



Chester County Law Reporter

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TABLE OF CONTENTS

73 CHESTER COUNTY REPORTS

Mercedes-Benz Financial Services v. Pommerer's Collision Center

*Declaratory Judgment – Storage fees – Garageman's lien – Conversion –
Replevin – Unjust enrichment* 114 (2025)

Classified Ads. 15

Meeting Space - *West Chester*

PP&O - *Associate Attorney - Municipal Law*

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(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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Mercedes-Benz Financial Services v. Pommerer's Collision Center

Declaratory Judgment – Storage fees – Garageman's lien – Conversion – Replevin – Unjust enrichment

1. A garageman's lien is a common law possessory lien.
2. Once a vehicle owner offered to and was willing to pay a reasonable storage fee and a fee for towing, a garageman's lien cannot be asserted by the defendant.
3. No garageman's lien may be asserted in the absence of express or implied authorization for the service or repair.
4. A common law possessory lien may be asserted for storage of as well as repairs to a vehicle.
5. A possessory lien on goods has priority over a security interest in the goods unless the lien is created by a statute which expressly provides otherwise.
6. Conversion is the deprivation of another's right of property in, or use or possession of, a chattel, or other interference therewith, without the owner's consent and without lawful justification.
7. Where a defendant to a replevin action asserts a possessory lien as a defense, a court must determine the validity of the lien. If the lien is valid, the court can nonetheless enter a verdict for the plaintiff by determining the amount of the lien and then ordering the defendant to surrender possession upon payment of that amount.
8. In order to sustain a claim of unjust enrichment, a plaintiff is required to prove that it conferred benefits on the defendant, the defendant has an appreciation of such benefit, and the defendant will accept and retain that benefit under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value.
9. After a non-jury trial, the Court entered an order in favor of defendant and against the plaintiff on the various counts of the plaintiff's complaint and the defendant's counterclaim.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2024-00201-MJ; Mercedes-Benz Financial Services v. Pommerer's Collision Center

Rebecca J. Price for plaintiff

Katherine E. Ladow and Daniel Sulvetta for defendant

Verwey, J., January 30, 2025:-

MERCEDES-BENZ FINANCIAL SERVICES,	IN THE COURT OF COMMON PLEAS
	CHESTER COUNTY, PENNSYLVANIA
Plaintiff,	
	NO. 2024-00201-MJ
v.	
	CIVIL ACTION - LAW
POMMERER’S COLLISION CENTER,	
Defendant	

MEMORANDUM AND ORDER

A non-jury trial was held in this matter on January 9, 2025. The parties submitted post-trial memoranda of law and the matter is now ripe for decision.

DISCUSSION

In March or April of 2023, Victor M. Ford left his 2018 Mercedes-Benz GLE 350, VIN 4JGDA5HB9JB041150 (Vehicle), with Defendant, Pommerer’s Collision Center (PCC), to repair damage to the front driver’s side of the Vehicle. (Exh. D-1, D-4). PCC’s owner, Fred Pommerer, testified that the vehicle was repaired. (Exh. D-3, D-5). Mr. Pommerer testified that the work performed was invoiced in the amount of \$8,916.93, but Mr. Ford never responded to his calls that work on the Vehicle had been completed. Some months later, Mr. Pommerer discovered that Plaintiff, Mercedes-Benz Financial Services (Mercedes), had an ownership interest in the Vehicle. (Exh. P-1). The court found Mr. Pommerer’s testimony to be credible and persuasive.

The parties stipulated that Mr. Pommerer made a telephone call to Mercedes on October 4, 2023, informed it that he was in possession of the Vehicle and that fees were due and owing for the repair and storage of the Vehicle. (Exh. P-4). Mercedes’s representative on the October 4, 2023, call represented that Mercedes would “would pay for repairs or storage, but not both & we would need more docs to confirm repairs.” (Exh. P-4). Mercedes’s representative made a similar representation to Mr. Pommerer on October 5, 2023. (Exh. P-4).

There is no credible evidence that Mercedes demanded the return of the Vehicle until it filed a Complaint on January 8, 2024. In the Complaint, Mercedes seeks relief in the form of a declaratory judgment, damages for conversion, and replevin. PCC filed its Answer and included a counterclaim for unjust enrichment. Mercedes filed an Answer to the counterclaim.

A. Declaratory judgement.

In its Complaint, Mercedes averred, in part, that “[w]ithout a declaration as to the amount owed (if any), the parties will not resolve their differences.” Complaint ¶ 24. Mercedes argues that PCC has no cognizable possessory lien on the Vehicle because it did not consent to the work on nor the storage of the Vehicle. Mercedes cites *State Farm Mut. Auto. Ins. Co. v. Jim Bowe & Sons, Inc.*, 539 A.2d 391 (Pa.Super. 1988), in support of its position that it has no liability for storage fees and, therefore, PCC may not assert a garageman’s lien on the vehicle. In that case, a vehicle had been stolen, recovered, and stored on the defendant’s lot. The defendant in that case claimed he was owed storage fees and had a garageman’s lien on the vehicle in question. However, the holding in *State Farm* is inapposite to Mercedes’s position.

The Court in *State Farm* was unequivocal in stating that “we hold that State Farm is liable to Bowe for a storage fee from the date when State Farm was notified that Bowe was storing the vehicle.” *Id.* at 394. It also made clear that the defendant “had a legitimate garageman’s lien against State Farm’s vehicle only after State Farm learned that the vehicle was being stored.” *Id.* The Court went on to find that once the vehicle owner offered to and was willing to pay a reasonable storage fee and a fee for towing, a garageman’s lien could not be asserted by the defendant.

In the present matter, and similar to the facts in *State Farm*, Mercedes was notified on October 4, 2023, that PCC was in possession of the Vehicle and that it wanted to be paid for storage fees and repairs. (Exh. P-4). Thereafter, on January 8, 2024, Mercedes filed its Complaint. Unlike the *State Farm* case, Mercedes did offer to pay a reasonable storage fee, but instead offered a choice of payment of the storage fee **or** repairs, but not both. (Exh. P-4). Under the facts of this case, the court finds that Mercedes was liable for storage fees at \$75.00 per day from the October 4, 2023, when it was notified by PCC that it was in possession of the Vehicle and wanted to be paid for storage, and January 8, 2024, when Mercedes filed its Complaint (96 days) for a total of \$7,200.00. *Id.* In addition, because Mercedes equivocated on paying storage fees by offering to pay one or the other, but not both, the court finds that PCC has a valid possessory garageman’s lien on the Vehicle. *Id.*; see *Trustees of Reading Company v. Smith*, 24 Ches. Co. Rep. 216 (J. Sugarman, April 5, 1976) (finding a garageman’s lien appropriate where owner was advised of possession of the vehicle, storage fees, and provided a bill for service).¹

A garageman’s lien is a common law possessory lien. See *Saxton v. Gemehl*, 72 PA Super. 177 (1919) (finding that a common law possessory lien may be asserted for storage of as well as repairs to a vehicle); 13 Pa.C.S. § 9333(a) (defining possessory lien). Having determined that PCC has a valid possessory garageman’s lien, the court must next determine whether that lien has priority over a perfected security interest. “A possessory lien on goods has priority over a security interest in the goods unless the

¹ PCC may not assert a garageman’s lien for the prenotification repairs to the vehicle. See *Associates Financial Services Co., Inc. v. O'Dell*, 396 A.2d 1234 (Pa.Super. 1979) (finding that no garageman’s lien may be asserted in the absence of express or implied authorization for the service or repair).

lien is created by a statute which expressly provides otherwise.” 13 Pa.C.S. § 9333(b). PCC’s common law possessory garageman’s lien, has priority over Mercedes’s secured interest in the Vehicle. *Id.*

B. Conversion.

Mercedes claims that PCC is liable for damages resulting from PCC’s conversion of the Vehicle. “Conversion is the deprivation of another’s right of property in, or use or possession of, a chattel, or other interference therewith, without the owner’s consent and without lawful justification.” *Acme Markets, Inc. v. Seltzer*, 244 A.3d 469, 474 (Pa. Super. 2020) (internal quotes omitted) (so stating in addressing, *inter alia*, the alleged conversion of a lottery ticket). In the present matter, PCC possessed the Vehicle first with Mr. Ford’s consent prior to Mercedes being notified of the location of the Vehicle. Thereafter, PCC maintained a valid possessory garageman’s lien on the Vehicle as to Mercedes.

Because PCC possessed the car first with the owner’s consent and then with lawful justification in the form of a possessory garageman’s lien, Mercedes’s claim for damages based on conversion must fail.

C. Replevin.

Mercedes also seeks relief in the form of an order directing PCC to surrender possession of the Vehicle. This court has determined that PCC has asserted a possessory garageman’s lien on the Vehicle and that the lien is valid. Where, as here, “a defendant to a replevin action asserts a possessory lien as a defense, a court must determine the validity of the lien. If the lien is valid, the court can nonetheless enter a verdict for the plaintiff by determining the amount of the lien and then ordering the defendant to surrender possession upon payment of that amount.” *See R & R Cap., LLC v. Merritt*, 632 F. Supp. 2d 462, 485 (E.D. Pa. 2009).

Because PCC maintains a valid possessory garageman’s lien on the Vehicle, Mercedes may take possession of the Vehicle upon payment of the \$7,200.00 storage fee due and owing to PCC.²

D. Counterclaim for unjust enrichment.

PCC has asserted a counterclaim for unjust enrichment to recover the charges for repairing the Vehicle, including tax. (Exh. D-1, D-2). The court found Mr. Pommerer’s testimony regarding the work performed and charges for repairing the Vehicle to be credible and persuasive. Mercedes offered no credible evidence that the repairs were unnecessary, deficient, or defective. Mercedes provided no credible evidence that the amount charged for the repairs was excessive or otherwise not in conformity with

² Mercedes never filed a motion for a writ of seizure, nor otherwise took the steps necessary to recover possession of the vehicle prior to trial. *See* Pa.R.Civ.P. 1075.1 (Writ of Seizure Upon Notice and Hearing).

[73 Ches. Co. Rep. Mercedes-Benz Financial Services v. Pommerer's Collision Center

charges for the same work performed by other collision repair businesses.

Mercedes attempted to develop a record and argue that PCC could not recover on its counterclaim because it failed to comply with the contractual requirements set forth in the Pennsylvania's Unfair Trade Practices and Consumer Protection Law (UTPCPL). See Act of December 17, 1968, P.L. 1224, No. 387, as amended, 73 P.S. § 201-1 et seq. Mercedes did not set forth any reference to UTPCPL in its Complaint or Answer to Counterclaim. Mercedes "acknowledges that it has not (and may not be able to) assert a claim for damages under the UTPCPA[sic]." Mercedes's Post-Trial Memorandum of Law, unnumbered page 9. Despite the foregoing and without benefit of legal citation, Mercedes argues that any contract between Mr. Ford and PCC would be unenforceable under the UTPCPL and therefore, it cannot be found liable for the charges. There is no evidence that Mr. Ford assigned his rights under the UTPCPL to Mercedes. Therefore its transmogrification argument is unsupported by the law and baseless. *See Volkswagen Grp. of Am., Inc. v. Kimmel & Silverman*, 74 A.3d 1042, 1046 (Pa.Super. 2013) (finding that law firm did not have standing to bring UTPCPL claim absent assignment of rights). The court finds that the charge of \$8,916.92, which included tax, is valid and appropriate.

In order to sustain a claim of unjust enrichment, PCC is required to prove that it conferred benefits on Mercedes, Mercedes has an appreciation of such benefit, and Mercedes will accept and retain that benefit "under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value." *Spolar v. Spolar Fam. Tr.*, 326 A.3d 995, 1003 (Pa.Super. 2024) (affirming trial court's award based on claim of unjust enrichment). In the present matter, Mercedes seeks possession of the repaired vehicle. PCC will confer the benefits of the repaired vehicle when it surrenders the vehicle to Mercedes. Mercedes has an appreciation of the benefit conferred as it has been provided with documentation of damage to the Vehicle and the repair of such damage. Upon taking possession of the Vehicle, Mercedes will be accepting and retaining the benefit and value of the repairs.

Under these circumstances, it would be inequitable for Mercedes to take possession of the Vehicle and retain the benefit of the repairs without payment of value in the amount of \$8,916.92. *Id.*

After consideration of the foregoing, and for all of the reasons stated, we enter this

ORDER

AND NOW, this 30th day of January, 2025, following a non-jury trial, it is ORDERED and DECREED that as to Count I – Declaratory Relief, Pommerer's Collision Center has a valid possessory garageman's lien in the amount of \$7,200.00, against the 2018 Mercedes-Benz GLE 350, VIN 4JGDA5HB9JB041150.

It is FURTHER ORDERED, that Pommerer's Collision Center shall surrender the 2018 Mercedes-Benz GLE 350, VIN 4JGDA5HB9JB041150, to Mercedes-Benz Financial Services upon its payment of \$7,200.00, to Pommerer's Collision Center.

It is FURTHER ORDERED, that as to Count II - Conversion, a decision is entered in favor of Pommerer's Collision Center and against Mercedes-Benz Financial

Services, in no amount.

It is FURTHER ORDERED and DECREED, that as to Count III – Replevin, a decision is entered in favor of Pommerer's Collision Center and against Mercedes-Benz Financial Services.

It is FURTHER ORDERED, that as to Pommerer's Collision Center's counterclaim, a decision is entered in favor of Pommerer's Collision Center and against Mercedes-Benz Financial Services, in the amount of \$8,916.92.

BY THE COURT:

/s/ Anthony T. Verwey, J.

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2

Professional Corporation Notice. 2

Corporation Notice 2

Dissolution Notice 2

Estate Notice **1st Publication.** 3

Estate Notice **2nd Publication.** 5

Estate Notice **3rd Publication.** 7

Fictitious Name Notice 9

Foreign Registration Statement. 9

Trust Notice **(1st Publication of 3)** 10

Trust Notice **(2nd Publication of 3).** 10

Notice 2025-00837-RC. 10

Notice 2025-01801-RC **(1st Publication of 3)** 12

NOTICES

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

LAW NO. 2025-01196-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mary Eather Busby was filed in the above-named court and will be heard on Friday, May 23, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, February 14, 2025
Name to be changed from: Mary Eather Busby to: Mary Alice Busby
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

PROFESSIONAL CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on March 27, 2025, Articles of Incorporation were filed with the Department of State for Empowered Endocrinology of Chester County, P.C., a professional corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Dept. of State for SGBJ Logistics, Inc., a corporation organized under the PA Business Corporation Law of 1988. GAWTHROP

GREENWOOD, PC, Solicitors, P.O. Box 562, West Chester, PA 19381-0562

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Elephant D'or, Inc., a Pennsylvania business corporation with its registered office at 277 Schuylkill Road, Phoenixville, Chester County, Pennsylvania, intends to file Articles of Dissolution with the Pennsylvania Department of State pursuant to the Pennsylvania Business Corporation Law of 1988, as amended. The corporation will proceed to wind up its affairs and dissolve following approval by its shareholders.

DISSOLUTION NOTICE

Notice of Winding Up Proceedings
FC Flooring, Inc. with its registered office located at 17 West Miner St., West Chester, PA 19380 in Chester County does hereby give notice of its intention to dissolve. Any claims or proceedings directly affecting this company shall be sent to 1710 Towne Drive, West Chester, PA 19380. This shall serve as official notice to creditors and taxing authorities.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the Members of Turning Tides Transitions, LLC., a Pennsylvania Limited Liability Company, with an address of 696 Stonegate Court, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the corporation under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
JAMES H. LUTZ, ESQUIRE, SOLICITOR
Lutz & Associates, P.C.
1765 Narrows Hill Road,
Upper Black Eddy, PA 18972

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Oxford Family Eyecare, P.C., a Pennsylvania professional corporation with an address at 49 S. 2nd Street, Oxford, PA 19363, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.
JEONG HYEON PARK, Esq.

Lamb McErlane, PC
138-140 W. Gay Street
West Chester, PA 19380

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

ALBED, Laurice Anne, a/k/a Laurice A. Albed, late of Malvern. Raymond Joseph Albed, Jr., care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Administratrix. JOHN R. TWOMBLY, JR., Esquire, Law Offices of John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

BABCOCK, Evelyn Clauss, late of West Chester. Leslie B. Briley, care of EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, atty.

BIBBO, Patricia Helen, late of Tredyffrin Township. Ryan Patrick Bibbo, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Administrator. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

BOOTH, Leo Richard, a/k/a Leo R Booth Jr and Richard Booth, late of Cochranville. Patrick Booth, 81 E Highland Rd, Parkesburg, PA 19365, Executor.

BOYLE, Patricia M., late of Phoenixville Borough. Kelly A. Boyle, 37 Longview Road, Linfield, PA 19468, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road., PO Box 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road., PO Box 575, Royersford, PA 19468, atty.

BRUSH, Helen S., late of Oxford Borough. Peter J. Brush, 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.

COURT, Patricia B., late of East Bradford Township. Wendy C. Fry, care of ANTHONY MORRIS,

Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

DOHERTY, Roger Billings, a/k/a Roger B. Doherty, late of East Caln Township. Lawrence Roger Doherty, care of FRANK C. DePASQUALE, JR., Esquire, 2332-34 S. Broad St., Philadelphia, PA 19145, Executor. FRANK C. DePASQUALE, JR., Esquire, DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145, atty.

GLACKIN, JR., George B., late of Penn Township. George B. Glackin, III, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GRASHOF, Anita Leppanen, late of Kennett Square. Amanda G. Mott, care of THOMAS G. BELLWOAR, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. THOMAS G. BELLWOAR, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

HALLOWELL, Cynthia J., a/k/a Cynthia Johnston Hallowell, late of West Chester Borough. Mark B. Hallowell, care of THEODORE S. COXE, JR., Esquire, 919 Conestoga Rd., Bldg. Three, Ste. 214, Rosemont, PA 19010-1354, Administrator. THEODORE S. COXE, JR., Esquire, 919 Conestoga Rd., Bldg. Three, Ste. 214, Rosemont, PA 19010-1354, atty.

HARVEY, Donald J., late of Honey Brook Township. David A. Grow, 39 Grow Road, Honey Brook, PA 19344, 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.

HERALD, Norma Jean, a/k/a Norma J. Herald, N. Jean Herald and Jean Herald, late of Westtown Township. Bruce Alan Herald, 120 John Robert Thomas Drive, Exton, PA 19341, Executor.

HINKELMAN, Peter, a/k/a Peter G. Hinkelman, late of Westtown Township. Linda C. Hinkelman, care of CHARICE D. CHAIT, Esquire, 29 Mainland Road, Suite -1, Harleysville, PA 19438, Executrix. CHARICE D. CHAIT, Esquire, Peckman Chait LLP, 29 Mainland Road, Suite -1, Harleysville, PA 19438, atty.

HOUCK, Nancy, late of Phoenixville. Lisa Hazlett, 102 Harvest Lane, Phoenixville PA 19460, Executrix.

JOHNSON, Jane Webster, late of West Chester. Margaret J. Cureton, 221 Lemon Lane, Leola, PA 17540 and Lewis T. Johnson, Jr., 301 Worington Drive, West Chester, PA 19382-6600, care of RICHARD K. DIETERLE, JR., Esquire, 15 Strawberry Lane, Lititz, PA 17543, Executors. RICHARD K. DIETERLE, JR., Esquire, 15 Strawberry Lane, Lititz, PA 17543, atty.

LANDIS, Christine Lynn, late of Avondale. Lisa M. Komnik, 161 N. Prospect Avenue, Patchogue, NY 11772, care of JAMES J. GALLAGHER, II, Esquire, P.O. Box 2306, Wilmington, DE 19899-2306, Executor. JAMES J. GALLAGHER, II, Esquire, Morris James LLP, P.O. Box 2306, Wilmington, DE 19899-2306, atty.

MANNING, Michael J., late of Willistown Township. Michael R. Manning, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

McCARTHY, Patricia Ann, a/k/a Pat, late of West Grove. Patricia Leaman Olson, W300N3099 Maple Ave., Pewaukee, WI 53072, Executrix.

McDONALD, JR., Joseph Aloysius, a/k/a Joseph A. McDonald, Jr., late of Willistown Township. Eileen Strub, 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.

McGRATH, III, John J., late of Kennett Square. Edward N. McGrath, Jr., care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

MELCHIORRE, Frances R., a/k/a Frances Rose Melchiorre, late of Malvern. David M. Melchiorre, care of JAMES B. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

MOORE, Giovanna T., late of Westtown Township. Karen L. Overall, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER

ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

MUNION, Miles J., late of East Fallowfield Township. William H. Munion, Jr. and Robert Carington, care of BESS M. COLLIER, Esquire, 820 Homestead Rd., Jenkintown, PA 19046, Administrators. BESS M. COLLIER, Esquire, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046, atty.

MURRAY, Evelyn Marie, a/k/a Evelyn J. Murray, late of East Goshen Township. Susan Carr and John Murray, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

NORRIS, Veronica Elizabeth, late of Valley Township. Claude Norris, Jr., care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Administrator. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

PARIS, Jane B., late of Upper Uwchlan Township. Laura P. Shadow, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

PATTERSON, Edith L., late of Kennett Square Borough. Carol J. Carroll, 807 Painters Crossing, Chadds Ford, PA 19317, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

RAIBLE, Starr Lynn, late of Phoenixville Borough. David Raible, care of JOHN J. McANENEY, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Administrator. JOHN J. McANENEY, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

ROSE, Iris, a/k/a Iris D. Rose, late of East Marlborough Township. Benjamin Rose, care of JEFFREY M. COOPER, Esquire, 111 E. Township Line Rd., Upper Darby, PA 19082, Executor. JEFFREY M. COOPER, Esquire, The Law Office of Jeffrey M. Cooper, 111 E. Township Line Rd., Upper Darby, PA 19082, atty.

RUCKER, Beatrice E., late of Borough of West Chester. Patricia E. Harrison, 145 Hershey Avenue

Lancaster, PA 17603, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

SIEGEL, James R., a/k/a James Richard Siegel, late of Spring City. Richard Charles Maue, care of NATALIE E. ALEXANDER, Esquire, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325, Executor. NATALIE E. ALEXANDER, Esquire, Barley Snyder LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325, atty.

SMITH, Joyce H., late of Caln Township. Walter E. Smith, 411 Laurel Ridge Path, Cochranville, PA 19330, 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.

TASHNER, Nancy, late of Spring City. Jennifer Kelly, 2065 Matsons Cir, Villanova, PA 19085, Executrix.

WATTS, Valerie Rose, late of Spring City. Luke Hirneisen, 2966 Flowing Springs Rd, Spring City, PA 19475, Executor.

WEIDENHAMMER, Phillis, late of West Whiteland Township. Helen Cashman, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

WERNER, Thomas Elwood, late of West Chester. Michael Werner, 509 Susan Drive, West Chester, PA, 19380 and David Werner, 330 Wellington Road, West Chester, PA, 19380, Executors.

2nd Publication

BEVILACQUA, Carman A., a/k/a Carman Bevilacqua, late of Malvern Borough. Damon Magozzi, care of JOHN A. WETZEL, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. JOHN A. WETZEL, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

BIGLER, June A., late of East Goshen Township. Jay Lee Bigler, 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.

CIMIJOITI, Eberhard Bernard, a/k/a Eberhard B. Cimijotti, late of West Brandywine Township. Christopher L. Cimijotti, 397 State St., Apt. 8A, Albany, NY 12210-1244, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

DELLATORRE, Gretchen Souser, late of West Chester. Ingrid Dellatorre, 37285 Martin ST #25, Rehoboth Beach, De 19971, Executor.

DEVINE, John J., late of Exton/West Whiteland Township. Sally J. Devine, 312 Green Circle, Exton, PA 19341, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, PA 19380, Administratrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, PA 19380, atty.

DONNELLY, Rose M., a/k/a Rose Donnelly, late of Phoenixville Borough. Rosemary Donnelly, 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.

DUZIC, Emir, late of East Whiteland. Fikreta Redzepagic Duzic, 75 Granville Way, Exton, PA, 19341, Administrator.

FORST, Margaret M., late of East Goshen. Renee M. Mezzanotte, care of JOHN J. MEZZANOTTE, JR., Esquire, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395, Executrix. JOHN J. MEZZANOTTE, JR., Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395, atty.

FRANZITTA, Matilda J., late of East Marlborough Township. Linda Wawrzonek and Kimberly Kenyon, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GERLACH, Mary E., late of New London Township. Mary H. Donahee, 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.

HAVERSTRAW, Edith Jane, a/k/a Jane E. Haverstraw, late of West Goshen Township. Charles L. Haverstraw, 419 Charleston Greene, Malvern, PA 19355, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Execu-

tor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HILLEGASS, Jean Ann, late of Penn Township. Joan E. Buck and Jeffrey M. Hillegass, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KANSAL, Indu, late of Kennett Township. Yogesh C. Kansal, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

LEVENGOOD, William C., late of East Fallowfield Township. Georgina Albanis, 8 Sunset Dr., Paoli, PA 19301, Executor.

McHUGH, John D., late of Upper Uwchlan Township. Denise Dunbar, 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.

MOHR, SR., Samuel S., late of Valley Township. Samuel S. Mohr, Jr., 106 Mount Airy Road, Coatesville, PA 19320, 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.

MULAC, Carolyn A, late of Downingtown. Allyn DeHoff, 214 Namar Ave, Exton, PA, 19341, Executor.

MULLEN, Kathleen Joanne, late of West Chester. Christopher Mullen, 100 Drakes Ct, Los Gatos, CA 95032, Executor.

OLSON, Nancy Haldeman, a/k/a Nancy H. Olson, late of West Grove Borough. John Christopher Ramsey and Eric J. Olson, 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.

OWENS, Irene Milliken, late of Kennett Township. Amy K. Davis and L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PATTON, Joanne H., a/k/a Joanne Hood Patton, late of East Marlborough Township. Charles F. Patton, Jr., care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

PROCTOR, Henry James, a/k/a Jim Proctor, late of East Nottingham. Dana P Simpson, PO Box 59, Oxford, PA 19390, care of GARY HEIM, Esquire, 2000 Linglestown Rd Ste 202, Harrisburg, PA 17110, Executrix. GARY HEIM, Esquire, Hazen Law Group LLC, 2000 Linglestown Rd Ste 202, Harrisburg, PA 17110

RIGGS, Dorothy H., late of Tredyffrin Township. William A. Riggs, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ROMINGER, Brenda Gail, late of Avondale. Crystal Rominger, 3903 Chestnut Street, Wilmington, DE 19808, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square, PA 19348, Executrix. WILLIAM E. HOWELL III, Esquire, Law Office of William E. Howell III, 110 E. State St., Suite 1, Kennett Square, PA 19348, atty.

SANDHU, Bhim Singh, late of West Whiteland Township. Jessica Sandhu, 113 Colwell Lane, Conshohocken, PA 19428, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SCHWOERER, Glenn George, a/k/a Glenn G. Schwoerer and Glen G. Schwoerer, late of East Fallowfield Township. Joanne Schwoerer, care of NORMAN W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NORMAN W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SCOTT, Leona M., a/k/a Leona May Scott, late of East Coventry Township. Debra L. Werner and Lenard Michael Sygnet, care of MICHELLE M. FORSELL, Esquire, 570 Main Street, Pennsburg, PA 18073, Co-Administrators. MICHELLE M. FORSELL, Esquire, Crosson & Richetti, LLC, 570 Main Street, Pennsburg, PA 18073.

SHAFER, Earl D, late of Township of East Fallowfield. Eugenia P. Vanover, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110,

Chadds Ford, PA 19317, Executrix. DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, atty.

SHAW, Diann Jane, late of East Whiteland Township. Deborah Houseberg, 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.

SHUGHART, Anne E., late of Elk Township. Beth A. McKee, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

SPANGLER, Constance, late of Tredyffrin Township. Jon Diane Atkerson, care of JOSEPH P. DIGIORGIO, Esquire, 1800 East Lancaster Ave., Suite L, Paoli, PA 19301, Executrix. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 East Lancaster Ave., Suite L, Paoli, PA 19301, atty.

THOMPSON, Anna B., a/k/a Nancy Thompson, late of West Goshen Township. Amy L. Cacchio, 268 Dilworthtown Rd., West Chester, PA 19380 and Melissa D. Fry, 216 Pennsylvania Ave., West Chester, PA 19380, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrices. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

WELSH, Christopher, late of West Chester. Michael Van Horn, 661 West Rosetree Rd, Media, PA 19063, Administrator.

WILKINSON, John L, late of New Garden Twp. Marlene E. Wilkinson, 213 E State St, Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

WILSON, Robert Edward, late of Londonderry Township. Beth Reburn, 50 W. Boehms Rd, Willow Street, PA 17584, Administrator.

WOSCZYNA, Sara J, a/k/a Sara Jo Wosczyzna, late of Phoenixville. Michelle L. Kelly, 825 Clayhor Avenue, Collegeville, PA 19426, Executor.

3rd Publication

ADAMS, Wilbur C., late of West Brandywine Township. Gordon W. Good, 3460 Lincoln High-

way, Thorndale, PA 19372, 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.

ALBRECHT, Lois Rea, late of East Goshen Township. Kirk Albrecht, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

BELLO, Robert, late of East Vincent Township. Margaret Bello, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BLAIR, Joan F, a/k/a Joan Florence Blair, late of West Bradford Township. Mark J Blair, 1017 Star-gazers Rd, Coatesville, PA 19320, Executor.

DENEN, Warren G., late of East Whiteland Township. Marc A. Zaid, Esquire, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, Administrator. DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317.

DiFELICE, Joseph V., late of East Goshen Township. Joanne M. Linaberry, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Administratrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

DONALDSON, Debra P., late of Willistown Township. Elizabeth Hirst Donaldson, care of MAURICE D. LEE, III, Esquire, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, Executrix. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, atty.

DYMEK, Rosalie T., late of East Caln Township. Paul Dymek, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., #100, West Chester, PA 19381, Administrator. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

EDWARDS, Mark A, late of North Coventry Township. Maureen Edwards, 1794 Cold Springs Rd., Pottstown, PA 19465, care of CYNTHIA L. DENGLER, Esquire, 484 Norristown Rd., Ste. 124,

Blue Bell, PA 19422, Executrix. CYNTHIA L. DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

FARRER, David A., late of East Whiteland Township. John E. Farrer, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

GABRILL, Mary Rose, late of Phoenixville. Charles P Gabrill, 314 Fulmer Rd, Pottstown, PA 19465, and Sandra M. Kassel, 4930 Treeline Dr., Coopersburg, PA 18036, Executors.

GALE, Margaret Jane, late of West Goshen. William Gale, 1213 Lotus Ln, West Chester PA 19380, Executor.

GARTNER, Janet R., late of East Marlborough Township. Stephen Robert Gartner, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

GREEN, Peggy Marie, a/k/a Peggy M. Green, late of East Goshen Township. Donna M. Williams, 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.

GREENE, Karen T., late of West Goshen Township. Cheryl Thomas, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

HOLMAN, Warren Eastburn, late of Downingtown. Jaquetta B Holman, 133 Bradford Avenue, Downingtown, PA 19335, Personal Representative.

KENNEDY, Susan F., late of West Chester Borough. Scott N. Smith, Sr., 4914 Demaio Dr., Brookhaven, PA 19015, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., #100, West Chester, PA 19381, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

KINGSLEY, Sandra I., a/k/a Sandra Kingsley, late of West Grove Borough. Karen Balbierer, 4 Rockland Way, Glenmore, PA 19343 and John Kingsley, 213 W. MacDade Blvd., Folsom, PA 19033, care of L. THEODORE HOPPE, JR., Esquire, 25 W. Second St., 2nd Fl., Media, PA 19063, Executors. L. THEODORE HOPPE, JR., Esquire, 25 W. Second

St., 2nd Fl., Media, PA 19063, atty.

KLIGER, Lois N., a/k/a Lois Kliger, late of Wil-listown Township. Marci Luty, care of ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, Executrix. ANDREW GAVRIN, Esquire, Law Office of Andrew Gavrin, 306 Clairemont Rd., Villanova, PA 19085, atty.

KIMBRO, Kyle John, late of Borough of Parkesburg. Christa Corum, 280 Liz Lane, Gap, PA 17527, care of JAIME W. GONCHAROFF, Esquire, 15 West Gay Street, West Chester, PA 19380, Administrator. JAIME W. GONCHAROFF, Esquire, Law Offices of Jamie W. Goncharoff, 15 West Gay Street, West Chester, PA 19380, atty.

LYONS, Marie M., a/k/a Marie Anna Lyons, late of West Brandywine Township. Kathryn Lyons Beech, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

McQUILKIN, June Eileen, a/k/a June E. McQuilkin, late of Tredeffrin Township. Scott Alan McQuilkin, care of JOHN K. COSTALAS, Esquire, 2558 West Chester Pike, Suite 100, Broomall, PA 19008, Executor. JOHN K. COSTALAS, Esquire, 2558 West Chester Pike, Suite 100, Broomall, PA 19008, atty.

MENTZER, Sarah L., late of Tredeffrin Township. Elizabeth R. Howard, Esq., PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix.

MORELLA, Rita A., late of East Pikeland Township. Richard M. Ewing, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

NEELY, Edgar F, a/k/a Edgar Francis Neely Jr., late of Nottingham. Kyle Neely, 909 Cloister Rd Apt A Wilmington DE, 19809, Administrator.

NUGENT, Elizabeth J, a/k/a Elizabeth Jane Nugent, late of East Goshen Township. Francis J. Keegan, Sr. and Veronica Keegan, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

PLACE, Juanita S., a/k/a Juanita Place, late of North Coventry Township. Judith L. Bransfield, 37 Eagles Watch North, Bechtelsville, PA 19505 and

Keith A. Place, 1326 Temple Rd., Pottstown, PA 19465, care of JOHN A. KOURY, JR., Esquire, 41 E. High St., Pottstown, PA 19464, Executors. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

PRY, Lois S., late of Honey Brook Township. Gordon Rand Pry, 1 Goldrod Lane, West Grove, PA 19390, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

REAGAN, Barbara S., a/k/a Barbara J. Reagan and Barbara June Reagan, late of Thornbury Township. Dorothy G. Rodgers, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates, P.C, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

SARMENTO, Yvonne L., late of West Caln Township. Savannah Garrison, 4046 Ridge Avenue, Unit 2, Philadelphia, PA 19129, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SAVASTANO, Barbara M., late of Uwchlan Township. Susan Mammarella, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

STRUZIK, Marilyn L., late of Oxford Borough. Lorie A. Struzik, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

SWARTZ, Samuel D., late of Spring City Borough. Stephanie A. Lomanto, 274 Halteman Road, Pottstown, PA 19465, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

THOMAS, Lacreasha, late of Exton. Kevin L. Thomas, 595 Pewter Drive, Exton, PA 19341, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L. DIPPOLITO,

Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

WILSON, Bridget Katherine, a/k/a Bridget Katherine Duffy and Bridget Katherine Alcorn, late of Kennett Township. Joshua Alcorn, 220 Margaret Way, Kennett Square PA 19348, Administrator.

WINTERS, Cheryl Ann, a/k/a Cheryl A. Winters, late of Phoenixville Borough. James Campbell, care of PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, Executor. PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, atty.

WOLVERTON, Patricia R., a/k/a Patricia Wolverton, late of Birmingham Township. Michele Ahwash, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., #100, West Chester, PA 19381, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

YEOMAN, Cheryl Lynn, a/k/a Cheryl L. Yeoman, late of Lower Oxford Township. Tracy M. Yeoman, 8 Bentley Rd., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on 3/24/25, for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of DAWG Athletics, with a principal place of business at 527 Summerville Dr., Exton, PA 19341. The names and address of the individual and entity interested in said business are Jordan Lardani & DAWG Athletics Inc., 527 Summerville Dr., Exton, PA 19341. WENDY F. BLECZINSKI, Solicitor, 661 Moore Rd., #105, King of Prussia, PA 19406

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that Advanced Regulatory Professional Services, LLC a foreign corporation formed under the laws of the State of DE, where its principal office is located at 8 The Green, Suite B, Dover, Delaware 19901 has or will register to do business in Pennsylvania with the Department

of State of the Commonwealth of PA, at Harrisburg, PA, on Thursday, March 20, 2025, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 65 Percheron Dr, Spring City, PA 19475.

1st Publication of 3

TRUST NOTICE

Please take notice of the existence of THE AMENDED AND RESTATED THOMAS M. ELDER REVOCABLE TRUST, dated April 12, 2019. The Settlor, Thomas M. Elder, died January 17, 2025, as a result of which all persons having claims or demands against the said trust of the decedent are requested to make known the same and all persons indebted to the decedent are requested to make payment without delay to the Trustees, Adam Axon Elder and David L. Axon, c/o Anthony Morris, Esquire, 118 W. Market St., Suite 300, West Chester, PA 19382.

2nd Publication of 3

TRUST NOTICE

THE CONNER LIVING TRUST dated 08/16/2000, 1st Amendment & Restatement dated 10/11/2011, 2nd Amendment & Restatement dated 05/06/2014, 3rd Amendment & Restatement 10/29/2019 and 4th Amendment & Restatement dated 06/01/2020
WALTER EDWIN CONNER, Deceased
Late of West Brandywine 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 SUSAN D. CONNER, TRUSTEE, c/o Matthew D. Gilbert, Esq., 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571,
Or to her Attorney:
MATTHEW D. GILBERT
GADSDEN SCHNEIDER & WOODWARD LLP
1275 Drummers Ln., Ste. 210
Wayne, PA 19087-1571

NOTICE

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
PENNSYLVANIA
CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 2025-00837-RC

CIVIL ACTION-EQUITY

CHRISTOPHER PEPE
206 Lincoln Street
Kennett Square, PA 19348
Plaintiff

vs.
BCGS LLC
c/o 85 Broad Street
New York, NY 10004
and
AND ITS SUCCESSORS, HEIRS
ADMINISTRATORS, AND ASSIGNS,
OR ANYONE CLAIMING BY,
THROUGH OR UNDER THEM
Defendants

TO: BCGS LLC, ANY OF ITS SUCCESSORS, HEIRS, ADMINISTRATORS, ASSIGNS, AND ANYONE CLAIMING BY THROUGH OR UNDER THEM:

Pursuant to an Order of Court dated March 26th, 2025, permitting service by publication of this matter, take notice that the Plaintiff filed a Complaint in Quiet Title on February 4, 2025 seeking to quiet title to a certain property located at 339 Charles Street (Parcel No. 16-9-64), Coatesville, County of Chester, Pennsylvania ("Property"). The Complaint seeks to extinguish or release a mortgage recorded on the property on or about October 8, 1980. The grantee of this mortgage was Lomas and Nettleton Co. On or about April 14, 1983, the Lomas and Nettleton Co. mortgage was assigned to the Secretary of Housing and Urban Development. The assignment was recorded in the Office for Recording of Deeds in Chester County, PA on June 2, 1983. Pursuant to a "certain Loan Sale Agreement between HUD and BCGS, L.L.C. , HUD assigned to BCGS L.L.C. ("Assignee"), "That certain Mortgage/Deed of Trust, Between Barry L. Gathercole and Kelly Gathercole ("Mortgagor") to The Lomas and Nettleton Company ("Mortgagee") dated October 7, 1980, and shown as Book/Document Number F63 at Page 518

in the office of the Clerk of The County of Chester, PA., which Mortgage/Deed of Trust secures that certain Mortgage/Deed of Trust Note dated October 7, 1980; and Such other documents, agreements, instruments and other collateral which evidence, secure or otherwise relate to HUD's right, title or interest in and to the Mortgage and/or Note and the title insurance policies and hazard insurance policies that may presently be in effect. The Note was endorsed by HUD to Assignee without 'FHA Mortgage Insurance' (as such term is defined in the Loan Sale Agreement) and without recourse.".

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

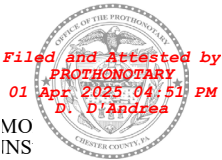
LAWYER REFERRAL AND INFORMATION SERVICE

Chester County Bar Association
15 West Gay Street—Second Floor
West Chester, PA 19381-3191

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1st Publication of 3

NOTICE



IN RE: PRIVATE SALE OF UNNECESSARY : IN THE COURT OF COMMO
LANDS AND BUILDINGS OF THE : CHESTER COUNTY, PENNS
DOWNTOWN AREA SCHOOL :
DISTRICT LOCATED ON LIONVILLE : NO. 2025-01801-RC
STATION ROAD, UWCHLAN TOWNSHIP
(UPI NOS. 33-1-25, 33-1-26; 33-1-27, 33-1-28
AND 33-1-28.1) PURSUANT TO SECTION
7-703(3) OF THE PENNSYLVANIA
SCHOOL CODE

ORDER FOR PUBLIC HEARING AND NOTICE

AND NOW, this 1st day of April, 2025, the Petition of the Board of School Directors of Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale having been filed on March 6, 2025, it is hereby **ORDERED** that a half-day hearing on the Petition is scheduled for Thursday, May 29, 2025, at 1:30 p.m. in Court Room 4 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380.

The Petitioner is directed to give Public Notice of the filing of the Petition for the Sale of Real Property and of the date of the hearing by publication in one newspaper of general circulation published within Chester County or the School District and in the Chester County Law Reporter once a week for three (3) successive weeks before the date fixed for the hearing, and by handbills, one or more of which must be posted on the property proposed to be sold, and at least five of which must be posted at conspicuous places within the vicinity of said real estate.

BY THE COURT:

BRET M. BINDER, J.

2025-01801-RC

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 Sell Unnecessary Lands and Buildings by Private Sale (“the Petition”) on May 29, 2025, in Courtroom #4 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 1:30 p.m. The Order for Public Hearing and Notice dated April 1, 2025 is attached.

The purpose of the hearing is to address Downingtown Area School District’s (“the School District”) Petition for approval to sell 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. The School District seeks Court approval at the hearing on the date and time set forth above to the sell the Property to Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3) under these terms and conditions and as further set forth in the Agreement of Sale.

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 David Matyas, (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) 692-0877
Email: gdonatelli@chescolaw.com

Guy A. Donatelli, Solicitor Downingtown Area School District
