



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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Fruchter v. Borough of Malvern

Right to know law – Statute free of ambiguity - Criticisms, demotion or discharge of an employee

1. The Right to Know Law exists to promote access to official government information so that greater transparency will allow the public to scrutinize the actions of public officials and hold them accountable.
2. If a Borough believes a record is exempt, the burden is on the Borough to demonstrate the applicability of any exemption by a preponderance of the evidence.
3. When the words of a statute are clear and free from all ambiguity, the letter of it is not to be disregarded under the pretext of pursuing its spirit.
4. An exemption from the duty to disclose records relating to an agency employee if it is written criticisms of an employee or information regarding discipline, demotion or discharge contained in a personnel file; however, that exemption does not apply if it results in a demotion or discharge of the employee.
5. It is up to the legislature to determine if the general interest in public disclosure of events underlying a demotion or discharge should be expanded to include alleged disciplinary events that lead to a retirement or resignation.
6. Petitioner sought a Notice of Suspension of a Borough employee as well as a Loudermill letter, which would purportedly concern due process prior to termination of employment. The Court determined neither needed to be produced because neither was a demotion or discharge and the general exemption regarding discipline and written criticisms applied. Accordingly, the Court Held the Petition for Review of Decision Under the Right to Know Law were denied and dismissed; the determinations of the Pennsylvania Office of Open Records regarding Petitioner's RTKL Requests Nos. 1 and 2 were affirmed and the Borough of Malvern was not required to take further action in connection with either of the subject requests.

R.E.M.

C.C.P., Chester County, Pennsylvania, No.s 2021-06260 and 2021-07423; Danny S. Fruchter vs. Borough of Malvern

Richard A. Breuer for Petitioner

Scott A. Yaw for Respondent

Binder, J., April 22, 2022:-

<p>DANNY S. FRUCHTER</p> <p>vs.</p> <p>BOROUGH OF MALVERN</p>	<p>IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA</p> <p>NO. 2021-06260-CS</p> <p>PETITION FOR REVIEW OF DECISION UNDER THE RIGHT TO KNOW LAW</p>
<p>DANNY S. FRUCHTER</p> <p>vs.</p> <p>BOROUGH OF MALVERN</p>	<p>IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA</p> <p>NO. 2021-07423-CS</p> <p>PETITION FOR REVIEW OF DECISION UNDER THE RIGHT TO KNOW LAW</p> <p>(Consolidated with 2021-06260-CS)</p>

ORDER

AND NOW, this 11th day of April, 2022, a Petition for Review of Decision Under the Right to Know Law (RTKL) having been filed on September 20, 2021,¹ after a hearing/argument held on February 1, 2022, and after submission of briefs and proposed findings of facts/conclusions of law, it is hereby **ORDERED** as follows:

1. Petitioner's requests for relief as set forth in his Petitions for Judicial Review are **DENIED** and **DISMISSED**;
2. The determinations of the Pennsylvania Office of Open Records regarding Petitioner's RTKL Requests Nos. 1 and 2 are **AFFIRMED**; and
3. The Borough of Malvern shall not be required to take further action in connection with either of the subject RTKL requests.

BY THE COURT:

/s/ **BRET M. BINDER, J.**

¹ The Petition was filed to 2021-07423-CS. The court consolidated 2021-07423-CS and 2021-06260-CS by order entered November 8, 2021.

BACKGROUND

Petitioner Danny Fruchter (Fruchter) submitted two separate “Requests for Information” to the Borough of Malvern (Borough) pursuant to the Pennsylvania Right-to-Know Law (RTKL), 65 P.S. § 67.101, *et. seq.* Petitioner’s first request, submitted April 7, 2021, sought, *inter alia*, a settlement agreement titled the “Retirement Agreement and General Release” (Retirement Agreement). The Retirement Agreement involved a former employee, Sergeant Lloyd Douglas and the Borough. Exhibit P-1 (Pennsylvania Office of Open Records Certified Record – AP 2021-0850 – docket # 2021-06260-CS).²

The Borough’s Open Records Officer and Borough Manager, Christopher Bashore (Bashore) provided the Retirement Agreement along with a video recording of the April 6, 2021 meeting of Borough Council. *Id.* On April 26, 2021, Fruchter promptly filed an appeal to the Pennsylvania Office of Open Records (OOR). Fruchter claimed in that appeal that two (2) other documents responsive to the RTKL Request #1 were not produced – namely the February 4, 2021 Loudermill³ letter and the September 30, 2020 Notice of Suspension referenced in the Retirement Agreement. *Id.* The Borough responded that Fruchter did not specifically request the two (2) documents and that they were referenced in but not part of the Retirement Agreement. *Id.* The OOR, on July 7, 2021, denied Fruchter’s appeal with regard to RTKL Request #1. *Id.* Fruchter filed the instant Petition for Judicial Review on August 5, 2021.

Additionally, on July 12, 2021, Fruchter submitted a second RTKL Request (RTKL Request #2) simply requesting the September 30, 2020 Notice of Suspension and the February 4, 2021 Loudermill letter. Exhibit P-2 (OOR Certified Record AP 2021-1441 – present docket # 2021-07423-CS).⁴ The Borough responded to Fruchter on July 14, 2021, and stated that it would not produce the two (2) documents as they were exempt from disclosure pursuant to the RTKL – 65 P.S. § 67.708(b)(7) (vi),(viii). *Id.* Specifically, Bashore attested that the two documents consisted of information regarding discipline and that the Loudermill letter also includes criticisms of an employee. *Id.* Further the Borough argued that neither document constitutes a final action resulting in demotion or discharge that would eliminate the exemption to disclosure pursuant to subsection 708(b)(7)(viii). Fruchter filed an appeal to the OOR regarding RTKL Request #2. *Id.* On August 25, 2021, the OOR issued its final determination and upheld the determination of the Borough that the two (2) documents in question were exempt from production. *Id.* On September 20, 2021, Fruchter filed his second Petition for Judicial Review, originally docketed to 2021-07423-CS asking for review of this decision.

² The OOR filed the certified record for AP 2021-0850 on or about September 7, 2021 and the parties stipulated to its admission as Exhibit P-1.

³ So called for the decision in Cleveland Board of Education v. Loudermill, 470 U.S. 532 (1985) (holding that public employees have a right to due process prior to termination of employment).

⁴ The OOR filed the certified record for AP 2021-1441 on or about November 30, 2021 and the parties stipulated to its admission as Exhibit P-2.

The parties agreed at the hearing/argument that the documents requested, in a vacuum, are exempt from production pursuant to the RTKL. The parties further agreed that the distilled issues before this court are whether or not the Loudermill letter and the Notice of Suspension should have been produced because: (1) they were part of what constituted an effective discharge or termination of Sergeant Douglas; and/or (2) the reference to both documents in the Retirement Agreement make them appropriate for disclosure.

RIGHT TO KNOW LAW

The RTKL exists to promote access to official government information so that greater transparency will allow the public to scrutinize the actions of public officials and hold them accountable. See Bowling v. Office of Open Records, 990 A.2d 813, 824 (Pa.Cmwlth. 2010), affirmed, 75 A.3d 453 (Pa. 2013). There is no dispute that the Borough is a local agency pursuant to 65 P.S. § 67.302 and has an obligation to disclose public records generally.

Pursuant to 65 P.S. § 67.708(a), if the Borough believes a record is exempt, the burden is on the Borough to demonstrate the applicability of any exemption by a preponderance of the evidence. As noted above, Petitioner agrees that the two (2) documents in the case *sub judice* are exempt generally but argues that the exemption is lost due to the specific circumstances of the actions taken with Sergeant Douglas and the incorporation of them into the Retirement Agreement.

In the certified record for RTKL #1, the parties agree that the Borough produced the entire Retirement Agreement at issue. Ex. P-1.⁵ Moreover, that agreement states that it is the entire agreement between the Borough and Sergeant Douglas. Petitioner argues that the Retirement Agreement is, in essence, a final action resulting in discharge and thus the referenced documents within the Retirement Agreement – namely the Loudermill letter and Notice of Suspension – lose the exemption from the requirement to produce.

This court starts by examining the plain language of the statute “to ascertain and effectuate the intention of the General Assembly.” 1 Pa.C.S. § 1921(a). “When the words of a statute are clear and free from all ambiguity, the letter of it is not to be disregarded under the pretext of pursuing its spirit.” 1 Pa.C.S. § 1921(b). See also School Dist. of Philadelphia v. W.C.A.B. (Hilton), 117 A.3d 232, 242 (Pa. 2015) (citing same).

Presently, the plain language of the exemption at issue provides for an exemption from the duty to disclose records relating to an agency employee if it is “[i]nformation regarding discipline, demotion or discharge contained in a personnel file.” 65 P.S. § 67.708(b)(7)(viii). However, that exemption does not apply if it results in a discharge

⁵ The parties simplified and consolidated the underlying issues regarding the records requested in RTKL Requests #1 and #2 and the arguments related to those records at oral argument. This court could dismiss and deny the petition regarding RTKL request #1 as the request itself was for the Retirement Agreement, which was produced in its entirety. However, in the interests of addressing the substance of the consolidated matters, the two petitions and underlying arguments are being addressed jointly.

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of the employee. “This subparagraph shall not apply to the final action of an agency that results in demotion or discharge.” Id. Subsection 708(b)(7)(vi) provides an additional exemption for “[w]ritten criticisms of an employee.”

Petitioner argues that the Retirement Agreement was entered into in lieu of a discharge of Sergeant Douglas and that this effectively renders the Retirement Agreement a discharge. This court is unpersuaded. If the legislature chose, it could have written subsection 708(b)(7)(viii) to provide that the exception would not apply in the event of demotion, discharge, or “retirement or other termination of employment in lieu of demotion or discharge.” Such language is absent and this court will not second guess the plain language or insert its own. It is up to the legislature to determine if the general interest in public disclosure of events underlying a demotion or discharge should be expanded to include alleged disciplinary events that lead to a retirement or resignation as well as to weigh the competing public interest of an incentive for government agencies and employees to amicably resolve potential employment issues with an agreement that will protect the personnel records of an employee. Moreover, a slippery slope would be created by Petitioner’s request to expand the plain language as questions may arise whether a transfer, quitting, or the like may constitute a ‘discharge’ under an expanded definition.

Accordingly, this court rejects the argument of Petitioner that the Loudermill letter and Notice of Suspension are to be produced because they individually are not a “demotion or discharge” nor is the Retirement Agreement a “demotion or discharge.” The general exemption from production regarding discipline in a personnel file applies and written criticisms of an employee apply. Subsections 708(b)(7)(vi),(viii).

Petitioner additionally argues that this court should find that the exception is lost because references to the Loudermill letter and Notice of Suspension are in the Retirement Agreement and they are thus a necessary part of the background to and understanding of that agreement. The Borough has produced the entire Retirement Agreement. The Loudermill letter and Notice of Suspension were not attached to that agreement but merely referenced. However, even if the two documents were attached to the agreement they need not be produced. In Global Tel*link Corporation v. Wright, 147 A.3d 978 (Pa.Cmwlt. 2016), the Commonwealth Court held that a financial record that was exempted from production did not lose that exemption because it was attached to an otherwise disclosable contract between an agency and contractor. “Here, a document, which is otherwise exempt under section 708(b)(26) of the RTKL because it contains a bidder’s financial information, is not transformed into a financial record not subject to the 708(b)(26) exemption simply because it is appended to the successful bidder’s contract.” Id. at 981. See also West Chester University of Pennsylvania v. Schackner, 124 A.3d 382, 392 (Pa.Cmwlt. 2015) (“[W]e disagree with the OOR that information regarding a legislative strategy must be disclosed just because it is part of the contract[.]”).

Even if the Loudermill Letter and Notice of Suspension were expressly incorporated in the Retirement Agreement, pursuant to Global Tel*link and Schackner, the documents would not lose their exemption as personnel records pursuant to subsection 708(b)(7)(viii) or as written criticism of an employee pursuant to subsection

708(b)(7)(vi).

This reasoning is bolstered by the reasoning of the Commonwealth Court in Silver v. Borough of Wilkinsburg, 58 A.3d 125 (Pa.Cmwlt. 2012), appeal denied, 76 A.3d 540 (Pa. 2013). In Silver, the Commonwealth Court analyzed whether or not the entire employment termination letter constituted a final action for the exception from the general exemption in subsection 708(b)(7)(viii) or whether certain information relating to pre-termination employee discipline was still exempt from production and could be redacted. The Silver Court noted that “final action” is not defined by the RTKL. Silver, 58 A.3d at 127. “Clearly, the agency’s ‘final action’ was the employment termination, and the employment termination letter was the ‘record’ of said employment termination.” Id. at 128. The Silver Court ultimately held that “[t]he RTKL, without exception, exempts from disclosure ‘[w]ritten criticisms of an employee.’” Id. at fn. 4 (citing subsection 708(b)(7)(vi)). “It also exempts from production discipline contained in a personnel file.^[6] The exception to the latter does not authorize disclosure of disciplinary action which ‘may have been gleaned from a ‘personnel file,’ once it was placed in the [employment termination letter].” Id. (holding of the majority with quotes from the dissenting opinion). The Silver Court went on to hold that the entire termination letter need not be produced because: (1) the Legislature used the words final action instead of demotion/employment termination letter; (2) to hold otherwise would undermine the protections the Legislature mandated for disciplinary actions or written criticism just because it was referenced in a demotion/termination letter; and (3) to hold otherwise would be to violate the requirement to the express language of the statute. Id.

Accordingly, pursuant to Silver, even if this court were to treat the Retirement Agreement as a termination letter and final action, which it is not,⁷ any references or incorporation to pre-termination discipline is still exempt from production.

Given that the records at issue are exempt generally as agreed to by the parties pursuant to subsections 708(b)(7)(vi),(viii) and for the reasons stated above the records were properly withheld as exempt, no exception to that exemption applies, and the petitions are denied and dismissed.

⁶ Presumably referencing subsection 708(b)(7)(viii).

⁷ The Borough argues that the final action was the vote at a public meeting by Borough Council approving the Retirement Agreement that constitutes a final action in this matter. Such reasoning appears consistent with Silver; however, it need not be reached by this court today given the above analysis.

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CLERK OF THE ORPHANS' COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, OCTOBER 5, 2022
Courtroom 7 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF STEVEN J. GIORDANO, DECEASED **1519-1222**

FIRST AND FINAL ACCOUNT
OF: RONALD A. KOLLA, ADMINISTRATOR

ATTORNEY(S):
JOHN ALAN RULE, ESQUIRE

ESTATE OF CONCETTA BURGHARDT, DECEASED **1519-1469**

FIRST AND FINAL ACCOUNT
OF: LYNDA A. YELENOVSKY, EXECUTOR

ATTORNEY(S):
SEAMUS M. LAVIN, ESQUIRE

ESTATE OF WILLIAM J. DECKMAN SR, DECEASED **1520-0865**

FIRST AND FINAL ACCOUNT
OF: WILLIAM J. DECKMAN JR, EXECUTOR

ATTORNEY(S):
NANCY WORTH PINE, ESQUIRE

ESTATE OF EUGENE R. MYERS, DECEASED **1519-1543**

A/K/A EUGENE MYERS
FIRST AND FINAL ACCOUNT
OF: KIMBERLY I. BLOUGH, EXECUTOR

ATTORNEY(S):
CHARLES S. FRAZIER, ESQUIRE

ESTATE OF FREDERICK A. DUFFY, DECEASED

1596-1131

FIRST & INTERIM ACCOUNT OF KATHLEEN WISE, CO-TRUSTEE AND KEVIN GALBRAITH, CO-TRUSTEE...FOR THE KATHLEEN WISE GST-EXEMPT MARITAL TRUST UNDER WILL OF FREDERICK A. DUFFY DATED NOVEMBER 24, 1992

OF: KEVIN GALBRAITH, TRUSTEE
KATHLEEN WISE, TRUSTEE

ATTORNEY(S):
TIMOTHY JAMES HOLMAN, ESQUIRE

NOTICES

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CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2022-06944-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Harold Lee Wiggins II was filed in the above-named court and will be heard on Monday, December 5, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, September 9, 2022

Name to be changed from: Harold Lee Wiggins II to: Joseph Lee Wiggins

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 Wednesday, August 10, 2022 for Recreational Adventures Co. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Camping and outdoor recreation

CORPORATION NOTICE**J LARKIN AUTOMOTIVE INC**

Has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Dept. of State for RENEHAN DEVELOPMENT INC., a corporation organized under the PA Business Corp. Law of 1988. LENTZ, CANTOR & MASSEY, LTD., Solicitors, 460 E. King Rd., Malvern, PA 19355-3049

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that LENAPE AIR, LTD. is currently in the process of voluntarily dissolving. Anthony J. Rocca, Esquire
1528 Walnut Street
Suite 1507
Philadelphia, PA 19102

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

ALSTON, Nathaniel, late of Caln Township. Fairfax Davis, 5414 Ludlow Drive, Temple Hills, MD 20748, Executrix. **NATHAN A. NEAL**, Esquire, Law Offices of Neal and Haney, PLLC, 209 Kennedy Street, NW, Washington, DC 20011-5214, atty.

ANDERSON, Gail E., late of West Whiteland Township. Tyler Wolfe, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

CINORRE, Virginia M., a/k/a Ginny Cinorre and Virginia Marie Cinorre, late of East Goshen Township. Karen M. Cinorre, care of STANLEY A. PELL, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Executrix. STANLEY A. PELL, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

CLEARY, William J., late of Honey Brook. Justin Cleary, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal

Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

COSGROVE, SR., John E., late of West Chester Borough. John E. Cosgrove, Jr., 300 Berkley Lane, West Chester, PA 19380, Trustee.

DAVIS, Virginia S., late of Mendenhall. Herbert Mac Combie, 160 Sunnyside Rd., West Grove, PA 19390, Executor.

DeVITO, Congie, late of Uwchlan Township. Roberta DeVito, 14 Castleknock Drive, #103, Asheville, NC 28803, Administratrix. **ALAN J. JARVIS**, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

HUGHES, Peter J., late of East Goshen Township. Edward J. Hughes and Ronald W. Hughes, care of **GLENN R. WEISER**, Esquire, 2000 Market St., Ste. 2820, Philadelphia, PA 19103, Executors. **GLENN R. WEISER**, Esquire, McCarthy Weidler, P.C., 2000 Market St., Ste. 2820, Philadelphia, PA 19103, atty.

IRVINE, JR., John W., a/k/a Irvine, John W., late of Phoenixville. Mary Patricia Kane, 4437 Virginia Drive, Bethlehem, PA 18017, Executrix. **MICHAEL L. SALAD**, Esquire, Cooper Levenson, P.A., 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401, atty.

LAGORE, Shirley V., late of East Goshen Township. Joseph D. Lagore, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. **LISA COMBER HALL**, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

LYKENS, Carol Ann, a/k/a Carol Chase Lykens, late of Coatesville City. Nancy S. Jones, care of **DENNIS R. PRIMAVERA**, Esquire, 3200 Magee Ave., Philadelphia, PA 19149, Executrix. **DENNIS R. PRIMAVERA**, Esquire, 3200 Magee Ave., Philadelphia, PA 19149, atty.

MESSINA, Rosario Joseph, a/k/a Rosario J. Messina, late of West Chester Borough. Anthony Messina, care of **NORMAN J. PINE**, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. **NORMAN J. PINE**, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

NOOK, Ann, late of Berwyn. Karen Nook, 10748 Red Dahlia Drive, Woodstock, MD 21163, Executrix. **MARILYN S. MITCHELL**, Esquire, Herr, Potts & Potts, LLC, Strafford Office Building #2, Suite 106, 200 Eagle Road, Wayne, PA 19087-3115, atty.

PERRI, Michael J., a/k/a Michael Joseph Perri, late of Caln Township. Christina M. Perri, care of **THOMAS E. WYLER**, Esquire, 22 East Third Street,

Media, PA, 19063, Executrix. **THOMAS E. WYLER**, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA, 19063, atty.

PHILLIPS, William Lee, late of East Fallowfield Township. Aaron D. Phillips, 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.

PHILLIPS, Donald P., a/k/a Donald Pusey Phillips, late of Kennett Township. Steven Phillips, care of **JUSTIN C. ESPOSITO**, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executor. **JUSTIN C. ESPOSITO**, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

RASER, Margaret A., a/k/a Margaret Ann Raser, late of North Coventry. Ann R. Long, Russell N. Raser, and Richard C. Raser, care of **CAROLYN MARCHESANI**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executors. **CAROLYN MARCHESANI**, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

SANDERSON, Charles E., late of West Bradford Township. Greg C. Sanderson, care of **KRISTEN R. MATTHEWS**, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. **KRISTEN R. MATTHEWS**, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

SANTANGELO, Virginia, a/k/a Virginia Eleanor Santangelo, late of East Whiteland Township. Jenna Santangelo, care of **JOHN A. GAGLIARDI**, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. **JOHN A. GAGLIARDI**, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

SKILES, Barbara A., late of East Caln Township. Robin Skiles Srogota, 7855 Milkshed Place, Elkridge, MD 21075 and Tracy Blake DeVlieger, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executrices. **TRACY BLAKE DeVLIEGER**, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, atty.

SOMMERVILLE, John Hunter, late of Tredyfrin Township. Janice E Smith, 25 E Circular Ave 1st Floor, Paoli, PA 19301, Executrix.

VANAMAN, Patricia A., late of Upper Uwchlan Township. Lucy E. Edelmayer, P.O. Box 157, Thornton, PA 19373, Executrix. **PAUL J. RUBINO**, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, atty.

2nd Publication

AMODEI, Michael, late of East Whiteland Township. Rachael Amodei, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Suite 110, P.O. Box 312, Wayne, PA 19087, Executrix. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Suite 110, P.O. Box 312, Wayne, PA 19087, atty.

ASPEN, Joyce Ann, late of West Chester Borough. Maurice L. Friedman, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

BRENNER, Joanne T., late of West Goshen Township. James W. Brenner, care of ANDREW J. BELLWOAR, Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. ANDREW J. BELLWOAR, Esquire, Bellwoar Kelly LLP, 126 West Miner Street, West Chester, PA 19382, atty.

CARL, Theodore L., late of East Coventry Township. Diane M. Carl, 47 Halteman Rd., Pottstown, PA 19465, Executrix. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

CHARLES, JR., John C., a/k/a John Charles, late of South Coventry Township. Kristan Scofield, care of GREGORY PHILIPS, Esquire, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, Administrator. GREGORY PHILIPS, Esquire, YDASP, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

CLANCY, Kenneth P., late of West Goshen Township. Jeanne Marie Clancy, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executrix. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

CLEMENT, Rebecca S., a/k/a Rebecca Sophia Clement, late of Kennett Square Borough. Anne E. Deffenderfer, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

CONNELL, Marjorie S., late of West Brandywine Township. Sue Shaw, 1435 Elverson Road, Elverson, PA 19520 & Patricia Flynn, 115 Spruce Street, Pleasant Gap, PA 16823, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COOPERMAN, Esther Leeds, late of Pennsbury Township. Morris L. Cooperman, Emily T. Cooperman and Hannah B. C. Bray, care of WILLIAM L. LANDSBURG, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executors. WILLIAM L. LANDSBURG, Esquire, Wisler Pearlstine, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

KURING, Hans Georg, a/k/a Hans G. Kuring, late of Coatesville. Michael Hans Kuring, 200 Bradford Drive, Schwenksville, PA 19473, Executor. KENNETH C. MYERS, Esquire, 534 Elm Street, Reading, PA 19601, atty.

MAIESE, Michael R., late of Easttown Township. Nicholas J. Caniglia, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Executor. NICHOLAS J. CANIGLIA, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Suite 110, P.O. Box 312, Wayne, PA 19087, atty.

MORAN, JR., Daniel J., a/k/a Daniel John Moran, Jr., late of West Chester Borough. Mary F. Clementi, care of MARITA MALLOY HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. MARITA MALLOY HUTCHINSON, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

MOSTELLER, Robert W., late of Spring City Borough. Todd A. Mosteller, care of PETER J. MOAK, Esquire, 360 West Main Street, Trappe, PA 19426, Executor. PETER J. MOAK, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

PALLADINO, Mark J., late of Westtown Township. Carol A. Freed, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Administrator. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

PEDERSEN, Christian H., late of West Grove Borough. Erik H. Pedersen, 345 Diamond Rock Road, Malvern, PA 19355, Executor. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Schefey.Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

PEIRSON, Doris C., late of Thorndale. Barbara Carter, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

REEVES, Ella May, a/k/a Ella M. Reeves, late of West Bradford Township. Linda L. Harpel, 18

King Street, Downingtown, PA 19335, Executrix. JOHN H. KIEFEL, Esquire, Law Office of John H. Kiefel, 721 East Lancaster Avenue, Downingtown, PA 19335, atty.

SCHREIBER, Donald K., late of West Brandywine Township. Amy Schreiber Druce, 338 Glenbrook Way, Chalfont, PA 18914, Executor.

SHANAHAN, John Rush, late of Wallingford Township. Stephen Rush Shanahan & Antonia Shanahan, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Administrators. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

WILLIAMS, Richard T., late of Easttown Township. Andrea C. Williams Pettibone, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

WYATT, Charles Arthur, a/k/a Charles Arthur Wyatt II, late of West Caln. Paula M. Wyatt, 1545 Telegraph Road, Honey Brook, PA 19344, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

3rd Publication

ADAMS, Gloria C., late of East Caln Township. Robert C. Adams, III and Sharon K. Jarema, care of MARILYN S. MITCHELL, Esquire, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. MARILYN S. MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

ALLEN, Ronald G., late of Malvern. Richard S. Downs, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke, & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ANTONINI, Ottavio D., late of Wayne. Richard Antonini, 241 Virginia Ave, Phoenixville, PA 19460, Executor.

ASPEN, Joyce Ann, late of West Chester Borough. Maurice L. Friedman, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street,

West Chester, PA 19382, atty.

BATCHER, Steven M., late of West Goshen Township. Dayna Butler, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

BILLINGS, Jane R., a/k/a Rosemary Jane Billings, late of Uwchlan Township. Immaculata Gallagher Adams and William H. Yost, Jr., care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BUZBEE, Janet, late of Malvern. Debra Buzbee Ross, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, atty.

CLARK, Mary Jean Fae, late of Caln Township. Siri Elizabeth Fitzgerald, 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.

COSGROVE, John E., late of West Chester. Dan Cosgrove & John Cosgrove, Jr., care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

DREWES, June H., late of East Goshen Township. W. Christian Drewes, 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.

FRAZIER, Terras A., late of Coatesville. Anthony Frazier, Jr., care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

HARRIS, Betty Mae Wright, a/k/a Betty Harris and Betty Mae Harris, late of South Coatesville Borough. Kimberly Smith, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administratrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

LAMBERT, Raymond H., a/k/a Raymond Henry

Lambert, late of Tredyffrin Township. Amy J. Lambert, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MATTSON, Billie Ruth, a/k/a Billie R. Mattson & Billie Mattson, late of New London Township. Patricia A Barker, 176 Sunnyside Rd., West Grove, PA 19390, Executrix.

McCABE, Chester Charles, a/k/a Chester C. McCabe, late of Penn Township. Schuyler Mohr McCabe, 450 Dolly Dr., Lancaster, PA 17601, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third Street, Oxford, PA 19363, atty.

McGRANAHAN, Pearl K., late of Tredyffrin Township. Hugh J. McGranahan, care of ERIC C. FREY, Esquire, 105 E. Phila. Ave., Boyertown, PA 19512, Executor. ERIC C. FREY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Phila. Ave., Boyertown, PA 19512, atty.

MIXSON, JR., Howard M., late of Spring City Borough. Evelene Mixson, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

MORAN, Eileen M., late of East Goshen Township. Eileen Prilutski, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MULLIN, Thomas E., late of London Grove. Christopher J. Mullin, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

PARANO, Karen Rose, a/k/a a/k/a Karen R. Parano, late of Tredyffrin Township. Michelle K. Greek, 300 Messina Avenue, Nesquehoning, PA 18240, Executrix. JENNY Y.C. CHENG, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071, atty.

PERLMAN, Myrna, late of Kennett Square. Ellen Finkelman, 16 Anthony Dr., Bedford, MA 01730, Executrix. RICHARD N. LIPOW, Esquire, Lipow Law Office, 629 Swedesford Rd, Swedesford Corporate Center, Malvern, PA 19355, atty.

PETERS, Jean M., late of East Pikeland Township. Karen Crandall Peters, 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.

PIERSON, Robert W., late of Elk Township. Kathy Sue Pierson & Kristine Alice Riley, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane, PC, P.O. Box 381, Oxford, PA 19363, atty.

SAKS, Andrew James, a/k/a Andrew J. Saks, late of Caln Township. Jason Saks, 1015 Iron Works Rd., Phoenixville, PA 19460, Administrator. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SCHREIBER, Donald K., late of Brandywine Township. Amy Schreiber Druce, 338 Glennbrook Way, Chalfont, PA 18914, Executrix.

SMITH, Joyce S., late of Kennett Township. Margaret G. Smith & Peter A. Smith, M.D., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SPERA, Elizabeth R., late of West Chester. Lisa R. Spera, 727 Willowdale Lane, Kennett Square, PA 19348, Executrix.

STEEN, Albert F., late of City of Coatesville. Ronald Shindle, 757 Madison Street, Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

VASKYS, Valentina, late of Wayne. Thomas V. Traun, 996 Mt. Pleasant Ave, Wayne, PA 19087, Administrator.

WADDELL, Janet H., a/k/a Janet Holmes Waddell, late of Kennett Township. Ann Waddell Miller, 3020 Tilden Street N.W., Apt. #301, Washington, DC 20008, Executor. WILLIAM J. MARTIN, Esquire, Martin & Lunger, P.A., 1020 N. Bancroft Parkway, Suite 100, Wilmington, DE 19805, 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

Champions Grooming Company, with its principal place of business at 304 S High St., West Chester, PA 19382. The application has been (or will be) filed on: Tuesday, September 6, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: CHAMPIONS BARBER SHOP LLC.

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 August 10, 2022, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective September 9, 2022.

Carter, Ronald Ashley
O'Dell, Kathleen A.
Taylor, Michael Thomas
Wilson, James Michael

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

NOTICE

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

BENJAMIN L. FUERTSCH : No.:2022-00958-TT
Plaintiff, :
v. :
JEFFREY RAMSEY :
Defendant. : Jury Trial Demanded

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth against you in the following pages, you must take action within twenty (20) days after this Notice is 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 default judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or 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 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 SERVICE
Chester County Bar Association
15 West Gay Street
West Chester, PA 19381
(610) 429-1500

NOTICE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
HEATHER RILOFF, PA I.D. NO. 309906
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 22-067197
Lakeview Loan Servicing, LLC
PLAINTIFF
VS.

Jacqueline Tucker, known Heir of Haydee Rivera, deceased; Alex Coe, known Heir of Haydee Rivera,

deceased; Chayanne Coe, known Heir of Haydee Rivera, deceased; Andrea Rivera, known Heir of Haydee Rivera, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Haydee Rivera, deceased

DEFENDANTS
COURT OF COMMON PLEAS
CIVIL DIVISION
CHESTER COUNTY
NO: 2022-04933-RC

To the Defendants Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Haydee Rivera, deceased: TAKE NOTICE THAT THE Plaintiff, Lakeview Loan Servicing, LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE
IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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 NOTICE 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Lawyer Referral Service
Chester County Bar Assn.
15 W. Gay Street, 2nd Floor
West Chester, PA 19380

1st Publication of 3

TRUST NOTICE

JOHN E. COSGROVE, SR., Deceased
Late of West Chester Borough, 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:

John E. Cosgrove, Jr., TRUSTEE,
300 Berkley Lane, West Chester, PA 19380

2nd Publication of 3

TRUST NOTICE

Trust Estate of Janet M. Buzbee, deceased, late of Tredyffrin Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Janet M. Buzbee are requested to make payment without delay to:

Debra Buzbee Ross & Robin Buzbee, Co-Trustees
c/o Debra Buzbee Ross
1400 Church Road, Malvern, PA 19355

3rd Publication of 3

TRUST NOTICE

THE MURRAY REVOCABLE FAMILY TRUST
DOROTHY C. MURRAY, Deceased
Late of Willistown Township, 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 ANNE D. SHELTON, TRUSTEE, 2538 Raven Rd., Wilmington, DE 19810-3562,

Or to her Attorney:
DAVID A. MEGAY
OWM LAW
41 E. High St.
Pottstown, PA 19464

3rd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA
DOCKET NO. 2022-04666-RC
PETITION OF THE BOARD OF SCHOOL DIRECTORS OF PHOENIXVILLE AREA SCHOOL

DISTRICT FOR THE SALE OF REAL PROPERTY
NOTICE OF HEARING
ON THE PETITION OF THE BOARD OF
SCHOOL DIRECTORS OF PHOENIXVILLE
AREA SCHOOL DISTRICT FOR THE SALE OF
REAL PROPERTY

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Phoenixville Area School District for the Sale of Real Property ("Petition") and pursuant to Court Order, a hearing on the Petition will be held at 9:30 a.m. on Monday, October 17, 2022, in Court Room 12 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380. The property to be sold, and the subject of the Petition, consists of approximately ± 7.33 acres of land that is partially asphalt paved with limited parking and improved with a vacant one-story school building. The aforementioned property is identified as UPI 15-10-123 with an address of 100 School Lane in the Borough of Phoenixville, Chester County, PA. For further information, you may contact:

FOX ROTHSCHILD LLP
David H. Comer, Esquire
980 Jolly Road, Suite 110
P.O. Box 3001
Blue Bell, PA 19422-3001
(610) 397-6500

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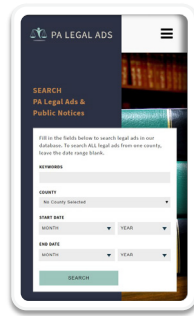
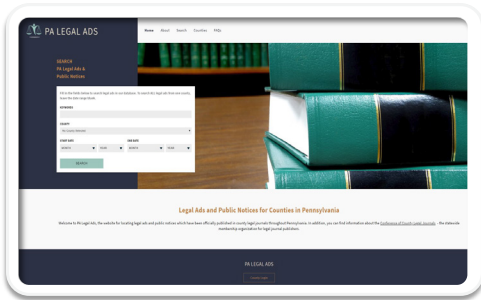
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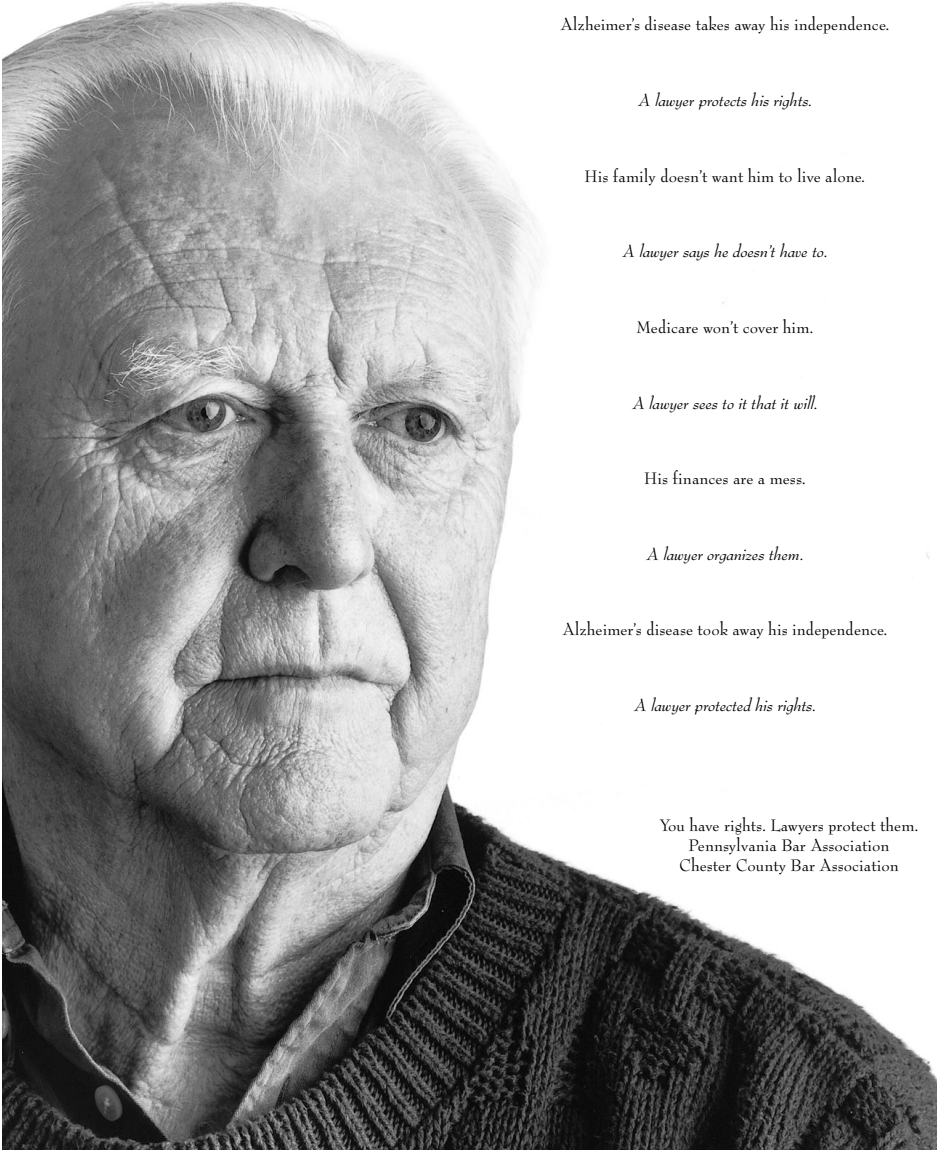
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