township, PA 19320 Lot 111; 108 Chantry Lane, West Caln Township, PA 19320 Lot 112; 110 Chantry Lane, West Caln Township, PA 19320 Lot 113; 112 Chantry Lane, West Caln Township, PA 19320 Lot 114; 114 Chantry Lane, West Caln Township, PA 19320 Lot 115; 115 Chantry Lane, West Caln Township, PA 19320 Lot 116; 113 Chantry Lane, West Caln Township, PA 19320 Lot 117; 111 Chantry Lane, West Caln Township, PA 19320 Lot 118; 109 Chantry Lane, West Caln Township, PA 19320 Lot 119; 107 Chantry Lane, West Caln Township, PA 19320 Lot 120; 105 Chantry Lane, West Caln Township, PA 19320 Lot 121

PLAINTIFF ATTORNEY: OBER-MAYER REBMANN MAXWELL & HIPPEL LLP 215-665-3000

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

Established Chester County atty with busy probate & estate planning practice in Downingtown area & extensive client list interested in discussing some type of affiliation with a high-quality law firm. Interested firms must have excellent reputation & robust estate administration/planning depts. Great poss. satellite office location w/ unlimited free parking in booming part of county. Send confidential inquiries to chescopalawyer@gmail.com. All contacts strictly confidential.

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Blakinger Thomas, PC is a well-established general practice law firm in Lancaster. We are seeking a full time PA Bar admitted attorney who focuses on real estate law, has 3+ years of experience and an excellent academic record. Applicant should possess strong oral and written communication, analytical and organizational skills, commitment to client service, and have the knowledge and ability to counsel clients on various real estate and land use matters. Interested candidates should send a cover letter and resume to Hiring Partner, Blakinger Thomas, PC, 28 Penn Square, PO Box 1889, Lancaster, PA 17608-1889, or to hiring@blakingerthomas.com. EEO/AA Employer.

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Busy Chester County solo law firm has immediate need for an experienced paralegal/legal assistant. Proficiency with estates and wills a must, notary is helpful. Hours and pay are negotiable, but candidate must be willing to work in office at least 3-4 days a week. Must have excellent references. Send resume to barry@barryrabinlaw.com.

**CONSULTANT**

(Family Business Succession Planning & Transition Solutions)

[North Group Consultants](http://NorthGroupConsultants.com), Lititz, PA, is seeking a full-time lead Consultant to serve in our Family Business Succession Planning and Transition Solutions. Visit northgroupconsultants.com/jobs/#/jobs/180.