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(USPS 102-900)

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

www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

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

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Artisan Builders v. Jang

Quantum meruit

1. An action in *quantum meruit* sounds in *quasi* contract or contract implied in law and seeks the equitable remedy of restitution where one person has been unjustly enriched by the services of another.
2. Where unjust enrichment is found, the law implies a contract, which requires the defendant to pay to the plaintiff the value of the benefit conferred.
3. To prove a *quantum meruit* claim, the plaintiff cannot merely submit its own loss, i.e., the value of labor and materials expended, as the measure of recovery, but must instead demonstrate that the defendant has in fact been benefited.
4. The value of the invoices is not a proper measure of enrichment whereas appraised value is relevant to the question of enrichment.
5. Artisan Builders, Inc. (ABI) entered into a series of agreements with Defendant Jang to perform renovations at Jang's residential property. The scope of the work would eventually comprise 5 base contracts and 18 change orders. Before the work on the house was complete, Defendant Jang fired Plaintiff ABI. Plaintiff instituted a Mechanics' Lien. A trial was held and a compulsory non-suit was granted on the Mechanic's Lien claim, holding that the contracts between Artisan and Jang were invalid, as the contracts did not comply with the terms of the Home Improvement and Consumer Protection Act ("HICPA"). The Court, however, gave Plaintiff leave of court to file an Amended Complaint to seek damages for *quantum meruit*. An Amended Complaint was filed, seeking damages for *quantum meruit*. Defendant filed preliminary objections which were sustained in part because the Court determined that the Pennsylvania Contractor and Subcontractor Payment Act ("PCSPA"), did not apply to a single home renovation and struck that claim. The court made it clear it wanted the reasonable value of services that were requested by defendant. ABI produced over 500 pages of receipts, time sheets, invoices, documents signed by Defendant, emails, and other evidence of work ABI performed but that is not what the court was looking for. Appraised value was not submitted by plaintiff. The court found in favor of the Defendant.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2016-07178; Artisan Builders, Inc. v. So Young Jang

Gregory A. Smith for Plaintiff
Bradley J. Osborne for Defendant
Tunnell, J., July 16, 2020:-

ARTISAN BUILDERS, INC., : IN THE COURT OF COMMON PLEAS
Plaintiff, : CHESTER COUNTY, PENNSYLVANIA
v. : NO. 2016-07178
SO YOUNG JANG, : CIVIL ACTION
Defendant. :

DECISION

AND NOW, this 16th day of July, 2020, after hearings on January 14, 2020 and June 10, 2020, the court, sitting without a jury, finds in favor of Defendant, So Young Jang and against the Plaintiff, Artisan Builders, Inc. in no amount.¹

BY THE COURT:

/s/ Mark L. Tunnell, J.

¹

FACTUAL BACKGROUND

This matter is a claim for *quantum meruit* and other equitable relief by Plaintiff Artisan Builders, Inc. (“ABI”) against Defendant So Young Jang (“Jang”).

ABI entered into a series of agreements with Defendant Jang to perform renovations at Jang’s residential property located at 222 Lenape Drive, Berwyn PA, 19312. ABI is a small, local business based in East Norriton, PA. The principal of ABI, Mr. Scott McClain, has been in the construction business for more than twenty years.

Work on the property began after multiple contracts were signed by Defendant Jang on or about February 2, 2016. The scope of work initially contemplated renovation of the kitchen. However, the scope was changed to include additional work throughout the rest of the house, including rehabilitation and renovation of, inter alia, the first and second floor flooring, the master bathroom, baseboards, lighting, crawlspace insulation, replacement of structurally unsound joists, and multiple doors and door frames. The scope of the work would eventually comprise five (5) base contracts and eighteen (18) change orders. Defendant Jang was aware of the work being performed, and all work was performed with the express permission and authority of Jang.

On or about June 29, 2016, before the work on the house was complete, Defendant Jang fired Plaintiff ABI.

On or about August 1, 2016, Plaintiff Artisan Builders instituted a Mechanics’ Lien (the “Claim”) in the Court of Common Pleas of Chester County, docketed at No.: 2016-07178.

On or about January 14, 2020, a trial was held before the Honorable Mark L. Tunnell, at which

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time both Mr. McClain and Defendant Jang testified. Following the close of Plaintiff's case, on Motion by Defendant Jang, Judge Tunnell granted a compulsory non-suit on the Mechanic's Lien claim, holding that the contracts between Artisan and Jang were invalid, as the contracts did not comply with the terms of the Home Improvement and Consumer Protection Act ("HICPA"). Judge Tunnell, however, gave Plaintiff leave of court to file an Amended Complaint to seek damages for *quantum meruit*, and ordered that the trial be continued for the Court to determine the reasonable value of the services requested by Defendant Jang.

An Amended Complaint seeking damages for *quantum meruit* and other equitable relief was filed by ABI on or about January 27, 2020. Defendant filed preliminary objections which were sustained in part and overruled in part. Specifically, the Court determined that the Pennsylvania Contractor and Sub-contractor Payment Act ("PCSPA"), 73 Pa.C.S. §500 *et seq.* did not apply to a single home renovation and struck that claim. The Court further permitted the claim for *quantum meruit* to proceed.

In addition to the foregoing, found as facts, the court finds the following to be true:

1. The court made clear in its order of January 14, 2020 what it wanted:

"In order for the court to determine what the reasonable value of services that were requested by defendant, So Young Jang, the court will continue the matter to a future date."

2. The second day of testimony occurred on June 10, 2020.
3. Defendant Jang withdraw the related case entitled *Jang v. Artisan Builders, Inc.*, Chester County, CCP, Docket No: 2018-05914. (N.T. at 107).
4. The total amount claimed to be due from Defendant Jang to ABI for services performed on the Jang home is \$35,371.47. (Exhibit P-1, N.T. at 10).
5. The \$35,371.47 figure was determined by Mr. McClain after running a QuickBooks report tracking the costs, expenses and comparison of the original estimates with the invoices billed out. This is something he does in the regular course of business. (N.T. at 11).
6. The new amount of damages claimed by ABI is \$43,525.06. (N.T. at 107).
7. Mr. McClain is familiar with the amounts of money paid to subcontractors and other workers. (N.T. at 110).
8. He told the court that the prices he charges for the services he provides are fair and reasonable, if not lower than average for the "Main Line". (N.T. at 112-113).
9. The cost of the renovations requested by Defendant Jang totaled \$167,131.30. Defendant Jang had paid the bulk of the costs before ABI was fired. However, ABI claimed it was still owed \$30,091.47 in labor and materials, plus an additional \$5,280.00 in administrative fees as follows:

• \$35,371.47	Original "value/cost" of Lien (08/01/2016) (See ¶5, <i>supra</i>)
• \$ 1,214.33	Additional costs (Admin cost, legal/filing fees, accrued interest) (08/01/2016)
• \$ 7.25	Copies at Prothonotary (08/01/2016)
• \$ 200.00	Legal/filing fee; lawsuit to enforce lien (10/14/2016)
• \$ 30.00	Parking, Philadelphia (09/08/2016)
• \$ 165.00	Admin, three hours meeting with attorney (09/08/2016)
• \$ 6,5387.01	Cube Smart storage fees (Aug 2017- June 2020)

\$43,525.06

Total

10. ABI produced over five hundred (500) pages of receipts, time sheets, invoices, documents signed by Defendant Jang, emails, and other evidence of the work ABI performed.

DISCUSSION

But that is not what the court was looking for.

The parties are agreed that an action in *quantum meruit* sounds in *quasi* contract or contract implied in law and seeks the equitable remedy of restitution where one person has been unjustly enriched by the services of another. Where unjust enrichment is found, the law implies a contract, which requires the defendant to pay to the plaintiff the value of the benefit conferred. *Mitchell v. Moore*, 729 A.2d 1200 (Pa. Super. 1999). (Emphasis added.)

However, the plaintiff cannot merely submit its own loss, i.e., the value of labor and materials expended, as the measure of recovery, but must instead demonstrate that the defendant has in fact been benefitted, as the Supreme Court of Pennsylvania held in 1963, in *Meehan v. Cheltenham Twp.*, 189 A.2d 1593 (Pa. 1963). For example, in *D.A. Hill Co. v. Cleve Trust Realty Investors*, 573 A.2d 1005 (Pa. 1990), certain subcontractors who worked on a mall until foreclosure attempted to establish enrichment by evidence of their unpaid invoices. They also had evidence of the value of the mall as determined by an appraisal which was done about seven (7) months before the mortgage foreclosure. Quoting *Meehan*, the Supreme Court again said “the value of the invoices is not a proper measure of enrichment.” The court went on to say that the appraised value of the mall, on the other hand, is relevant to the question of enrichment. However, there was a problem in that case with the appraisals. Ultimately, neither the amount of the invoices nor the appraisals were sufficient to establish the value of the benefit conferred “for the invoices were irrelevant to the question of enrichment.” *Id.* at 433.

Here, although ABI went to considerable trouble to amass all its invoices, estimates, contracts and other such documents in a thick file, this court has no idea of whether there was a benefit to the Jang property and, if so, in what amount. Such a benefit could have been shown by, for example, appraisals secured by knowledgeable individuals. In *D.A. Hill Co.*, the figures were a wash, so no enrichment resulted.

Consequently, the court must find in favor of the Defendant Jang.

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-07376-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jeffrey Robert Kapochus was filed in the above-named court and will be heard on Monday, January 4, 2021 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 2, 2020

Name to be changed from: Jeffrey Robert Kapochus to: Charles Obsidian Delune
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. 2020-05763-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Mattheau Hunter was filed in the above-named court and will be heard on Monday, December 7, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, August 19, 2020

Name to be changed from: Mattheau Hunter to: Winter Alexandria May Hunter
Any person interested may appear and show cause, if any they have, why the prayer of the said petition-

er should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-04823-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Sofia Sanchez on behalf of minor child Miguel Jose Sanchez was filed in the above-named court and will be heard on Monday, October 26, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, July 27, 2020
Name to be changed from: Miguel Jose Sanchez to: Daniel Jose Sanchez
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 Friday, September 18, 2020 for **REY AZTECA OF WEST CHESTER, INC.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Andrew J. Schellhammer
Leventry, Haschak & Rodkey, LLC
1397 Eisenhower Boulevard
Richland Square III, Suite 202
Johnstown, PA 15904

CORPORATION NOTICE
Zappon Inc
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE
Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 9/29/2020 under the Domestic Business Corporation Law, for **CGI Group Advisors, Inc.**, and the addr. of the registered office is Swedesford Corporate Center, 601 Swedesford Rd., Frazer, PA 19355.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 9/29/2020 under the Domestic Business Corporation Law, for **CGI Wealth Advisors, Inc.**, and the addr. of the registered office is Swedesford Corporate Center, 601 Swedesford Rd., Frazer, PA 19355.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 9/29/2020 under the Domestic Business Corporation Law, for **CGI Plan Advisors, Inc.**, and the addr. of the registered office is Swedesford Corporate Center, 601 Swedesford Rd., Frazer, PA 19355.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on September 29, 2020, Articles of Incorporation were filed with the Department of State for **CGI Wealth Advisors, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors
747 Constitution Drive, Ste. 100
P.O. Box 673
Exton, PA 19341-0673

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on September 29, 2020, Articles of Incorporation were filed with the Department of State for **CGI Plan Advisors, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors
747 Constitution Drive, Ste. 100
P.O. Box 673
Exton, PA 19341-0673

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on September 29, 2020, Articles of Incorporation were filed with the Department of State for **CGI Group Advisors, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors
747 Constitution Drive, Ste. 100
P.O. Box 673
Exton, PA 19341-0673

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

BURKE, Robert E., late of East Goshen Township. Melissa L. Burke, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

COMBS, Florence M., a/k/a Florence May Neff Combs, late of London Grove Township. Brian Combs, 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.

CONDON, Mary M., late of Devon. Joseph P. Aquilante, 237 Valley Stream Lane, Chesterbrook, PA 19087, Executor.

CORNISH, Jane C., late of Tredyffrin Township. J. Earl Epstein, 1515 Market St., Ste. 1505, Philadelphia, PA 19102, Executor. J. EARL EPSTEIN, Esquire, Epstein, Shapiro & Epstein, P.C., 1515 Market St., Ste. 1505, Philadelphia, PA 19102, atty.

LENGEL, JR., Joseph F., late of Tredyffrin. Thomas Lengel, 1017 Rue Lane, West Chester, PA 19380 & Michael Lengel, 424 Devon Drive, Exton, PA 19341, Administrators. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

LONG, Jacob B., late of Honey Brook Township. Abigail Long, care of CHRISTOPHER M. BROWN, Esquire, 300 West State Street, Suite 300, Media, PA 19063, Administratrix. CHRISTOPHER M. BROWN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 West State Street, Suite 300, Media, PA 19063, atty.

LUDWIG, Thomas R., late of West Chester. Dawn I Jenkins, 1095 Birnam Place, West Chester, PA 19380 & Kurt M Ludwig, 220 W Seven Stars Road, Phoenixville, PA 19460, Executrix.

LYNCH, Sonja, late of East Coventry Township. Kenneth L. Lynch, 202 S. Main St., Spring City, PA 19475, Personal Representative.

McGINLEY, Anthony J., late of West Grove. Cheryl B. Brown, care of JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

McGINNIS, William W., late of West Brandywine Township. Susan E. Pedrick, 108 Cedar Knoll Road, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

MICHENER, Bruce, late of Tredyffrin Township. Christopher Michener, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike #400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike #400, Plymouth Meeting, PA 19462, atty.

MILES, James F., late of East Nantmeal Township. Chris Little Simcox, 680 Middletown Blvd., Langhorne, PA 19047 & William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, Administrators. Chris Little Simcox, Esq., 680 Middletown Blvd., #300, Langhorne, PA 19047 & William T. Keen, Esq., Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MOFFETT, John Aubrey, late of East Goshen Township. Nina B. Moffett, 1300 Erin Drive, West Chester, PA 19380 & Jennifer E. Moffett, 302 Albans Court, Malvern, PA 19355, Executrix.

O'DONNELL, Lawrence M., late of West Pike-land Township. Susan F. O'Donnell, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

O'SULLIVAN, Kathleen, late of East Goshen Township. Patrick O'Sullivan, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester PA 19382, Executor. MARITA MALLOY HUTCHINSON, Esquire, Law Office of Marita Malloy Hutchinson, 1250 Fieldstone Dr., West Chester PA 19382, atty.

OSINSKI, Julian Leopold, late of Valleyforge. Sonia Schott, care of GARY P. LEWIS, Esquire, 372 N. Lewis Rd, POB 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis McIntosh +Teare, LLC, 372 N. Lewis Rd, POB 575, Royersford, PA 19468, atty.

POLLOCK, Julia Jane, late of East Caln Town-

ship. Stuart Pollock, 106 Somers Drive, Downingtown, PA 19335, Executor.

REGN, Brandon Scott, late of East Whiteland Township. Christine L. Regn, care of ALBERT P. MASSEY, JR., Esquire, 460 E. King Rd., Malvern, PA 19355, Administratrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355, atty.

SAVILLE, Eleanor T., late of Phoenixville Borough. Theresa Ivanowicz and Bruce Saville, 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.

SITA, Joseph F., a/k/a Joseph Frank Sita, late of West Brandywine Township. Joseph J. Sita, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, Executor. MICHAEL S. DINNEY, Esquire, Shea Law Offices, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, atty.

SPANGLER, JR., Robert L., late of Westtown Township. Leslie A. Barr, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

TAYLOR, Lewis B., late of East Goshen Township. William L. Taylor, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McEr-lane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

THIR, Jonathan D., late of Wallace Township. Maureen Thir, 20 Kelden Court, Glenmoore, PA 19343, Executrix. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, atty.

WATSKY, Evan S., late of West Bradford Township. Steven C. Watsky, 17264 Northway Circle, Boca Raton, FL 33496, Administrator. JUSTIN B. ANDERSON, Esquire, Burns White LLC, 100 Four Falls, Suite 515, 1001 Conshohocken State Road, West Conshohocken, PA 19428, atty.

YEDNOCK, Theresa M., late of Phoenixville Borough. Jeanmarie Garman, 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.

2nd Publication

ADAMOPOULOS, Stella L., a/k/a Stella Latsios Adamopoulos, a/k/a Stella C. Adamopoulos, late of Kennett Township. Christos T. Adamopoulos, 209 Fulling Drive, Chadds Ford, PA 19317, Executor. **PETER S. GORDON**, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

BACCINO, Janet K., late of Kennett Square Borough. Nicholas J. Baccino, care of **MARY ANN PLANKINTON**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. **MARY ANN PLANKINTON**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

BENECKE, Marsha Dee, late of Malvern. Joel E. Benecke, 94 Markel Road, Malvern, PA 19355, Executor.

BERKEY, Carl R., late of East Coventry Township. Jean A. Dempsey, 713 Meadow Wood Avenue, Pottstown, PA 19465, Administrator. **GARY P. LEWIS**, Esquire, Lewis, McIntosh & Teare, LLC, 372 N. Lewis Road, P.O.Box 575, Royersford, PA 19468, atty.

BUSH, Merrill Reid, late of West Caln Township. Carolyn Houghton, 80 W. Baltimore Ave., C512, Lansdowne, PA 19050, Administrator. **HARRIS J. RESNICK**, Esquire, Resnick Elder Law, 22 Old State Road, Media, PA 19063, atty.

CLUELOW, Patricia Lee, late of Phoenixville. Tracy Long, 504 Tiffany Lane, Spring City, PA 19475, Executrix.

CONAGHAN, Janice E., late of Coatesville. Thomas B. Conaghan, III, 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.

FARNESI, Pia, late of East Goshen. Frank A Farnesi, 1710 Augustine Dr., Lady Lake, FL 32159, Executor.

FEENEY, Helen M., late of East Goshen Township. Mary Beth McGowan, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Esquire, Hall Law Offices, PC, 27 S. Darlington Street, West Chester, PA 19382, atty.

FINEGAN, Dolores Hemphill, late of West Whiteland Township. Barbara F. LaNeve, care of

STACEY WILLITS MCCONNELL, Esquire, P.O. Box 565, West Chester, PA 19381-0565, Executrix. **STACEY WILLITS MCCONNELL**, Esquire, Lamb McErlane, PC, P.O. Box 565, West Chester, PA 19381-0565, atty.

GREER, JR., Robson L., a/k/a Robson L. Greer, late of Tredyffrin Township. Duncan H. Meldrum, 2375 Hilltop Road, Mertztown, PA 19539, Executor. **MARLA J. MELMAN**, Esquire, Scoblionko, Scoblionko, Muir & Melman, 1816 Woods Hollow Lane, Allentown, PA 18103, atty.

HARPLE, SR., John L., late of Coatesville. John L. Harple, Jr., 173 Brickyard Circle, Ephrata, PA 17522 and Mark L. Harple, 371 Park Street, Honey Brook, PA 19344, Executors. **JAYNE A. GARVER**, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

HASTINGS, David B., late of Easttown Township. David B. Hastings, Jr., care of **STEPHEN J. OLSEN**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. **STEPHEN J. OLSEN**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

HELLIWELL, Derek P., late of West Brandywine Township. Claire L. Roth, 3493 Conestoga Road Glenmoore, PA 19343, Executrix. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HEWITT, David L., late of Kennett Township. Kruskal Hewitt, care of **L. PETER TEMPLE**, Esquire, P. O. Box 384 Kennett Square, PA 19348, Executor. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P. O. Box 384 Kennett Square, PA 19348, atty.

JOHNSON, James L., late of West Whiteland Township. Karen L. Hertzog, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Esquire, Hall Law Offices, PC, 27 S. Darlington Street, West Chester, PA 19382, atty.

JONES, Anna B., late of East Goshen Township. William H. Jones, III, 21 Lochwood Lane, West Chester, PA 19380, Executor. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

KIRKPATRICK, Donald L., late of West Chester. Edward Fackenthal, 1945 Swedesford Road, Malvern, PA 19355, Executor. **EDWARD FACKENTHAL**, Esquire, Law Office of Edward Fackenthal, 1945 Swedesford Road, Malvern, PA 19355, atty.

KREWATCH, Mary Aileen R., late of Penn Township. Robert E. Krewatch, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

LITTLE, Robert B., late of West Goshen Township. Seth R. Little, 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.

McARDLE, Louise J., late of Caln Township. Helen Stewart, 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.

MURRAY, Joseph P., a/k/a Joseph P Murray III, late of Caln. Melissa L. Jackson, care of JENNIFER H WALKER, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, Executrix. JENNIFER H WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

NEWSOM, Carol Irene, late of Chadds Ford. Danielle Alexander, 655 Dilworthtown Rd., West Chester, PA 19382, Executor.

SWEENEY, Dolores Elizabeth, late of Phoenixville. Stephanie D Thomas, 108 Taylor Way, Collegeville, PA 19426, Administrator. MARIA D FEENEY, Esquire, 555A Schoolhouse Rd., Kennett Square, PA 19348, atty.

3rd Publication

ARDINGER, Eleanor Gayle, a/k/a Elanor Gayle Ardinger, late of Penn Township. Brian Ardinger, 161 Red Oak Drive, Lincoln University, PA 19352, Executor. JENNIFER S. NASH, Esquire, 933 South High Street, West Chester, PA 19382, atty.

ATKINS, Kathleen Mary, late of Wayne. Richard Atkins, 555 Col. DeWees Road, Wayne, PA 19087, Executor. JAMES BROSE, Esquire, Brose Law Firm, 206 South Avenue, Media, PA 19041, atty.

BABCOCK, Lloyd J., late of West Vincent Township. Robert G. Bellwoar, The Historic Byers Hotel, 225 Byers Rd., Chester Springs, PA 19425, Executor. JAMES MUNNIS, Esquire, Munnis Law Office, 1515 McDaniel Dr., West Chester, PA 19380, atty.

BERKEY, Carl R., late of East Coventry Township. Jean A. Dempsey, 713 Meadow Wood Avenue, Pottstown, PA 19465, Administratrix. GARY P.

LEWIS, Esquire, Lewis McIntosh & Teare, LLC, 372 N. Lewis Road, Royersford, PA 19468, atty.

BINDSCHUSZ, Lewis R., late of East Vincent Township. Susan Ewing, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Administratrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

BLEAZARD, James Scott, late of East Marlborough. Caryn Beth Bleazard, care of STEPHEN M. PORTER, Esquire, 17 W. Miner St., West Chester, PA 19832, Executrix. STEPHEN M. PORTER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

BROWN, Mildred J. Lee, a/k/a Mildred L. Brown, a/k/a Millie Brown, late of Tredeffrin Township. William J. McQuiston, P.O. Box 604, 39 Leopard Rd., Berwyn, PA 19312, Executor. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

BROWN, Regina Whalen, late of West Bradford Township. Helene P. Russell, care of GEORGE J. TREMBERTH III, Esquire, 105 Sibley Avenue Ardmore, PA 19003-2311, Executrix. GEORGE J. TREMBERTH III, Esquire, Law Offices of George J. Trembenth III, P.C., 105 Sibley Avenue Ardmore, PA 19003-2311, atty.

CARSON, Patricia K., late of West Goshen Township. Kimberly C. Logue, 701 Ocean Dr., Avalon, NJ 08202, Executrix. ELIZABETH Z. MILNE, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

FOWLES, Evelyn M., a/k/a Evelyn Marie Fowles, late of East Marlborough. James Michael Fowles, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19832, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

GERACE, Emilia, late of Westtown Township. Michele Hayes and Lisa M. Fink, care of JOSEPH E. LASTOWKA, JR., Esquire, 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, Executrices. JOSEPH E. LASTOWKA, JR., Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, P.O. Box 319, Media, PA 19063, atty.

GIVENS, Jacqueline A., a/k/a Jacqueline Ann Givens, late of Kennett Square. Ann Catherine Givens Sinclair, 160 E. Street Road, Kennett Square, PA 19348, Executrix. MARK M. DALLE PAZZE, Es-

quire, Herdeg, du Pont & Dalle Pазze, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

HARPER, Ellen M., late of Malvern Borough. David S. Harper, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, #100, Paoli, PA 19301, Executor. WILLIAM R. HAGNER, Esquire, Law Offices William R. Hagner & Associates, PLLC, 211 West Lancaster Avenue, #100, Paoli, PA 19301, atty.

MARSHALL, James L., late of Pennsbury Township. David K. Marshall and Pamela M. Lebeaux, care of MEGAN E. O'ROURKE, Esquire, 1835 Market St., Ste. 505, Philadelphia, PA 19103-2968, Executors. MEGAN E. O'ROURKE, Esquire, Teeters Harvey Marrone & Kaier LLP, 1835 Market St., Ste. 505, Philadelphia, PA 19103-2968, atty.

PAISLEY JR., Elmer D., a/k/a Elmer Paisley, late of Franklin Township. Elmer Paisley and Elva Paisley, 355 Denny Street, Dover, DE 19901, Administrators.

PARK, Michael A., late of Tredyffrin Township. John J. Park, care of ELLEN J. DERINGER, Esquire, 1701 Market St., Philadelphia, PA 19103, Executor. ELLEN J. DERINGER, Esquire, Morgan Lewis & Bockius LLP, 1701 Market St., Philadelphia, PA 19103, atty.

POWERS, Ollie Mae, a/k/a Mae Powers, late of Kennett Square Borough. Suzanne Baird, 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.

REETHOF, Eliane E., late of Kennett Square. Neil W. Head, Esquire, 218 West Miner Street West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street West Chester, PA 19382, atty.

ROSS, Craig P., late of Westtown Township. Mary Maccario, care of ROBERT A. COHEN, Esquire, 717 Constitution Dr., P.O. Box 1265, Exton, PA 19341, Administratrix. ROBERT A. COHEN, Esquire, Riley Riper Hollin & Colagrecro, 717 Constitution Dr., P.O. Box 1265, Exton, PA 19341, atty.

SPATZ, Nancy, late of East Goshen Township. Karen O. Nielsen & Kevin Cooney, care of ANDREW H. DOHAN, Esquire, 460 E. King Road Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road Malvern, PA 19355-3049, atty.

STIVALE, Leon Joseph, a/k/a Leon J. Stivale, late of Kennett Township. Lee A. Stivale, care of EDWARD M. FOLEY, Esquire, 213 E. State Street,

Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

TALLEY, Rebecca H., late of Oxford Borough. Jane T. Rigler, 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.

TROUPE, William E., a/k/a William Elmer Troupe, late of East Brandywine Township. Tara O'Donnell, 115 Bellevue Dr., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway Thorndale, PA 19372, atty.

WALKER, Jane H., late of Willistown Township. Jeffrey J. Idler, Olivia C. Winter and Madeline H. Winter, care of ELLEN J. DERINGER, Esquire, 1701 Market St., Philadelphia, PA 19103, Executors. ELLEN J. DERINGER, Esquire, Morgan Lewis & Bockius LLP, 1701 Market St., Philadelphia, PA 19103, atty.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 9/18/20 with respect to a proposed nonprofit corporation, **Unionville Walk Community Association**, which has been incorporated under the Nonprofit Corporation Law of 1988.

2nd Publication of 3

ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE

Trust Estate of **MARY AILEEN R. KREWATCH**, deceased, late of Penn Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **MARY AILEEN R. KREWATCH** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Robert E. Krewatch, Trustee
c/o Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348

L. Peter Temple, Esquire
Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348

2nd Publication of 3**ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

Trust Estate of **LOUISE J. McARDLE**, deceased,
late of Caln Township, Chester County, Pennsylvania. All persons having claims or demands against
the Trust Estate of **LOUISE J. McARDLE** are
requested to make known the same and all persons
indebted to the said decedent are requested to make
payment without delay to:

Helen Stewart, 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**ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

Trust Estate of **OLLIE MAE POWERS a/k/a**
MAE POWERS, deceased, late of Kennett Square
Borough, Chester County, Pennsylvania. All persons
having claims or demands against the Trust Estate
of **OLLIE MAE POWERS a/k/a MAE POW-**
ERS are requested to make known the same and all
persons indebted to the said decedent are requested
to make payment without delay to:

Caroline J. Hillmann and Suzanne Baird,
Co-Trustees
c/o Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348

L. Peter Temple, Esquire
Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348
