



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 68

WEST CHESTER, PENNSYLVANIA, DECEMBER 3, 2020

No. 49

## TABLE OF CONTENTS

### 68 CHESTER COUNTY REPORTS

#### In Re: Trust Under Will of Sheila W. Hundt, Deceased

*Preliminary Objections – Standing to Remove Trustee* ..... 467 (2020)

**Classified Ads. .... 8**

Attorney To Take Over Practice - *Chester County*

Meeting Space - *West Chester*

**Legal Notices**

**See Table of Contents. ....1**

# Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by  
**CHESTER COUNTY BAR ASSOCIATION**  
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

[www.chescobar.org](http://www.chescobar.org)  
[lawreporter@chescobar.org](mailto: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

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA  
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Copyright ©2020 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

---

---

## 2020 CCBA Officers

Sam Cortes, *President*  
John Fiorillo, *Vice President*  
Michelle Bernardo-Rudy, *Treasurer*  
Brian Nagle, *Secretary*  
Patrick McKenna  
*Immediate Past President*

## CEO

Wendy Leeper

## Executive Director

Matt Holliday

## 2020 CCBA Directors

Ashley Beach  
Chuck Gaza  
Maria Janoski  
Ryan Jennings  
Christin Kubacke  
Wes Legg  
A.J. Ober  
Hon. Allison B. Royer

## 2020 YLD Division

James Doyle, *Chair*  
Michelle Barone, *Chair-Elect*  
Basil Joy, *Immediate Past Chair*

**In Re: Trust Under Will of Sheila W. Hundt, Deceased**

## Preliminary Objections – Standing to Remove Trustee

1. When considering preliminary objections, all material facts set forth in the challenged pleadings are admitted as true, as well as all inferences reasonably deducible therefrom. Preliminary objections which seek the dismissal of a cause of action should be sustained only in cases in which it is clear and free from doubt that the pleader will be unable to prove facts legally sufficient to establish the right to relief. If any doubt exists as to whether a demurrer should be sustained, it should be resolved in favor of overruling the preliminary objections.
2. Threshold issues of standing are questions of law.
3. The doctrine of standing is a prudential, judicially-created principle designed to winnow out litigants who have no direct interest in a judicial matter. For standing to exist, the underlying controversy must be real and concrete, such that the party initiating the legal action has, in fact, been aggrieved. A party is aggrieved for purposes of establishing standing when the party has a substantial, direct and immediate interest in the outcome of litigation.
4. The settlor, a cotrustee or a beneficiary may request the court to remove a trustee or a trustee may be removed by the court on its own initiative.
5. An interested party, with respect to a trust, is one or more individuals or entities having or claiming an interest in the trust that is the subject of legal proceeding.
6. The Petitioner's claim in the Trust is no greater than anyone else in the general public as he is merely the ex-husband of the beneficiary of the Trust and son of a former co-trustee of the Trust. Having no direct and personal beneficial interest in the Trust, he lacked standing to request removal of a trustee of the Trust and the Court *Held* his Petition was dismissed with prejudice.

R.E.M.

C.C.P. Chester County, Pennsylvania, Orphans' Court Division No. 1500-1654;  
In Re: Trust under Will of Sheila W. Hundt, Deceased for the Benefit of Ashley  
Hundt-Ventrone

Michael Ventrone, Pro Se, Petitioner  
Julie D. Goldstein for Respondent, William Cooper  
Tunnell, J., June 24, 2020:-

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

IN RE: TRUST UNDER WILL OF SHEILA W. HUNDT, DECEASED  
FOR THE BENEFIT OF ASHLEY HUNDT-VENTRONE

NO. 1500-1654

**DECREE**

AND NOW, this 24th day of June, 2020, upon consideration of the Preliminary Objections of Respondent, William Cooper, Esquire, Trustee of the Trust Under Will of Sheila W. Hundt, Deceased, FBO Ashley Hundt-Ventrone, to Petitioner Michael Ventrone's "Petition for Replacement of Trustee Replace William Cooper with Joe Ventrone Due to Breach of Fiduciary Duty," it is hereby ORDERED and DECREED that Respondent's Preliminary Objection based on a lack of standing is SUSTAINED and the Petition is hereby DISMISSED with prejudice<sup>1</sup>.

BY THE COURT:

/s/ Mark L. Tunnell, J.

---

<sup>1</sup> Petitioner, Michael Ventrone ("Michael"), is the ex-husband of the sole current beneficiary of the Trust Under Will of Sheila W. Hundt, Deceased FBO Ashley Hundt-Ventrone ("Ashley")(hereinafter "the Trust"). Michael and Ashley have been involved in an extended domestic relations matter relating to their divorce and the custody and child support of their two minor children. That litigation is currently pending in the Court of Common Pleas of Montgomery County, captioned *Michael Ventrone v. Ashley Hundt*, No. 2016- 14439 (the "Family Litigation").

On September 9, 2019, Ashley filed a Petition for Contempt and Enforcement of Agreements (the "First Contempt Petition") against Michael in the Family Litigation. (Prelim. Obj., at Exh. B). On September 16, 2019, seven days after Ashley filed the First Contempt Petition, Michael filed a "Petition for Assignment of Two Co-Trustees with Included Discharge of Current Co-Trustee" (the "First Removal Petition") with this court. He sought the removal and replacement of Trustee. On October 4, 2019, an Order was entered in the Family Litigation finding Michael in contempt (the "Contempt Order"). Pursuant to the Contempt Order, Michael was required to withdraw the First Removal Petition within ten (10) days. On October 11, 2019, Michael filed a Praecipe to Withdraw/Discontinue the First Removal Petition.

On March 2, 2020, Ashley filed another Petition for Contempt and Enforcement of Agreements in the Family Litigation (the "Second Contempt Petition"). (*Id.*, at Exh. F). Eight (8) days after Ashley filed the Second Contempt Petition, on March 10, 2020, Michael filed the present Petition. Ashley filed the preliminary objections in response thereto.

### **The Trust**

The Trust was established pursuant to the February 2, 2000 Codicil (the “Codicil”) to the Last Will and Testament of Sheila W. Hundt, Deceased (“Decedent”), dated January 28, 1999 (the “Will”) (the Codicil and the Will collectively, the “Trust Instrument”). (*Id.*) Decedent, Ashley’s mother, died on November 14, 2000.

Ashley is the sole income and principal beneficiary of the Trust. (*Id.* at Exh. G at Article FIRST(a)(i) of the Codicil). The Trust Instrument expressly grants Trustee authority and discretion to ““terminate [the Trust] and to distribute the then remaining trust corpus to [Ashley] at such time, if any, as [Trustee] shall deem warranted considering the emotional and financial maturity of [Ashley].” (*Id.*) The contingent remainder beneficiaries of the Trust are: Ashley’s two minor children; George S. Hundt (Ashley’s brother); and Mary H. McLaughlin (Ashley’s sister). (*See id.*, at Exh. G at Article FIRST(a)(ii) of the Codicil; *see also id.*, at Exh. G at Article FIRST(a) of the Codicil and at ITEM THIRD of the Will).

Trustee and Lynne Ventrone, Michael’s mother and the ex-mother-in-law of Ashley, were appointed as successor co-trustees of the Trust on July 1, 2013 as a result of a Trust Modification, Waiver of Account, Receipt, Release, Indemnification and Refunding Agreement. Thereafter, on July 26, 2013, Lynne Ventrone executed an Authorization and Designation which designated and authorized Trustee to act on her behalf relating to the Trust. (*Id.*, at Exh. H).

### **Standard for Preliminary Objections**

The standard for determining preliminary objections is well-settled.

When considering preliminary objections, all material facts set forth in the challenged pleadings are admitted as true, as well as all inferences reasonably deducible therefrom. Preliminary objections which seek the dismissal of a cause of action should be sustained only in cases in which it is clear and free from doubt that the pleader will be unable to prove facts legally sufficient to establish the right to relief. If any doubt exists as to whether a demurrer should be sustained, it should be resolved in favor of overruling the preliminary objections.

*Haun v. Community Health Systems, Inc.*, 14 A.3d 120, 123 (Pa. Super. 2011).

### **Petitioner Lacks Standing to Assert His Claims**

Objection No. 1 seeks dismissal of Michael’s petition based on a lack of standing. Pa. O.C. Rule 3.9(b)(5) authorizes preliminary objections on this basis. Upon review of the record, the court agrees that dismissal is warranted.

“Threshold issues of standing are questions of law.” *Rellick–Smith v. Rellick*, 147 A.3d 897, 901 (Pa. Super. 2016).

In Pennsylvania, the doctrine of standing ... is a prudential, judicially created principle designed to winnow out litigants who have no direct interest in a judicial matter. . . . For standing to exist, the underlying controversy must be real and concrete, such that the party initiating the legal action has, in fact, been “aggrieved.” ... [T]he core concept of standing is that a person who is not adversely affected in any way by the matter he seeks to challenge is not “aggrieved” thereby and has no standing to obtain a judicial resolution to his challenge. A party is aggrieved for purposes of establishing standing when the party has a substantial, direct and immediate interest in the outcome of litigation.

(*Id.*)

Under Pennsylvania law, “[t]he *settlor, a cotrustee or a beneficiary* may request the court to remove a trustee or a trustee may be removed by the court on its own initiative.” 20 Pa. C.S. §7766(a) (emphasis added). Michael is not the settlor, a co-trustee, nor a beneficiary of the Trust. (*See* Prelim. Obj., at Exh. G). He has no direct interest in the Trust. Furthermore, Michael is not otherwise an “interested party.” Pa. O.C. Rule 1.3 defines an “interested party” with respect to a trust as “one or more individuals or entities *having or claiming an interest in the . . . trust* . . . that is the subject of legal proceeding.” Michael’s claim in the Trust is no greater than anyone else in the general public. Michael is merely the ex-husband of Ashley and the son of a former co-trustee of the Trust. He has no direct and personal beneficial interest in the Trust. He therefore lacks standing to request removal of a trustee of the Trust and the Petition should be dismissed with prejudice.

Given the court’s conclusion that Michael’s lacks standing, it need not address respondent’s additional objections.

**TABLE OF CONTENTS**  
**LEGAL NOTICES**

Change of Name Notice . . . . . 2  
Corporation Notice . . . . . 2  
Dissolution Notice . . . . . 2  
Estate Notices **1st Publication** . . . . . 3  
Estate Notices **2nd Publication** . . . . . 3  
Estate Notices **3rd Publication** . . . . . 4  
Fictitious Name . . . . . 5  
Nonprofit Corporation Notice . . . . . 6  
Notice of Administrative Suspension . . . . . 6  
Action of Mortgage Foreclosure . . . . . 6  
Trust Notice . . . . . 7

**NOTICES**

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the **Law Reporter** makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The **Law Reporter** makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

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

**LAW NO. 2020-07788-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Pauline Stephanie Iniewicz was filed in the above-named court and will be heard on Monday, January 25, 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: Saturday, November 21, 2020

Name to be changed from: Pauline Stephanie Iniewicz to: Paulina Stephanie Matthews  
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. 2020-08710-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Steven Randall Shepherd III was filed in the above-named court and will be heard on Monday, February 22, 2021 at 2 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Friday, November 20, 2020

Name to be changed from: Steven Randall Shepherd III to: Albert Ritter Greeby

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. 2020-08465-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Gregory Kurisko was filed in the above-named court and will be heard on Monday, February 8, 2021 at 2 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, November 13, 2020

Name to be changed from: Gregory Kurisko to: Gregory Michael Kurisko

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 November 4, 2020 for **Recovery Partner Network Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Internet Advertising  
Jeffrey H. Smith, Esq., Solicitor

**DISSOLUTION NOTICE**

Notice is hereby given that ARST, LLC, a dissolved Delaware corporation, with a registered office of 1143 Dorset Drive, West Chester, PA 19382, ceased doing business as of July 23, 2017, and intends to file a notice of withdrawal from doing business in Pennsylvania.



**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.*

**First Publication**

**BARR**, Lynda A., late of Kennett Township. Ronald Ciarmello, care of JOHN R. LUNDY, Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Administrator. JOHN R. LUNDY, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

**BOCHEY**, Barbara A., late of West Goshen Township. S&T Bank, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19380, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St, West Chester, PA 19380, atty.

**CHESTER**, James Hawley, late of Newlin Township. Katherine Chester Wolfington and Hawley C. Chester, 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.

**CUDDY**, G. Janette, late of Coatesville. Cynthia A. Cuddy, 130 Old Racetrack Rd., Coatesville, PA 19320, Executrix. WILLIAM P. HARRINGTON, JR., Esquire, The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535, atty.

**DANBY**, Phyllis Creighton, late of Kennett Township. Colin Arthur Michael Danby, 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.

**GORNEY**, Margaret P., late of Birmingham Township. Leonard S. Gorney, 881 Silverwood Drive, West Chester, PA 19382, Executor.

**HENC**, Edward Valent, late of Coatesville. Deborah H Bone, 82 Devon Rd., Paoli, PA 19301, Executor.

**JOHNSON**, Annette P., late of East Bradford Township. Lee Levicoff, 6 Galena Court, Erial, NJ 08081, Executor. PETER E. IORIO, Esquire, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101, atty.

**LYONS**, Richard E., late of Honey Brook. Brian F. Boland, care of BRIAN F. BOLAND, Esquire, 2640 Westview Drive, Wyomissing, PA 19610, Executor. BRIAN F. BOLAND, Esquire, Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610, atty.

**McMILLAN**, Edward Brian, late of East Fallowfield Township. Christopher Brian McMillan, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Pappano and Breslin, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

**MITCHELL**, Marcella H., late of Oxford. Daina S. Wilson McLean, Esquire, P.O. Box 2410, Bala Cynwyd, PA 19004, Administratrix. DAINA S. WILSON, Esquire, P.O. Box 2410, Bala Cynwyd, PA 19004, atty.

**SNYDER**, Charlotte A., late of Honey Brook Township. John I. Shaffer, III, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19380, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St, West Chester, PA 19380, atty.

**SPRINGER**, Wilbert Oscar, a/k/a Wilbert O. Springer III, late of West Grove. Deborah S. Belusa, 17201 Broadoak Dr., Tampa, FL 33647, Executor.

**ZANGARDI**, John A., a/k/a John Zangardi, late of East Vincent Township. Peter Zangardi, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executor. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**2nd Publication**

**BIGLER**, Patricia H., late of Westtown. C. Stephen Bigler, 1035 Ballintree Lane, West Chester, PA 19382, Executor. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.O. Box 551 Wilmington, DE 19899, atty.

**CUSKEY**, John A., late of East Goshen Township. Karen E. Cuskey, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**HALL**, Elizabeth A., late of Spring City. Kathy J. Fellman, care of JOHN S. CARNES, JR., Esquire, 101 W. Main St. Parkesburg, PA 19365, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main St. Parkesburg, PA 19365, atty.

**JONES, JR.**, William A., late of Kennett Township. Mary Lucile Johnston, 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.

**KELLY**, Suzanne Marie, late of London Britain Township. David Woerner and Peggy Woerner, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384 Kennett Square, PA 19348, Administrators. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384 Kennett Square, PA 19348, atty.

**SILCOX**, Shirley V., late of Elverson Borough. Cheyrle L. Borneman, P.O. Box 552, Boyertown, PA 19512, Executor. JEFFREY C. KARVER, Esquire, Boyd & Karver, P.C., 7 East Philadelphia Avenue, Suite 1, Boyertown, PA 19512, atty.

**SMITH**, Ian B., late of Tredyffrin Township. Jennifer Brigham, care of DANIEL R. COOPER, Esquire, 1701 Market St., Philadelphia, PA 19103, Executrix. DANIEL R. COOPER, Esquire, Morgan, Lewis & Bockius, LLP, 1701 Market St., Philadelphia, PA 19103, atty.

**SMITH**, Irene B., late of Tredyffrin Township. Jennifer Brigham, care of DANIEL R. COOPER, Esquire, 1701 Market St., Philadelphia, PA 19103, Executrix. DANIEL R. COOPER, Esquire, Morgan, Lewis & Bockius, LLP, 1701 Market St., Philadelphia, PA 19103, atty.

**SPOTTS**, Vivian A., late of Valley Township. Jeffrey A. Spotts, 1323 Old Wilmington Rd., East Fallowfield, PA 19320, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**STOUDT**, Sue Webber, late of East Coventry Township. Sheila B. Eddinger, 3000 Lutheran Rd. Gilbertsville, PA 19525, Executor. JEFFREY C. KARVER, Esquire, Boyd & Karver P.C., 7 E. Philadelphia Avenue, Suite 1, Boyertown, PA 19512, atty.

**STRATTON, JR.**, Jack D., a/k/a Jack Stratton, Jr., late of Tredyffrin Township. Henry C. Gulbrandsen, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. NICHOLAS W. STATHES, Esquire, Toscani & Gillin, P.C., 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

**TRAVIS-BEY, JR.**, Eubank, late of Phoenixville Borough. Zamelia A. Doswell, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**WALLACE**, Larry V., late of West Caln Township. Richard A. Wallace, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

### 3rd Publication

**BALDWIN**, Virginia D., late of Penn Township. J. Richard Baldwin, care of DAVID B. MYERS, Esquire, 148 W. State Street, Suite 102, Kennett Square, PA 19348, Executor. DAVID B. MYERS, Esquire, The Law Office of David B. Myers, 148 W. State Street, Suite 102, Kennett Square, PA 19348, atty.

**CLAY**, Ethel Wilhelmina, late of Lower Oxford Township. Kirstan Clay-Weinfeld, 1105 N Dupont Rd., Wilmington, DE 19807, Administrator.

**COLLINGWOOD**, Robert S., late of Phoenixville Borough. Joseph Collingwood, care of CAROLE HENDRICK, Esquire, 3927 Mill Road, Colledgeville, PA 19426, Executor. CAROLE HENDRICK, Esquire, 3927 Mill Road, Colledgeville, PA 19426, atty.

**COOK**, Constance May, late of Honey Brook Township. Thomas C. Cook, Jr., 2778 Old Cedar Grove Rd., Broomall, PA 19008, Executor. JENNIFER FELD, Esquire, Colliton Elder Law Associates, P.C., 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

**GARBER**, Jan R., a/k/a Jan Robert Garber, late of West Chester Borough. Loren Jill Ferro, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**KURILOFF**, Marvin, late of East Vincent Township. Lisa M. Spradlin, 7369 Sweetwood Drive, Macungie, PA 18062, Executor. R. NICHOLAS NANOVIC, Esquire, Gross McGinley, LLP, 33 S. Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060, atty.

**LESCH**, Mary, a/k/a Mary C. Lesch, late of East Goshen Township. Richard Lesch, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown PA 19335, atty.

**LINEHAN**, Donna E., late of Malvern. James L. Beam, care of ANDREW H. DOHAN, Esquire, 460 E. King Road Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor

& Massey, LTD., 460 E. King Road Malvern, PA 19355-3049, atty.

**LONDON**, Emily J., a/k/a Emily G. London, late of West Chester. Dawn L. London, 329 N. New Street, West Chester, PA 19380, Executor.

**MASCHERINO**, Marie D., late of West Goshen Township. Bernadine M. Mascherino, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**MAY, SR.**, Vernon, late of Wallace Township. Michelle May 39 Granite Hill Lane Glenmoore, PA 19343 & Kevin C. May 33 Granite Hill Lane Glenmoore, PA 19343, Co-Executors. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

**MAYLAHN**, Frances S., late of East Brandywine Township. Catherine M. Rawlings, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**OSBORNE**, Beulah G., late of Oxford Borough. Charles Edward Lewis, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executor. JOHN S. CARNES, JR., Esquire, Law Offices of John S. Carnes, Jr., 101 W. Main Street, Parkesburg, PA 19365, atty.

**ROBERTS**, Suzanne F., a/k/a Suzanne Roberts, late of East Fallowfield Township. Sheldon M. Bonovitz and Ralph J. Roberts, Jr., care of BARRY L. SMALL, Esquire, 30 S. 17th St., Philadelphia, PA 19103, Executors. BARRY L. SMALL, Esquire, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103, atty.

**SCHIEFER**, Clarence E., late of Honey Brook Township. Marcia M. Hall, 6054 Fisher Drive, Narvon, PA 17555, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SEISCIO**, Adele Bane, a/k/a Adele Friedrich Seiscio, late of Schuylkill Township. Whitney P. O'Reilly, care of WHITNEY P. O'REILLY, Esquire, 30 South 17th Street, 19th Fl, Philadelphia, PA 19103, Executor. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 30 South 17th Street, 19th Fl, Philadelphia, PA 19103, atty.

**SERRICCA**, Laretta, late of North Coventry. John Serricca, 1309 Powder Mill Hollow Road, Boyertown, PA 19512, Executor.

**STEFFEN**, William Huff, late of East Goshen Township. Derek Earl Steffen, 1348 Westminster Dr., Downingtown, PA 19335, Executor. RACHEL SHAFFER GERSIE, Esquire, Fendrick Morgan, LLC, 1950 Route 70 East, Ste. 200, Cherry Hill, NJ 08003, atty.

---

### FICTITIOUS NAME

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

**Meghan Werner Photography**, with its principal place of business at 10 Queens Ave, Malvern, PA 19355. The application has been (or will be) filed on: Sunday, November 15, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Meghan Werner, 10 Queens Ave, Malvern, PA 19355.

---

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 18, 2020 for **Euphoria Lash Beauty Bar** at 764 Slate Hill Dr. Oxford, PA 19363. The name and address of each individual interested in the business is Jessica Chaffier at 764 Slate Hill Dr. Oxford, PA 19363. This was filed in accordance with 54 Pa.C.S. 311.

---

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 07, 2020 for **Conquest Life Coaching** at 1 Violet Lane West Grove, PA 19390. The name and address of each individual interested in the business is Josiah Smith at 1 Violet Lane West Grove, PA 19390. This was filed in accordance with 54 Pa.C.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 18, 2020 for **Julie Shtraks FPS** at 44 Ivywood Ln. Wayne, PA 19087. The name and address of each individual interested in the business is Julie Paige Shtraks at 44 Ivywood Ln. Wayne, PA 19087. This was filed in accordance with 54 PaC.S. 311.

**NONPROFIT CORPORATION NOTICE**

*NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.*

The name of the corporation is 1050 Glenhall Road Homeowners Association, Inc. Articles of Incorporation were filed on Thursday, November 12, 2020

The purpose or purposes for which it was organized are: The purpose of the corporation is to form a homeowners association for a residential subdivision known as "1050 Glenhall Road", and to conduct all lawful business and exercise all lawful powers, rights and privilege which a non-profit corporation may now or hereafter have.

Arthur L. Sagnor III, Esquire, Solicitor  
Lachall Cohen & Sagnor LLP  
144 West Market Street  
West Chester, PA 19382

**NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that the following Chester County attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated October 21, 2020, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuum Legal Education Board. The Order became effective November 20,2020 for Complaine Group 3.

deBruin, David Walter  
Erk, Nicole Therese  
Sossman, Meredith Anne.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

**IN THE COURT OF COMMON PLEAS  
Chester COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE  
Term No. 2020-02525-RC  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
M&T BANK  
Plaintiff  
vs.  
The Unknown Heirs of STOUGHTON L. WATTS Deceased  
Mortgagor and Real Owner  
Defendant**

The Unknown Heirs of STOUGHTON L. WATTS Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 16 Fairway Drive Malvern, PA 19355.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff M&T BANK, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2020-02525-RC wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 16 Fairway Drive Malvern, PA 19355 whereupon your property will be sold by the Sheriff of Chester.

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or 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 OR CANNOT AFFORD ONE, 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 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  
West Chester, PA 19380  
610-429-1500

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

---

**Chester County Tax Claim Bureau  
NOTICE Regarding 2020 Continued Upset Tax Sale**

ATTENTION: Due to ongoing State mandated Covid-19 pandemic restrictions pertaining to in-person gatherings and social distancing, the Chester County Tax Claim Bureau has cancelled the December 14, 2020 Continued Upset Tax Sale as previously advertised pursuant to the Pennsylvania Real Estate Tax Sale Law.

---

**2nd Publication of 3**

**TRUST NOTICE**

Trust Estate of WILLIAM A. JONES, JR., deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of WILLIAM A. JONES, JR. are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Mary Lucile Johnston, 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

---