



# Chester County Law Reporter

(USPS 102-900)

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Vol. 74

WEST CHESTER, PENNSYLVANIA, JUNE 04, 2026

No. 23

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# Chester County Law Reporter

(USPS 102-900)

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

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**NOTICES**

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2026

Name to be changed from: Naima Najibi to: Rose Aissa  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**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**

**BAXENDELL**, Jennifer, a/k/a Jennifer Kolvereid, late of Berwyn. Rebecca Zellefrow, 6 Carol Lane, Berwyn, PA 19312, Administrator.

**CARPENTER**, Janet K., a/k/a Janet Knauer Carpenter, late of Downingtown Borough. Deborah T. LeSage, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**CONNORS**, Loretta F., late of West Chester Borough. Helen L. Seiss, care of JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Administrator. JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**DAVIS**, John, late of West Goshen Township. Marguerite Finn, 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.

**DETWILER**, Donald M., a/k/a Donald Mourar Detwiler, Sr., late of Tredyffrin Township. Donald M. Detwiler, Jr., care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

**DIXON**, Joseph S., late of West Grove. Maryann F. Dixon, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O.

**CHANGE OF NAME NOTICE**

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

**LAW NO. 2025-11386-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Frances Sophia Chase Jansen was filed in the above-named court and will be heard on Tuesday, June 9, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, December 3, 2025

Name to be changed from: Frances Sophia Chase Jansen to: Francesca Sophia Chase DuPont Jansen  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE**

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

**LAW NO. 2026-04483-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Naima Najibi was filed in the above-named court and will be heard on Tuesday, August 25, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, May 20,

Box 96, Kennett Square, PA 19348, atty.

**DOWNING**, Mary A., late of Downingtown. Kevin Downing, 801 Copeland School Road, West Chester, PA 19380, Executor.

**GIANNARIS**, George Gus, late of Coatesville. Stacy Yost, 16 Gable Avenue, Downingtown, PA 19335, Executor.

**KIRCHMER**, Mathias, late of Thornbury Township. Monica Kirchmer, 475 Timberline Trail, West Chester, PA 19380, care of MATTHEW D. GILBERT, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Administratrix. MATTHEW D. GILBERT, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

**MILLARD**, JoAnn R., a/k/a JoAnn Millard, late of East Caln Township. Steven Millard, care of ASHLEY B. HAN, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executor. ASHLEY B. HAN, Esquire, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

**MITCHELL**, Bonita Willene, a/k/a Bonita W. Mitchell, late of Londonderry Township. Anita Marie Kolachny, 410 Laurel Ridge Path, Cochranville, PA 19330, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, Administratrix. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, atty.

**MURPHY**, Robert C., a/k/a Robert Clinton Murphy, late of Downingtown Borough. Jeffrey Wilber, 1211 Marshallton Thorndale Rd., Downingtown, PA 19335, care of ALLEN H. TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, Executor. ALLEN H. TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, atty.

**PERKINS**, Lee David, late of West Grove. Charles D Perkins Sr., PO Box 9, Fayetteville PA 17222, Administrator.

**PHELPS**, Paul W, late of West Chester. Kimberly Phelps, 313 North High Street, West Chester, PA 19380, Personal Representative.

**PIERSON**, Janet M., a/k/a Janet Marie Pierson and Janet Marie Peirson, late of East Nottingham Township. William J. Luttrell, III, 11 S. Olive Street, 2d Fl., PO Box 1081, Media, PA 19063, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive Street, 2d Fl., PO Box 1081, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive Street, 2d Fl., PO Box 1081, Media, PA 19063, atty.

**RHOADS**, Kenneth D., late of East Goshen Township. Bradley D. Rhoads, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**ROBERTS**, Barbara H., a/k/a Barbara Hansel Roberts, late of West Brandywine Township. Thomas Scott Roberts, 11 Park Ln., Downingtown, PA 19335, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**ROBERTS**, Kenneth Carmen, late of Phoenixville. Domenicko S Roberts, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Executor. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

**SCHANTZ**, William M., late of East Coventry Township. Sandra D. Valentine, 1024 Old Schuylkill Rd., Pottstown, PA 19465 and Brian S. Schantz, 1046 Old Schuylkill Rd., Pottstown, PA 19465, care of DAVID A. MEGAY, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executors. DAVID A. MEGAY, Esquire, OWM Law P.C., 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

**TICE**, Edward A., late of West Grove. Cynthia T. Urbanik, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

**WALLACE, III**, William F., late of Nottingham. C. Scott Wallace, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

**WEISSMAN**, Daniel P., late of West Chester. Neil Weissman, 450 Lake George Circle, West Chester, PA 19382, care of PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, Executor. PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, atty.

**ZIMMERMAN**, John J., a/k/a John Joseph Zimmerman, late of Malvern Borough. Karen A. Bal-muth, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Timoney Knox LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**2nd Publication**

**ARTZ**, Barbara, a/k/a Barbara A. Artz and Barbara Ann Artz, late of West Goshen Township. Todd M. Artz, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

**BARNDT, JR.**, Robert A., late of Sadsbury Township. Heather J. Barndt, 211 Julie Dr., Parkesburg, PA 19365, care of LATISHA BERNARD SCHUENEMANN, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Executrix. LATISHA BERNARD SCHUENEMANN, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

**BARONI**, Peggy Jane, late of West Vincent Township. Jeffrey Mark Baroni, care of RYAN J. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**BIDLINGMEYER**, Brian A., late of East Whiteland Township. Ursula A. Bidlingmeyer, care of PAUL C. HEINTZ, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, Executrix. PAUL C. HEINTZ, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, atty.

**BLACKLOCK**, Robert G., late of East Fallowfield Township. Terry L. DiSciullo, care of JAMES B. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executrix. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**BRIZENDINE**, Beverly Hill, a/k/a Beverly Lewis Hill Brizendine, late of Chadds Ford. Angela K. Duffy, care of MAEVE E. BAIN, Esquire, 433 W. Market Street, Suite 200, West Chester, PA 19382, Executrix. MAEVE E. BAIN, Esquire, MacMain Leinhauser PC, 433 W. Market Street, Suite 200, West Chester, PA 19382, atty.

**DELLAR**, Virginia T., a/k/a Ginny Dellar, late of East Goshen Township. Kathleen M. Lamont, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**FITZPATRICK**, Thomas, late of Exton. Elizabeth A. Gilmore, care of STEVEN N. GOUDSOU-

ZIAN, Esquire, 1 South Main Street, Nazareth, PA 18064, Executrix. STEVEN N. GOUDSOUZIAN, Esquire, Peters, Moritz, Peischl, Zulick, Landes and Brienza, LLP, 1 South Main Street, Nazareth, PA 18064, atty.

**GALLAGHER**, Mary Beth, late of West Chester. Daniel R. Bush, 283 Dressage Court, West Chester, PA 19382, care of DANIEL BUSH, Esquire, 24 East Market St, West Chester, PA 19380, Executor. DANIEL BUSH, Esquire, Lamb McErlane PC, 24 East Market St, West Chester, PA 19380, atty.

**HIGHBERGER**, Louise W. a/k/a Louise Wills Highberger, late of West Chester Borough. Jane Bergan, care of KATHRYN A. MELONI, Esquire, 117-119 N. Olive St., Media, PA 19063, Executrix. KATHRYN A. MELONI, Esquire, Law Office of Kathryn A. Meloni, P.C., 117-119 N. Olive St., Media, PA 19063, atty.

**HOPKINS**, Patricia M, late of West Whiteland Township. Brian Shields, care of DAMA A. LEWIS, Esquire, 6 Eisenhower Drive, Malvern, PA 19355, Executor. DAMA A. LEWIS, Esquire, 6 Eisenhower Drive, Malvern, PA 19355, atty.

**IANNOTTA, JR.**, Peter P., late of West Chester Borough. Joseph A. Iannotta, Jr., care of NICHOLAS M. ORLOFF, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. NICHOLAS M. ORLOFF, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**JENKINS**, Matthew Allen, late of New London Twp. Gary S. Jenkins, 213 E State St, Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Administrator. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

**KEEGAN**, Joseph Michael, late of East Pikeland Township. Patricia Keegan, 393 W Seven Stars Rd., Phoenixville PA 19460, Executrix.

**LANCASTER**, Carole M., a/k/a Carole Margaret Lancaster, late of East Goshen Township. Jeffrey Allen Trumbore, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**McNALLY**, Josette, late of Paoli. Christina Salmon, 383 Holmes Street, Plainedge NY, 11756, care of STEPHANIE K. ANTHONY, Esquire, 6392 Overbrook Ave. Philadelphia, PA 19151, Executrix.

STEPHANIE K. ANTHONY, Esquire, 6392 Overbrook Ave. Philadelphia, PA 19151, atty.

**MORAN**, Ranney R., a/k/a Ranney Robert Moran, late of East Pikeland Township. Mark N. Dilts, Esq., Dilts, Macary & Calvin, LLC, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034 and BNY Mellon, N.A., Attn: Jacklynn A. Barras, 1735 Market Street, 8th Floor, Philadelphia, PA 19103, care of DAVID W. ANTHONY, Esquire, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034, Executors. DAVID W. ANTHONY, Esquire, Dilts, Macary & Calvin, LLC, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034, atty.

**MOSES**, Ann Elise, a/k/a Ann E. Moses, late of Westtown Township. Michael P. Pierce, P.O. Box 604, Media, PA 19063, care of MICHAEL P. PIERCE, Esquire, P.O. Box 604, Media, PA 19063, Executor. MICHAEL P. PIERCE, Esquire, Pierce and Hughes, P.C., P.O. Box 604, Media, PA 19063, atty.

**REDMOND**, Patricia Ann, late of East Goshen. PJ Redmond, 100 Melvin Drive, West Chester, PA 19380, Executor.

**ROWAND**, Marie, late of East Bradford Township. Amey Lynn Rowand-Fischer and Heath Scholl, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executors. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi & Fetter, LLC, 122 S. Church St., West Chester, PA 19382, atty.

**RUSSIAN**, George R., a/k/a George G. Russian, George Grant Russian and G. Grant Russian, late of Easttown Township. Jenny Bricker Russian, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

**SCHWENDEMAN**, Frances Kinsey, a/k/a Fleecie, late of Oxford. Ralph Schwendeman, 142 Davenport Rd, Kennett Square, PA 19348, Executor.

**TWYMAN**, Elsie V., late of Lower Oxford Township. DeMont Washington, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**VALENTINO**, Leo, late of West Chester. Jennifer Callaghan, care of MICHAELANGLEO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Executrix. MICHAELANGLEO DIPPOLITO, Esquire, ThePeoplesLawFirm.Com,LLC,

712 Kimberton Road, Chester Springs PA 19425, atty.

**WIRTH**, Sandra, late of City of Coatesville. Donald Wirth, care of STEVEN D.W. MILLER, Esquire, 718 Poplar St, Suite I, Lebanon, PA 17042, Administrator. STEVEN D.W. MILLER, Esquire, Miller Law Firm PC, 718 Poplar St, Suite I, Lebanon, PA 17042, atty.

### 3rd Publication

**AMADIO**, Dante J., a/k/a Dante Amadio, late of Valley Township. James D. Scamuffa, 8 Porter Lane, Coatesville, PA 19320, Executor.

**BITSKO**, Ralph, late of Malvern Borough. Laura McDonald, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

**CAMPBELL**, Terry W., late of West Goshen Township. Timothy L. Campbell, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**CRAWFORD**, Chuck, late of East Fallowfield. Robert C. Langianese, 800 A. Cambridge Circle, Clifton Heights, PA 19018, Executor.

**CUTHBERT**, Lewis C, late of Pottstown, North Coventry. Amber Buchanan, care of JESSICA R. GRATER, Esquire, 740 E. High Street, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 740 E. High Street, Pottstown, PA 19464, atty.

**ELMER**, Nancy Bardon, a/k/a Nancy B. Elmer and Nancy Elmer, late of Downingtown Borough. Joseph D. Bardon, care of HEIKE K. SULLIVAN, Esquire, 1735 Market Street, 51st Floor, Philadelphia, PA 19103, Executor. HEIKE K. SULLIVAN, Esquire, Ballard Spahr LLP, 1735 Market Street, 51st Floor, Philadelphia, PA 19103, atty.

**ENGLER**, Viola, late of Honey Brook Township. Craig M. Engler, 342 Mary St., Downingtown, PA 19335, care of DANIEL F. MONAHAN, Esquire, 535 N. Church St., Ste. 170, West Chester, PA 19380, Administrator CTA. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N. Church St., Ste. 170, West Chester, PA 19380, atty.

**FALASCO**, Julius V, a/k/a Julius Falasco and

Jules Falasco, late of Tredyffrin Township. Robert M. Falasco, 128 Whitemarsh Road, Ardmore PA 19003, care of THOMAS W. FLYNN III, Esquire, 29 Sandy Lane, Malvern PA 19355, Executor. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn, 29 Sandy Lane, Malvern PA 19355, atty.

**FLUCK**, Thomas D., a/k/a Thomas Dallas Fluck, late of East Brandywine Twp.. Amy F. Phillips, 571 Pioneer Cr., Harleysville, PA 19438, care of ELIZABETH M. WETZLER, Esquire, 114 East Broad Street, P.O. Box 769, Souderton, Pennsylvania 18964, Administratrix. ELIZABETH M. WETZLER, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, Pennsylvania 18964, atty.

**GARNER**, Lynda B., late of North Coventry Township. Brian Buchert and Timothy Buchert, care of JEFFREY R. BOYD, Esquire, 7 East Philadelphia Avenue, Suite 1, Boyertown, PA 19512, Administrator. JEFFREY R. BOYD, Esquire, Boyd and Karver, PC, 7 East Philadelphia Avenue, Suite 1, Boyertown, PA 19512, atty.

**HILL**, Marie, a/k/a Lucille M. Hill, late of Caln Township. Lorraine Hill-DeYoung, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MALCHIONE**, John L., late of Penn Township. Judith L. Goodman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MALLALIEU**, Linda M., late of Township of West Fallowfield. Kimberly L. Devine, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

**MASTERS**, Kevin Joseph, late of Coatesville. Mary A. Masters, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. JENNIFER ABRACHT, Esquire, Perma & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**MEHRETEAB**, Ghebre Selassie, a/k/a Gabe Mehreteab, late of East Goshen Township. Efremer Meretab, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STEPHANIE P. KA-

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

**MIOSKIE**, Daniel Joseph, late of Willistown Township. Christopher Schuller, 404 Maplewood Rd, Springfield, PA 19064, Administrator.

**PALMER**, Jean R, late of Honey Brook. Cynthia Lee Stein, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, Executrix. GREGORY W. PHILIPS, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, atty.

**PEREGO-WILLIAMS**, Judith G., a/k/a Judith Perego, late of West Whiteland Township. John E. Gill, Sr., 5525 Montauk Ln, Bethlehem, PA 18017, care of JOSEPH F. LEESON, III, Esquire, 70 E. Broad St., PO Box 1426, Bethlehem, PA 18016-1426, Administrator. JOSEPH F. LEESON, III, Esquire, Leeson & Leeson, 70 E. Broad St., PO Box 1426, Bethlehem, PA 18016-1426, atty.

**RIGG**, Joan M., late of Honey Brook Township. Timothy L. Rigg, 52 Pumpkin Hill Rd., Glenmoore, PA 19343, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law PLLC, P.O. Box 235, Elverson, PA 19520, atty.

**RIGG, JR.**, William A., late of Honey Brook Township. Timothy L. Rigg, 52 Pumpkin Hill Rd., Glenmoore, PA 19343, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law PLLC, P.O. Box 235, Elverson, PA 19520, atty.

**WALTZ**, John D., late of Wallace Township. Amy S. Grubb, 21 Fleming Dr., Glenmoore, PA 19343, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

**WERKLEY**, Mary Jane, late of North Coventry Township. Jennifer M. Alicea, 2037 Chestnut Hill Rd., Pottstown, PA 19465, care of JOHN A. KOURY, JR., Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. JOHN A. KOURY, JR., Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

**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 Phoenix Chamber. Articles of Incorporation were filed on Thursday, May 21, 2026.

Articles of Incorporation were effective on Friday, May 22, 2026.

The purpose or purposes for which it was organized are: LEGAL NOTICE - NOTICE IS HEREBY GIVEN that PHOENIX CHAMBER, a nonprofit corporation, has been incorporated under the provisions of the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania.

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**1st Publication of 3**

**TRUST NOTICE**

THE MARCIA K. JOHNSON REVOCABLE TRUST DATED 2/11/2026

MARCIA K. JOHNSON, Deceased

Late of East Caln Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to BRIAN R. JOHNSON, TRUSTEE, 125 Sycamore Dr., Langhorne, PA 19053,

Or to his Attorney:

DOUGLAS L. KAUNE

UNRUH TURNER BURKE & FREES PC

120 Gay St.

P.O. Box 289

Phoenixville, PA 19460

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**2nd Publication of 3**

**TRUST NOTICE**

THE AMENDED AND RESTATED MARIE ROWAND TRUST DATED JUNE 5, 2019

MARIE ROWAND, Deceased

Late of East Bradford Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons

indebted to the decedent to make payment without delay to AMEY LYNN ROWAND-FISCHER and HEATH SCHOLL, TRUSTEES, c/o John A. Gagliardi, Esq., 122 S. Church St., West Chester, PA 19382,

Or to their Attorney:

JOHN A. GAGLIARDI

WETZEL GAGLIARDI & FETTER, LLC

122 S. Church St.

West Chester, PA 19382

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**1st Publication of 3**

**NOTICE**

Court of Common Pleas - Chester County, PA - Civil Action - Civil - NO. 2026-00165-MJ - DARRELL ALSTON - PETITIONER - Take notice that a petition to gain title to a 1971 Plymouth Barracuda, (Vin #BS23H1B361898) has been filed in the above-named Court by the above-named Petitioner. A hearing is scheduled for 6/25/26 at 9:30 AM, before Judge Cauley, Courtroom #17, Chester County Justice Center, 201 W. Market St., West Chester, PA.

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**3rd Publication of 3**

**NOTICE**

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

IN RE: L.S.-L.

Case Number: AD-26-0017

TO: Brianna Marie Stankowitz-Luntz

John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and John Doe have to a male minor child, L.S.-L. (d.o.b. 3/15/24), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Monday, June 30, 2026, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Ches-

ter, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

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

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

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

**3rd Publication of 3**

**PUBLIC NOTICE**

**DOWNINGTOWN AREA SCHOOL DISTRICT  
CHESTER COUNTY, PENNSYLVANIA  
PUBLIC NOTICE**

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the Downingtown Area School District to Amend Order dated June 3, 2025 Permitting the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale ("the Petition") on July 7, 2026, in Courtroom #4 of the Chester

County Justice Center, 201 W. Market Street, West Chester, PA at 1:30 p.m., Chester County Justice Center.

The purpose of the hearing is to address Downingtown Area School District's ("the School District") Petition to Approve a Second Amendment to an Agreement of Sale by private sale, under the terms set forth below and contained in the Petition, the School District's property located along Lionville Station Road located in Uwchlan Township, Chester County, Pennsylvania, tax parcel numbers 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1, deed reference Book 6969 page 618 ("the Property").

The Property contains 240 +/- acres and is improved with three dilapidated homes and four deteriorating farms structures. The former dwellings are in a deteriorated state and are uninhabitable. The four dilapidated farm structures consist of two sheds, a barn and a silo. They are unusable, vacant and in a deteriorated state. The Property is located in the Township of Uwchlan, Chester County, Pennsylvania and is located in two zoning districts – approximately 225 acres are located in the PIC - Planned Industrial Commercial Development District and approximately 15 acres are located in the RR – Rural Residential District.

The Property is being sold pursuant to an Agreement of Sale to Rockwell Downingtown, LLC, with an address of 1075 Eagle School Road, Wayne, PA 19087. The Purchaser has offered \$64,000,000.00 for the Property and proposes a Second Amendment altering some non-monetary terms and providing for a reduction in purchase price conditioned on accelerated closing. The School District seeks Court approval at the hearing on the date and time set forth above to approve the Second Amendment under these terms and conditions and as further set forth in the Agreement of Sale and the Second Amendment.

At the hearing, the School District shall offer evidence in support of its Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District's Petition. The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place, Downingtown, PA 19335, c/o Bryan Howett, (610) 269-8460. For more information, please contact:

Guy A. Donatelli, Esquire  
Lamb McErlane PC  
24 East Market Street  
West Chester, PA 19381  
Direct Dial: (610) 701-4419  
Facsimile: (610) 701-4434  
Email: [gdonatelli@chescolaw.com](mailto:gdonatelli@chescolaw.com)  
Guy A. Donatelli, Solicitor Downingtown Area  
School District

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