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Chester County Law Reporter

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Wolfington, et al. vs. Bartkowski, et al.

Preliminary injunction - Non-compete

1. In order to obtain a preliminary injunction, the petitioner must show: (a) that it is necessary to prevent immediate and irreparable harm, which could not be compensated by damages; (b) that greater injury would result by refusing it than by granting it; (c) the injunction restores the parties to their status as it existed immediately prior to the alleged wrongful conduct; (d) that the conduct sought to be restrained is actionable and the injunction reasonably suited to abate that activity; and (e) the petitioner's right to relief is clear and the wrong is manifest.
2. Non-compete agreements in employment contracts are *prima facie* enforceable if they are reasonably limited in both geography and time.
3. There is no requirement that a competing activity encompass all that the original employer does in order for a non-compete clause to be applicable.
4. A two-year non-compete clause is routinely upheld as reasonable in Pennsylvania.
5. Defendants and Plaintiffs were, and are, members of a company in which there were employment contracts and corporate documents encompassing non-compete clauses. Defendants filed a Motion for Emergency Preliminary Injunctive Relief. The Court *Held* the five prongs required for a preliminary injunction were met and granted the Motion, to wit, Plaintiffs were prohibited from competing in the Philadelphia area and New Jersey in the digital billboard business; Plaintiffs shall not solicit Defendant's customers and employees; shall return Defendant's digital or physical property; an post a bond in the amount of \$600,000, but may complete the seven projects for which they have existing leases.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2021-05143-CT; Patrick Wolfington, Timothy Earle and John Grabowski vs. Thaddeus Bartkowski, III, Catalyst Outdoor Advertising, LLC, and Catalyst Experiential, LLC

Stanley Bruce Chaiken for Plaintiffs

Guy A. Donatelli and James C. Sargent, Jr. for Defendants

Binder, J., April 6, 2022:-

PATRICK WOLFINGTON, TIMOTHY
EARLE, and JOHN GRABOWSKI,
Plaintiffs

vs.

THADDEUS BARTKOWSKI III,
CATALYST OUTDOOR ADVERTISING,
LLC, and CATALYST EXPERIENTIAL,
LLC,

Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-05143-CT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 6th day of April, 2022, upon consideration of Defendants’ Motion for Emergency Preliminary Injunctive Relief filed February 25, 2022, Plaintiffs’ Response thereto, hearings on March 14, 16, and 29, and for the reasons stated on the record and further set forth in the accompanying Memorandum it is hereby **ORDERED** as follows:

1. Defendants’ Motion for Emergency Preliminary Injunctive Relief is **GRANTED**; and
2. Plaintiffs are prohibited from competing in the Greater Philadelphia Area (Philadelphia and the surrounding five counties) and New Jersey in leasing, developing, buying, selling, or otherwise participating in real estate transactions and/or development for the purposes of use by a digital billboard; and
3. Plaintiffs shall not solicit Defendants’ customers or employees;¹ and
4. Plaintiffs shall return any and all digital or physical property of Catalyst, or, if already turned over (e.g., the previously produced hard drive of materials) destroy any duplicate copies. Notwithstanding the foregoing, counsel for Plaintiffs may keep a copy subject to confidentiality and use restrictions as outlined on the record; and
5. Defendants shall post a bond with the Prothonotary of Chester County in the amount of Six Hundred Thousand Dollars (\$600,000.00) pursuant to Pa.R.C.P. No. 1531(b). The restrictions above shall not be effective until the posting of the bond; and
6. Notwithstanding the foregoing restrictions, Plaintiffs may complete the projects for the seven (7) properties for which they (or entities controlled

¹ The non-solicitation clause as issue would also prohibit Plaintiffs from soliciting each other and encouraging each other to work on a new entity. This court has not enjoined Plaintiffs from doing so because Defendants did not ask this court during the injunction hearing to prohibit Plaintiffs from working together in a non-competitive field.

by them) have existing leases as proven during the hearings. Plaintiffs shall retain all financial records, communications, and other documents regarding those properties; and

7. A trial is scheduled for May 2-4, 2022. If Plaintiffs prove their squeeze-out claim then a hearing on damages will be scheduled for a later date. As discussed on the record, if the time before trial is insufficient to receive and review discovery as well as hire an expert witness if applicable, this court will continue the trial to a later date upon request.

BY THE COURT:

/s/ BRET M. BINDER, J.

MEMORANDUM

Defendants and Plaintiffs were, and are, members of Catalyst Outdoor Advertising, LLC and Catalyst Experiential, LLC (collectively “Catalyst” or the “Company”). The underlying complaint involves allegations of breach of contract, violation of the PA Wage Payment and Collection Law, and Breach of Fiduciary Duty. Defendants assert counterclaims for Breach of Fiduciary Duty, Conversion, Fraud, Breach of Contract, and for Injunctive Relief.²

BACKGROUND³

Plaintiffs were employees and members of Catalyst. All were parties to the operating agreement as amended for Catalyst. In addition, Plaintiffs Timothy Earle and John Grabowski had employment agreements. Catalyst’s business consisted of various activities around digital billboards. At one point, Catalyst sold advertising for digital billboards it owned.⁴ In addition, and importantly for this litigation, Catalyst’s strategy entailed finding locations where digital billboards would create high revenue (and were often not permitted by right) and seeking to acquire an interest in the real estate via lease, easement, or purchase, and obtaining municipal approvals and developing the sites. Catalyst erects monopole billboards, monument billboards (billboards with stone, brick or other surroundings to improve the aesthetics), and experiential billboards (attached to public developments such as dog parks). Catalyst ultimately sells its interest in both the land and the revenue stream from the billboards receiving upfront money as well as a tailing payment (or deduction) depending on performance of the billboard in the two (2) years post-sale.

At times through the history of Catalyst, members and officers were asked to defer salary during periods of low cash reserves or financial difficulty to be repaid after stabilization of the Company. All plaintiffs testified that there was no specific timeline to be repaid but that the understanding between the parties was that repayment would occur when the Company achieved a financially sound or stable condition. COVID-19 was one such time when the decision was made to defer salary for members and officers following a sale of assets being canceled by a prospective purchaser due to the pandemic. That sale was ultimately renegotiated and consummated at a lower price. In May of 2021, Plaintiffs’ unhappiness with Bartkowski reached its breaking point when

² Not all claims are against all opposing parties; however, for purposes of this Order and Memorandum, the general background suffices.

³ The background will be truncated due to the limited issue in front of the court – namely, the propriety of issuing a preliminary injunction.

⁴ Testimony established that prior to COVID in March of 2020, plans existed to shut down the side of the business involved with selling digital advertising; however, due to the pandemic the last two (2) employees involved in that aspect of the business did not leave until within the last year.

Plaintiffs discovered that Bartkowski had withdrawn money during their period of salary deferral. Plaintiffs and Bartkowski had a meeting, however, no agreement was reached regarding, inter alia, (1) security for the money the Company owed Plaintiffs, (2) strategy for the Company moving forward, or (3) return of the money Bartkowski withdrew from the Company. Other areas of disagreement remained as well and Plaintiffs left the Company and the Company locked Plaintiffs out of the server and email.

Plaintiffs took initial steps to create a new company – MMD Development -- which they pitched to third parties for investment. That pitch used materials taken directly from Catalyst. That pitch used: (1) portions of Catalyst’s business model, (2) examples of Catalyst’s completed projects, (3) Catalyst’s photos, (4) Catalyst’s financial analysis of deals, and (5) examples of Catalyst’s monument billboard deals and more. The company pitched by Plaintiffs ultimately was not formed.

Plaintiffs thereafter formed Wolfgate Devco., LLC (Wolfgate). According to Plaintiffs, Wolfgate Devco is engaged in the business of developing real estate. To date, seven (7) properties have a lease or other contract granting an interest in real estate to Wolfgate. There is no dispute that Wolfgate does not sell advertising space; rather, it seeks to (1) identify properties that are zoned by right for a billboard, (2) receive permits, and (3) either sell those permits or develop the site and sell the billboard, lease, and/or revenue stream. Wolfgate states that it does not seek the same type of opportunities as Catalyst because (1) it seeks land where billboards can be developed by-right, (2) it seeks locations not directly in line or next to Catalyst’s existing projects or those in negotiations when they left Catalyst’s employ; and (3) it does not sell advertising. Wolfgate has appeared at municipal hearings regarding billboard approval.

ANALYSIS

In order to obtain a preliminary injunction, the petitioner must show: (1) that it is necessary to prevent immediate and irreparable harm, which could not be compensated by damages; (2) that greater injury would result by refusing it than by granting it; (3) the injunction restores the parties to their status as it existed immediately prior to the alleged wrongful conduct; (4) that the conduct sought to be restrained is actionable and the injunction reasonably suited to abate that activity; and (5) the petitioner’s right to relief is clear and the wrong is manifest. See Valley Forge Historical Society v. Washington Memorial Chapel, 426 A.2d 1123, 1128 (Pa. 1981) (citing John G. Bryant Co., Inc. v. Sling Testing & Repair, Inc., 369 A.2d 1164, 1167 (1977) (citing Albee Homes, Inc. v. Caddie Homes, Inc., 207 A.2d 768, 770 (1965))); School District of Wilksburg v. Wilksburg Education Association, 667 A.2d 5, 6 n.2 (Pa. 1995) (citing New Castle Orthopedic Assoc. v. Burns, 392 A.2d 1383 (Pa. 1978)).⁵

⁵ In addition, the Pennsylvania Supreme Court in Warehime v. Warehime, 860 A.2d 41, 46-47 (Pa. 2004) added an additional prong that “the injunction will not adversely affect the public interest,” although that prong arguably is just a further statement of the public policy considerations already within the five-prong test.

Presently, the employment contracts of Plaintiff John Grabowski and Plaintiff Timothy Earle provide:

Because of Employer's legitimate business interest and the good and valuable consideration offered to the Employee, during the term of Employee's employment and for the period of two (2) years following the voluntary or involuntary termination of the Employee's employment with the Employer, the Employee agrees and covenants not to engage in Prohibited Activity within the out of home media industry.

For purposes of this non-compete clause, "Prohibited Activity" is activity in which the Employee contributes his knowledge, directly or indirectly, in whole or in part, as an employee, employer, owner, operator, manager, advisor, consultant, agent, partner, director, stockholder, officer, volunteer, intern or any other similar capacity to an entity engaged in the same or similar business as the Employer [and in the same geographic region in which Employee performed services for the Employer].⁶ Prohibited Activity also includes activity that may require or inevitably require disclosure of trade secrets, proprietary information or Confidential Information.

Exhibits D-12 and D-13, p. 5 ¶ 10(b).

All three (3) Plaintiffs are also members of Catalyst and Amendment No. 2 to [the] Limited Liability Company Agreement provides:

Non-Competition. No Member shall directly or indirectly engage in any outdoor advertising business of the type in which the Company historically engaged (the development of traditional sign structures and the sale and marketing of advertising thereon) in the Philadelphia Standard Metropolitan Statistical Area other than through his/her/its ownership interests in the Company and/or any of the Company's affiliates (including entities under common control with the Company; collectively referred to as "Affiliates") so long as such Person is a Member of the Company and for a period of one (1) year after such Person ceases to be a Member of the Company.

Exhibit D-1, p. 3 ¶ 9(a).

Presently, testimony established that Plaintiffs are currently acquiring an interest in real estate for the ultimate purpose of obtaining approvals to place a digital billboard. Plaintiffs attempted to draw a distinction that they, unlike Catalyst, do not intend to ever sell advertising on those billboards. Moreover, Plaintiffs claim they are not

⁶ The bracketed language is solely in Earle's Employment Agreement.

targeting the same higher risk, higher reward locations which require more effort and work to get approvals. Plaintiffs claim they instead focus on by-right development.

5th Prong – Right to Relief is Clear and Wrong is Manifest

Ultimately, related to the 5th prong, it is likely that Defendants will prevail on the non-compete clause. See In re Milton Hershey School Trust, 807 A.2d 324 (Pa. Cmwlth. 2002) (holding that an applicant seeking an injunction must show that it is likely to succeed on the merits); Lewis v. City of Harrisburg, 631 A.2d 807 (Pa. Cmwlth. 1993) (same). The non-compete clauses in the employment agreement and operating agreement are limited in geography and duration. Jacobson & Co. v. International Environment Corp., 235 A.2d 612, 620 (Pa. 1967) (holding that non-compete agreements in employment contracts are *prima facie* enforceable if they are reasonably limited in both geography and time) (citing Barb-Lee Mobile Frame Co. v. Hoot, 206 A.2d 59, 61 (Pa. 1965)).

Moreover, Plaintiffs' justifications and attempts to distinguish their activities from Defendants are unavailing.⁷ There is no requirement that a competing activity encompass all that the original employer does. Rather, a significant portion of the business of Defendants is the identification of potential locations for digital billboards, the acquiring of interest in the underlying land, and receiving approvals to construct a digital billboard. Plaintiffs' activities mirror these exactly.

The two (2) non-compete sections do not carve out from the general billboard activities, nor does the business of Defendants exclude: (a) selling permits; (b) selling assets that are not yet started or with incomplete construction; (c) pursuing by-right locations; (d) or the like. The fact that the Defendants, at one time, also sold advertising or has a public facing website that targets advertising does not change that the above activities constitute a significant portion of its business. Moreover, Plaintiffs are well-aware that the core of profits of and focus of Defendants' business was, in fact, the acquiring of real estate for purposes of placing digital billboards and the ultimate sale of those locations and/or revenue streams.

1st Prong – Irreparable Harm not Compensable by Money

Having explained that Defendants satisfied the fifth prong and established the likelihood of success, this court turns to the first prong – irreparable harm. Here, Defendants testified as to irreparable harm because: (1) every application for a digital billboard in any municipality makes it increasingly more difficult to receive approval for future billboards; (2) every billboard placed reduces the value of future billboards due to the advertising revenue being less valuable when more competition is located

⁷ Plaintiffs also argue that the restrictive covenants are rendered void due to the fact that Catalyst owes them money for deferred salary and/or member distributions. Plaintiffs bargained away that potential defense or argument by agreeing in Section 9(d): "No Defense. The existence of a claim, charge, or cause of action by any Member against the Company shall not constitute a defense to the enforcement by the Company of the foregoing restrictive covenants." Exhibit D-1, p. 4 ¶9(d).

nearby; (3) existing sales by Defendants of certain assets could be reduced due to underperformance during a look-back period for revenues; (4) Defendants' property and trade secrets are being used by Plaintiffs to further their business, including use in a pitch deck of financial analysis, photos, historical performance of Defendants, and the like; and (5) damages are too nebulous to ascertain and compensate solely with monetary damages.

Again, it is without doubt that Plaintiffs have used materials, information, photographs and the like obtained from Defendants in creating their Deal Deck for MMD and financial business plan for MMD. Exhibit D-15, D-16. Plaintiffs did this by taking information only known to them through their membership and employment at Defendants. Plaintiffs are also identifying, pursuing, and contacting municipalities about digital billboard locations in Defendants' geographic region.

It is difficult to place a value on the reduction in receptiveness to Defendants due to Plaintiffs' activities in a region, the value of Defendants' materials used by Plaintiffs, etc. Defendants have alleged, and this court credits at this stage, the potential impending loss of business or market opportunities due to Plaintiffs attempting to receive approvals for digital billboards in municipalities within the geographic reach of Defendants. This alone is sufficient to establish irreparable harm. See Santoro v. Morse, 781 A.2d 1220, 1228 (Pa. Super. 2001) ("In the commercial context, the impending loss of a business opportunity or market advantage may aptly be characterized as an 'irreparable injury' for this purpose.") (quoting Sovereign Bank v. Harper, 674 A.2d 1085, 1093 (Pa. Super. 1996)) (citing John G. Bryant Co. v. Sling Testing and Repair, Inc., 369 A.2d 1164 (Pa. 1977) (holding that interference with business relationship would be irreparable due to the inherently unascertainable extent of the injury)). See also Courier Times, Inc. v. United Feature Syndicate, Inc., 445 A.2d 1288 (Pa. Super. 1982) (holding that interference with business relationships constitutes irreparable harm).

Moreover, the harm alleged is difficult to calculate through the damaged business relationships with municipalities, the reduction in value or potential value of billboard locations that are or could be sought by Plaintiffs, and the like. As such, the harm may be considered irreparable. Ambrogi v. Reber, 932 A.2d 969 (Pa. Super. 2007), appeal denied, 952 A.2d 673 (Pa. 2007) (holding that an injury is irreparable if it can be estimated by conjecture only and not by an accurate pecuniary standard).

It is possible to put a value on the seven (7) leases entered-into by Plaintiffs and those may be compensated solely through monetary damages (albeit, beyond the profits received by Plaintiffs, the reduction in value or opportunity may need an expert or be somewhat more difficult to ascertain). Accordingly, Plaintiffs will not be restrained from further activity with respect to those seven (7) existing leases provided Plaintiffs retain all records related thereto.

2nd Prong – Greater Injury from Refusing to Grant

Plaintiffs and Defendants agree that the business of Catalyst was harmed

substantially during COVID and remains on somewhat insecure financial footing (e.g., deferred salary to officers, including current officers of Catalyst have not been paid). Plaintiffs' harming, directly or indirectly, the business of Catalyst is a greater harm than that from preventing Plaintiffs from competing in this fairly rarefied industry pursuant to the bargained for interests of Catalyst. Moreover, the harm from endangering Catalyst's business is also a harm to Plaintiffs given the agreement by all parties that Catalyst owe Plaintiffs deferred salary and that Plaintiffs are still members of Catalyst. In fact, Plaintiffs acknowledged that they do not wish to harm Catalyst given that they are still members although this court disagrees with the evidence presented at the hearing that they are not harming simply by virtue of focusing on lower profit locations.

3rd Prong – Restoring Parties to Prior Status

Preventing Plaintiffs from competing restores the status quo prior to the "last actual, peaceable and lawful non-contested status which preceded the pending controversy." Valley Forge, *supra*, 426 A.2d at 1129. Specifically, Catalyst did not face competition for approval of billboard locations, sales of billboard assets or interest in land underlying billboard assets, and the like from a group intimately familiar with the business model and economics of Catalyst. By granting the preliminary injunction, the parties are returned to the status they were prior to the alleged competition. There is no adverse effect on the public interest in returning the parties to their original position.

4th Prong – Conduct Sought to be Restrained is Actionable and Injunction Reasonably Suited to Abate that Activity.

Here, the injunction is sought for the limited area of business involving the identification of, acquiring interest in, pursuing permits for, developing, or selling land for the purposes of digital billboards or otherwise related to digital billboard activity. A two-year non-compete clause is routinely upheld as reasonable in Pennsylvania. Worldwide Auditing Serv's, Inc. v. Richeter, 587 A.2d 772 (Pa. Super. 1991) (upholding a two-year restriction); John G. Bryant, *supra* (same). Here, the restriction is two (2) years in the employment agreements for Plaintiffs Earle and Grabowski and one (1) year for all Plaintiffs from the time they are no longer members of Catalyst.⁸ Moreover, the geographic scope is limited to those markets where Catalyst was active, namely, the greater Philadelphia area and New Jersey. Plaintiffs may pursue the remainder of Pennsylvania, Maryland, or any other location and the geographic restriction is reasonably suited to abate the competing activity.

⁸ The issue of Plaintiffs' membership interest in Catalyst is one that will ultimately be resolved by the Court but all parties agree that Plaintiffs are currently members of Catalyst. As such, the restrictive covenant remains in place and the one-year restriction has not yet begun to run.

CONCLUSION

Ultimately, Defendants have satisfied all five (5) prongs pursuant to Valley Forge Historical Society, supra. For the reasons stated above, the restrictive covenants are enforceable through a preliminary injunction and the Plaintiffs are enjoined in accordance with the Order above.

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CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2022-05196-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Winston Egon Overbeck was filed in the above-named court and will be heard on Monday, October 17, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 15, 2022

Name to be changed from: Winston Egon Overbeck to: Wynne Marie Overbeck

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Erica Briant, Esq., Attorney for the Petitioner

Legal Aid Southeastern PA

625 Swede Street

Norristown, Pennsylvania 19401

CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2022-01791-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Abram Chad Phillips Giannantonio was filed in the above-named court and will be heard on Monday, August 29, 2022 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, June 6, 2022

Name to be changed from: Abram Chad Phillips

Giannantonio to: Abram Chad Salem

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. 2022-05501-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Pamela Solitario on behalf of minor child Lauren Ashley Solitario was filed in the above-named court and will be heard on Monday, October 17, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 22, 2022

Name to be changed from: Lauren Ashley Solitario to: Ash Moon Solitario

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 the Corporation Bureau of the Commonwealth of Pennsylvania, Department of State at Harrisburg, Pennsylvania, on the 2nd day of May 2022, for the purpose of obtaining a Certificate of Incorporation for a domestic business Corporation to be organized under the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177. The name of the Corporation is REY AZTECA OF EMERALD WALK, INC.

Andrew Schellhammer, Esquire

Leventry, Haschak, & Rodkey, LLC

1397 Eisenhower Boulevard

Richland Square III, Suite 202

Johnstown, PA 15904

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 27 day of June, 2022, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Vectorize Drywall & Steel Frame Inc.

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

BACK, Birgit E., late of East Whiteland Township. Christopher Terebesi, a/k/a Christopher John Terebesi, 1638 Fairview Road, Glenmoore, PA 19343, Executor. J. TIMOTHY ARNDT III, Esquire, Lachall Cohen & Sagnor LLP, 144 West Market Street, West Chester, PA 19382, atty.

BERNAT, Laurie A., late of Phoenixville Borough. Barbara Bernat, 510 Ringold St., Phoenixville, PA 19460, Administratrix. JOACHIM T. ANTZ, Esquire, Daly And Clemente, P.C., 1288 Valley Forge Rd., Ste. 72, Phoenixville, PA 19460, atty.

BUTNER, George C., late of West Goshen Township. Kelly Pancoast, 100 Aspen Drive, Downingtown, PA 19335, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19320, atty.

CARROLL, Christina, late of West Chester. Joseph W. Carroll, 801 Sconnettown Road, West Chester, PA 19382, Executor.

FENDER, Barbara H., late of West Goshen Township. Karen D'Allaird and Craig Fender, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FOW, Gladys M., a/k/a Gladys Fow, late of East Bradford Township. Angela O'Reilly Fow, care of MICHAEL J. MATTSON, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083, Administratrix. MICHAEL J. MATTSON, Esquire, Mattson Law Associates, P.C., 1 N. Ormond Ave., Office, Havertown, PA 19083, atty.

HILLYER, Sarah N., late of Kennett Township. Peter N. Hillyer, 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.

HUBER, Gene A., late of West Whiteland Township. Beverly K. Huber, care of THOMAS G. WOLP-

ERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

LEWIS, John B., a/k/a John Lewis, Jr., late of South Coatesville Borough. Sandra Lewis, 24 American Walk, Peachtree City, GA 30269, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MACMURRAY, Janet, late of West Whiteland Township. Jeffrey Lock and Laurel Santner, care of JENNIFER BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Co-Executors. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MILLER, Harry L., late of Phoenixville Borough. Glenn R. Miller, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Road, Suite 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, Baer Romain & Ginty, LLP, 1288 Valley Forge Road, Suite 63, Phoenixville, PA 19460, atty.

MILLER, George J., a/k/a George Miller, late of Caln Township. Samantha Miller, care of MICHAEL P. GOTTLIEB, Esquire, 319 Swede Street, Norristown, PA 19401, Executrix. MICHAEL P. GOTTLIEB, Esquire, Vangrossi and Recchuiti, 319 Swede Street, Norristown, PA 19401, atty.

MITRO, Joan, late of Easttown Township. Laurie J. Puccino, care of ANDREW DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

NELSON, Ann E., late of Oxford Borough. Laura Nelson King, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

NOLDER, Adele R., late of West Caln Township. Daniel F. Nolder, P.O. Box 37, Wagontown, PA 19376, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SNYDER, Leonard Neal, late of Valley Township. Kimberly D. Snyder-Petroni, care of THOMAS J. PROFY, IV, Esquire, 680 Middletown Boulevard, Langhorne, PA 19047, Executrix. THOMAS J.

PROFY, IV, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047, atty.

SOTELO, Maximino Hernandez, a/k/a Max Hernandez and Maximino Hernandez, late of New Garden Township. Lizzette Hernandez, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Administratrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

STAUFFER, Joseph George, late of West Caln Township. George Joseph Stauffer, 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.

TAYLOR, Elizabeth Rita, late of East Goshen Township. Christopher Taylor, 7628 Ridge Chapel Road, Hanover, MD 21076-1501, Executor.

TOMKO, Jacquelyn, late of Phoenixville. Stephen Tomko, 140 Red Fox Lane, Phoenixville, PA 19460, Executor.

VIGNOLA, Mary G., a/k/a Mary Gray Vinola, late of East Goshen. Jill Shaddock, 116 South Warren Ave, Malvern, PA 19355 & Susan Dunphy, 304 David Lane, Oxford, PA 19363, Executrices.

VILLANOVA, Edward R., late of Phoenixville. Nicole Paynok, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WEAGLEY, Lois M., late of West Goshen Township. Mark W. Weagley, 332 Caswallen Drive, West Chester, PA 19380, Executor. CHARICE D. CHAIT, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438, atty.

WILMOTT, Carrie Mae, late of West Caln Township. Tina M. Axe, 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.

2nd Publication

BALLEW, Margaret S., late of Pennsbury Township. Thomas R. Ballew, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BARNES, Ruth Anna, late of City of Coatesville. SAMUEL A. BARNES, JR., 780 Coates Street, Coatesville, PA 19320, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

BARRETT, Rita M., late of Exton. Nancy Rehm, 401 Purdis Creek Lane, Georgetown, TX 78628, Executrix.

BARTHOLOMEW, Janet Marie, a/k/a Jeanette Marie Bartholomew, late of West Chester. Hedy Stump, 561 Hemlock Lane, Lebanon, PA 17042, Executrix.

BENASUTTI, Daniel B., late of North Coventry Township. Palma Salvucci, care of MICHAEL J. MATTSON, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083, Administratrix. MICHAEL J. MATTSON, Esquire, Mattson Law Associates, P.C., 1 N. Ormond Ave., Office, Havertown, PA 19083, atty.

BRAINARD, Bryan R., late of Downingtown. Sandra Brainard, 1 Pinewood Drive, Downingtown, PA 19335, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

CADWELL, Bonnie Lorraine, a/k/a Bonnie L. Cadwell, late of Willistown Township. Sarah E. Cadwell, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Office Of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

CRACKNELL, Fanny A., late of Pennsbury Township. Elizabeth M. Connelly, 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.

DeVORE, June Smith, a/k/a June S. DeVore, late of Birmingham Township. Larry V. Lorah and Aaron S. DeVore, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., West Chester, PA 19381, Executors. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., West Chester, PA 19381, atty.

EVANGELISTI, Loretta, late of Uwchlan Township. Loretta M. Walls, 2213 Boxmere Road, Timonium MD 21093, Administrator. KENNETH E. PICARDI, Esquire, Yergey,Daylor,Allebach,Schef-fey.Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

GLACKIN, Doris D., a/k/a Doris Davis-Glackin, late of East Bradford Township. George B. Glackin, Jr., care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Administrator C.T.A. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

HALLADAY, Marie L., late of Downingtown. Susan J. Johnson, 257 Tall Trees Circle, Downingtown, PA 19335, Executor. GEORGE W. PORTER, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033, atty.

HANTEL, Wilbur C., a/k/a Wilbur Charles Hantel, late of Malvern Borough. Johanna B. Hantel, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, atty.

HAUGHEY, Bonnie Marie, late of West Pikeland Township. John B. Haughey, III, 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.

HOFFMAN, Mary Alice, late of Oxford Borough. Julie DiVittorio, 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.

HOOPER, Kathleen, late of West Goshen Township. Jennifer Kash, 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.

KEARNEY, Patricia M., late of Willistown Township. Robert M. Kearney, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Executor. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

LANDIS, Nathan David, a/k/a Nathan D. Landis, late of Elverson. Karen M. Landis, 450 Elmer Circle, Reading, PA 19605, Administrator.

McDEVITT, Gwynne G., a/k/a Gwynne McDevitt and Gwynne Garbisch McDevitt, late of Willistown Township. Christine Newell, c/o Michael A. Corgan, Esq., 1650 Market St., Ste. 2800, Philadel-

phia, PA 19103 and The Philadelphia Trust Company, attn.: Peter J. Johnson, Esq., 1760 Market St., 2nd Fl., Philadelphia, PA 19103, Executors. MICHAEL A. CORGAN, Esquire, Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, atty.

MILLER, Mildred Hoffman, a/k/a Mildred H. Miller, late of Pennsbury Township. David M. Frees, III, Unruh, Turner, Burke & Frees, P.C., 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.

MILLER, Elizabeth A., late of Paoli. Marie R. Norcini and Esther M. Wagner, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MOULDER, Harry Richard, late of Tredyffrin Township. Mary Louise Moulder, care of ALBERT P. MASSEY, JR., Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty.

MUELLER, Manfred, late of West Whiteland Township. Timothy Mueller, 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.

REDMOND, Helen Jean, late of East Bradford Township. Richard T. Redmond, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SCHAFFER, Clinton Terl, a/k/a Clinton T. Schafer, late of Willistown Township. Pamela R. Schafer, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, atty.

SCRAFFORD, John Michael, late of Downingtown. Jessica Scrafford, 215 Westbury Court, Downingtown, PA 19335 and Mary Scrafford, 31 S 6th Ave, Coatesville, PA 19320, Administrators. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, St D, West Chester, PA 19380, atty.

SIMON, Jules L., late of Schuylkill Township.

Eva Simon Theurkauf, 1350 Elbow Ln., Chester Springs, PA 19425 and Jules L. Simon, Jr., 518 St. John's Circle, Phoenixville, PA 19460, Executors. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SIMPSON, Leslie E., a/k/a Leslie Simpson, late of Tredyffrin Township. Alison D. Simpson, care of RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, Administratrix. RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, atty.

SNYDER, Linda, late of Willistown Township. Stacey Schwind, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

SOUSER, Leona Magdalena, late of Kennett Square Borough. Margaret S. Woehleke, Richard B. Souser, Jr., Roger Andrew Souser and Mary Souser Buchanan, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STERN, Gisela, late of East Pikeland Township. Stephen I. Baer, Esq., 1128 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, atty.

SULLIVAN, William E., late of Spring City. Southeastern Veterans' Center, One Veterans Drive, Spring City, PA 19475-1230, Administrator. Darryl Liguori, Esquire, Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003, atty.

TOOMEY, Marion B., late of West Chester Borough. Christine A. Barron, Kenneth G. Toomey, & Daniel M. Toomey, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Co-Administrators C.T.A. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

TRAN, Hoang Kim, late of Valley Township. Tam Phung Grall, care of DANIELA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Administrator. DANIELA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

VENEMA, Helga A., late of East Goshen Township. Michelle E. Venema, 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.

WENRICH, JR., Carl James, late of West Chester Borough. Erinn K. Wenrich, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WORTH, Richard B., late of Borough of South Coatesville. Stephen D. Worth, 26 Lafayette Avenue, Coatesville, PA 19320, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

YOUNG, Pamela L., late of East Brandywine Township. David Jones, care of WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, Executor. WILLIAM P. HARRINGTON, JR., Esquire, The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535, atty.

ZUPPAS, Dorothy, a/k/a Dorothy Lazarus, late of Willistown Township. Christine Dugan, 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.

3rd Publication

ALLEN, Margaret P., late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BODNAR, Michael K., late of East Pikeland Township. Brittany Bodnar, 8 Scenic Road, Hagsman, NY 12086, Administratrix. SCOTT LEVENSTEN, Esquire, Levensten Law Firm, 2200 Renaissance Blvd, Suite 320, King of Prussia, PA 19406, atty.

BURNS, Patricia Ann, late of East Goshen Township. Regina Heczer, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BURNS, Stuart McAllister, a/k/a Stuart M. Burns, late of Westtown Township. Jennifer L. Galilea and Stuart M. Burns, Jr., care of TARA M. WALSH,

Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executors. TARA M. WALSH, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

CAMERON, Clyde L., late of Oxford Borough. Kenneth C. Cameron, care of JEFFREY R. ABBOTT, Esquire, 103 Chesley Dr., Ste. 103, Media, PA 19063, Executor. JEFFREY R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Ste. 103, Media, PA 19063, atty.

COLDIRON, Robert E., late of New London Township. Mary Ann Coldiron, 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.

COWPERTHWAITTE, Judith E., late of Parkesburg. Lynn Cowperthwaite, care of KATELYN M. HALDEMAN, Esquire, 147 W. Airport Road, Lititz, PA 17543, Executor. KATELYN M. HALDEMAN, Esquire, Legacy Law, PLLC, 147 W. Airport Road, Lititz, PA 17543, atty.

DAVAR, Ashok, a/k/a Art Davar, late of Chester County. Vijay Davar, care of LISA BARTON, Esquire, One South Broad Street, Suite 1500, Philadelphia, PA 19107, Executor. LISA BARTON, Esquire, Bazelon Less & Feldman, One South Broad Street, Suite 1500, Philadelphia, PA 19107, atty.

DAYTON, Charles Bruce, a/k/a C. Bruce Dayton, late of Goshen Township. Susan E Goelz, 362 W Boulder Dr., Chalfont, PA 18914-1306, Executrix. JEFFREY K. LANDIS, Esquire, Landis Hunsberger Gingrich & Weik, 114 E Broad St., Souderton, PA 18964-1209, atty.

DUNCAN, Henry J., a/k/a Henry John Duncan, late of East Whiteland Township. Lynn Marie Duncan-Cone, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

FACCIOLLI, Carol D., late of Parkesburg Borough. Kristine Neuhauser, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FAY, Kenneth A., late of West Chester. Geoffrey Fay, 951 Cornwallis Drive, West Chester, PA 19380, Administrator.

FODOR, Melissa S., late of East Bradford Township. Whitney Smith, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

GILBERT, Elizabeth Ann, late of Caln Township. Donna L. Donovan, 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.

GILLESPIE, James Phillip, late of West Chester. Michael P. Rowan, 101 East Gay Street, Unit 3073, West Chester, PA 19380, Administrator. WILLIAM MALONE, Esquire, c/o Michael P. Rowan, Esq., 101 East Gay Street, Unit 3073, West Chester, PA 19380, atty.

GOLDMAN, Patricia A., late of Downingtown. Joel R. Goldman, 300 Caitlin Ct., Honey Brook, PA 19344, Executor.

IRWIN, Janis Marguerite, a/k/a Janis M. Irwin, Janis Irwin, late of East Bradford Township. James E. Yadavaia, Jr., care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KLINOVSKI, SR., Richard Stanley, late of West Caln Township. Richard Stanley Klinovski, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KRESACH, Freda M., late of Downingtown. Courtnie L. Norman, care of JAMES J. LOLL, Esquire, 1122 Third Street, Beaver, PA 15009, Administrator. JAMES J. LOLL, Esquire, 1122 Third Street, Beaver, PA 15009, atty.

LYNCH, Susan Patricia, a/k/a Susan P. Lynch, late of Caln Township. Jennifer Phelps, care of JACQUELINE MOTYL, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. JACQUELINE MOTYL, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MAJARIAN, Barbara, late of West Chester Borough. William Marjarian, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY TEMPLE ABELS, Esquire,

Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McDONALD, Loretta Rose, late of West Chester Borough. David J. McDonald, III, care of JOHN T. DOOLEY, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. JOHN T. DOOLEY, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

MEZGER, Katherine, late of Willistown Township. Kurt J. Mezger and Roland Karl Friedrich Mezger, care of JOSEPH R. EMBERY, IV, Esquire, 300 Welsh Rd., Ste. 1, Bldg. 100, Horsham, PA 19044, Executors. JOSEPH R. EMBERY, IV, Esquire, 300 Welsh Rd., Ste. 1, Bldg. 100, Horsham, PA 19044, atty.

MILES, Tamara Crolley, late of Brunswick County, North Carolina. Daniel S. Miles, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Administrator. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

MITCHELL, John Francis, a/k/a John Francis Mitchell, Jr., late of West Goshen Township. Patricia A. Mitchell, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

NEVE, Anthony C., late of North Coventry Township. Kimberly Andrien, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PARSONS, Cheryl A., late of London Grove Township. Penelope H. Parsons, 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.

PIETRINFERNI, Silvio D., late of Uwchlan Township. Dante M. Pietrinferni, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

PRINCE, Joseph John, late of Kennett Square. Constance H. Hickman, 304 Hessian Drive, Kennett Square, PA 19348 & Michael Happersett, 1559 Park

Lane Road, Swarthmore, PA 19081, Administrators. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

REED, Sandra A., late of City of Coatesville. Wendy S. Thompson, 145 Marquis Dr., Coatesville, PA 19320 & Greta L.H. Roming, 9262 Wedgwood Dr., Plum, PA 15239, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ROSATO, Frederick F., late of Downingtown. Maria A. Downs Rosato, 1025 Appleville Road, West Chester, PA 19380, Executrix. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

SNYDER, Leonard Neal, a/k/a Leonard N. Snyder, late of Valley Township. Kimberly D. Snyder-Petroni, care of THOMAS J. PROFY, IV, Esquire, 680 Middletown Boulevard, Langhorne, PA 19047, Executrix. THOMAS J. PROFY, IV, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047, atty.

THOMPSON, Howard C., late of Avondale Borough. Carol Elise Sampson, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator C.T.A. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WEAVER, Thelma L., late of Highland Township. Charlotte L. Leonard, 34 E. Highland Rd., Parkesburg, PA 19365, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WELSH JR., Richard F., late of Downingtown. Michael P. Rowan, 101 East Gay Street Unit 3073, West Chester, PA 19380, Executor. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

CORPORATION NOTICE LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Monday, August 1, 2022 a Certificate of Organization was filed in the Pennsylvania Department of State for Northgate Properties 1990 LLC, in accordance with the provisions of the Limited Liability Act of 1994. Charles W. Proctor, III, Solicitor

PLA Associates PC
1450 E. Boot Road, Building 400D
West Chester, PA 19380

1st Publication of 3

TRUST NOTICE

Trust Estate of MARGARET P. ALLENN, deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of MARGARET P. ALLEN are requested to make payment without delay to:
L. Peter Temple, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384, Kennett Square, PA 19348

1st Publication of 2

NOTICE

Patrick A. Deibler, Esq.
Pa.Bar I.D. No. 311344
Kling, Deibler & Glick, LLP. Attorneys for Plaintiff
131 W. Main Street
New Holland, PA 17557
(717)-354-7700
IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
LANCASTER ELECTRIC, INC. Plaintiff vs.
MCGUCKIN & PYLE, INC. Defendant No. CI-21-01911
To: McGuckin & Pyle, Inc.
IMPORTANT NOTICE
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CROSS CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.
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.

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
Telephone: 717-393-0737

1st Publication of 1

NOTICE

In The Court of Common Pleas of Chester County, Pennsylvania Civil Action – Law
No. 2021-01765-JD

Firsttrust Bank, Petitioner v.
ALA Holdings LLC, ALA Corporation and Angela Anderson, Respondents

NOTICE TO DEFEND – PETITION TO FIX FAIR MARKET VALUE

To the Respondents: “You have been sued in Court. The petition set forth in the following pages requests the court to determine the amount which should be credited against any liability you may have to the petition as a result of the purchase by a third party at an execution sale of the real property described in the petition. If you wish to defend against the petition, you must take action within twenty (20) days after this petition and notice are served upon you, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the matters set forth in this petition. 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 claim or relief requests by the petitioner. 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 RE-

DUCED FEE OR NO FEE.

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

Lyndsay E. Rowland, Atty. For Plaintiff STAR-FIELD & SMITH, P.C. 1300 Virginia Drive, Ste. 325 Fort Washington, PA 19034 215-542-7070

1st Publication of 1

ALTERNATIVE SERVICE NOTICES

IN RE: ALBERT L. HALEY DORIS E. HALEY P.O. BOX 934 KENNETT SQUARE, PA 19348

Premises: WSN WALNUT ST LOT & DWG

Tax Parcel: 3-3-24

1st Publication of 1

NOTICE

In The Court of Common Pleas of Chester County, Pennsylvania Civil Action – Law No. 2021-01765-JD

Firsttrust Bank, Plaintiff v. ALA Holdings LLC, ALA Corporation and Angela Anderson, Defendants

RULE TO SHOW CAUSE

AND NOW, this 7th day of June, 2022, upon consideration of the Petition to Fix Fair Market Value of Real Property Pursuant to 42 Pa. C.S.A. 8103(a), it is hereby ordered that:

- 1. A rule is issued upon the Respondents, ALA Holdings, LLC, ALA Corporation and Angela Anderson, to show cause why Petitioner, Firsttrust Bank, is not entitle to the relief requested;
2. The Respondents shall file an answer to the petition within twenty (20) days of the date of this Order;
3. The petition shall be decide under Pa.R.C.P. 206.7;
4. Depositions shall be completed within forty-five (45) days of the service upon Petitioner of the answer to the petition.
5. Notice of the entry of this Order shall be provided to all parties by the Petitioner.

BY THE COURT:

/s/ Jeffrey R. Sommer, J.

Lyndsay E. Rowland, Atty. For Plaintiff STAR-FIELD & SMITH, P.C. 1300 Virginia Drive, Ste. 325 Fort Washington, PA 19034 215-542-7070

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF ALBERT L. HALEY, DECEASED & DORIS E. HALEY

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property

shall be sold is: \$28,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

The approximate upset price for which the property shall be sold is: \$30,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: CHARLES E. RICE, JR.

77 SOUTH FOURTH AVENUE
COATESVILLE, PA 19320

*Premises: NE OF S FOURTH AVE & PARK
LOT & DWG*

Tax Parcel: 16-6-342

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF CHARLES E. RICE, JR., DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

IN RE: FAYE E. BUSH

UNION AVENUE
POTTSTOWN, PA 19465

*Premises: W & REAR MAIN ST
LOT*

Tax Parcel: 17-3C-39

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF FAYE E. BUSH-TOSTEVIN, DECEASED C/O KAREN E. BUSH & GARY W. HALLMAN, CO-EXECUTORS

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$10,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$34,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: NORRIS RICHARDS

KATHERINE RICHARDS
C/O GRETA & GLADYS RICHARDS
261 WARWICK ROAD
ELVERSON, PA 19520

*Premises: NS OF WARWICK RD
LOT DWG & GAR*

Tax Parcel: 19-4-85

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF NORRIS C. RICHARDS, JR., DECEASED C/O TRACY WICKMANN & NORRIS C. RICHARDS, III, CO-ADMINISTRATORS & KATHERINE RICHARDS

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT)

IN RE: JOHN L. SCHEMM

BARBARA A. SCHEMM
2691 MANOR ROAD
COATESVILLE, PA 19320

*Premises: ES OF MANOR RD
1.3 AC LOT 1*

Tax Parcel: 29-7-24.3

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under JOHN L. SCHEMM & BARBARA A. SCHEMM

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax

Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$23,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: ANDERSON STEEPLEVIEW, LLC
101 MARCHWOOD ROAD
EXTON, PA 19341

Premises: NE COR OF LITTLE CONESTOGA
1.8 AC OPEN SPACE

Tax Parcel: 31-4-11.14

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under ANDERSON STEEPLEVIEW, LLC

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions

concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$5,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: REGINA B. MAYER
5 MARSHALL CIRCLE
DOWNTOWN, PA 19335

Premises: NS MARSHALL CIR
LOT 41 & DWG

Tax Parcel: 39-4D-61

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF REGINA B. MAYER, DECEASED C/O MARK C. BALDWIN, EXECUTOR

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: "The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes."

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$45,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: KATHLEEN B. QUINN
552 REVERE ROAD
WEST CHESTER, PA 19382

Premises: WS OF WESTMORELAND DR
1.2 AC & DWG LOT 29

Tax Parcel: 47-8-1.26

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under KATHLEEN B. QUINN

"YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT'S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER

REFERRAL SERVICE AT 610-429-1500."

NOTICE: "The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes."

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$70,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: JOHN P. CATTELL
2470 WEST CHESTER ROAD
COATESVILLE, PA 19320

Premises: SS WEST CHESTER ROAD
1.5 AC DWG & GAR

Tax Parcel: 50-1-55

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF JOHN P. CATTELL, DECEASED

"YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT'S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL

YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$21,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: JERIMY BORUCKI

1911 EAST SILVER STREET
PHILADELPHIA, PA 19134

*Premises: NS BRANDYWINE AVE
LOT*

Tax Parcel: 51-4C-14

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under JERIMY BORUCKI

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUES-

TIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$14,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: ELSIE W. HENDERSON

C/O ELISE W. HENDERSON-JOHNSON
414 CONNER ROAD
OXFORD, PA 19363

*Premises: SS CONNER RD
LOT & DWG*

Tax Parcel: 56-4-53.1

NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF ELSIE W. JOHNSON A/K/A ELSIE W. HENDERSON, DECEASED C/O EMMA MOORE, EXECUTOR

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 12, 2022 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$36,000.00

Anthony Morris, Esquire
Buckley, Brion, McGuire & Morris, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

3rd Publication of 3

TRUST NOTICE

Trust Estate of Jo Ann Wishniowski, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims against the Trust Estate of Jo Ann Wishniowski are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:
Eve LynAnn Janos, Trustee,

c/o Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382-4505

3rd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: B.G.H., a/k/a Z.H.
Case Number: AD-22-0023
TO: William Reiland
Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Suzanne M. Hadik have to a female minor child, B.G.H., a/k/a Z.H. (d.o.b. 8/21/20), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.
The Court has set a Call of the List for Tuesday, September 6, 2022, at 9:30 o'clock A.M., Honorable Anthony Verwey in Court Room No. 19, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.
If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.
You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.
You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adop-

tion Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800. Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

ESTATES/TRUSTS ATTORNEY

Estates/Trusts Attorney sought for growing, collegial Main Line firm. Send resume with cover letter and salary requirements, in confidence to responses10@gmail.com

ASSOCIATE ATTORNEY

LaMonaca Law is seeking associate attorneys to join our expanding main line law firm. Required: minimum of 2 years family law experience, transportation, career oriented, ability to multi-task in a fast paced environment. Send resume and salary requirements to Kristy@LaMonacaLaw.com.



The Right Words Win

Build your strongest argument using language proven to persuade your judge.

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David Tobin
 david.tobin@lexisnexis.com
 410.340.9501



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The couple was told they couldn't have a child.

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

You have rights. Lawyers protect them.
Pennsylvania Bar Association
Chester County Bar Association



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The Chester County Bar Association's
Lawyer Referral Service

(610) 429-1500

Call us... we can help.

15 W. Gay Street | 2nd Floor
West Chester, PA 19380

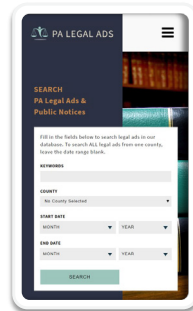
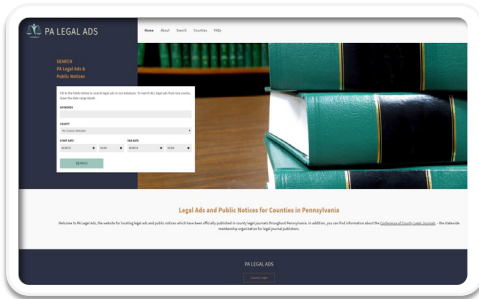
www.chescobar.org





PALEGALADS.ORG

Is the website for locating legal ads and public notices which have been officially published in county legal journals throughout Pennsylvania. Here you can also find information about the **Conference of County Legal Journals** - the statewide membership organization for legal journal publishers.



PALEGALADS.ORG

Allows users to search by keyword, county, and publication date. Examples of ads and notices that can be found on the website include:

- Action to Quiet Title
- Articles of Amendment
- Audit List
- Bankruptcy Filings
- Certificate of Authority
- Change of Name Notice
- Dissolution
- Request for Proposals
- Estate Filings
- Trust Filings
- Fictitious Name
- Incorporations
- Organization
- Sheriff Sales
- Sunshine Act Meeting Notices
- Miscellaneous Notices
- Notice of Intent to Consider Adoption of Ordinances

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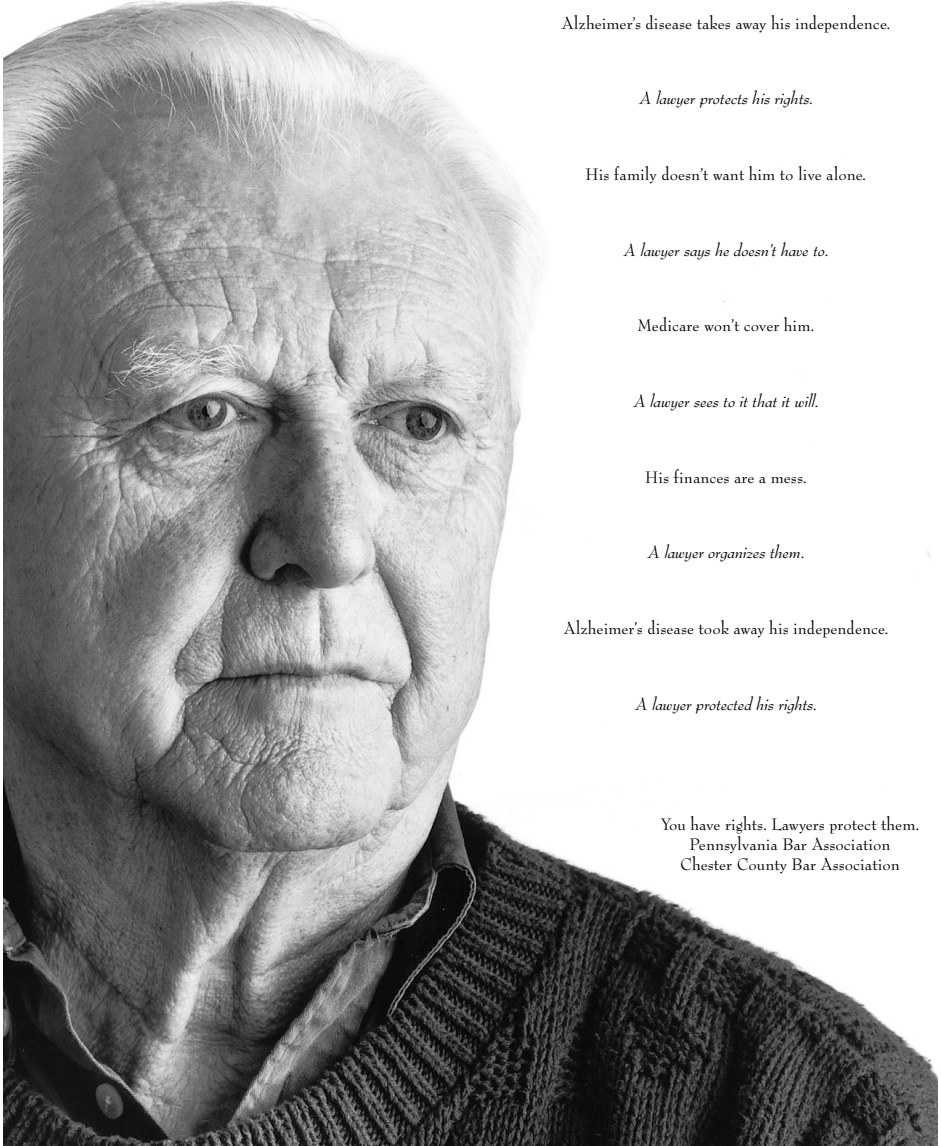


Member Benefit Provider

lawpay.com/chescobar

866-352-4482

Data based on an average of firm accounts receivables increases using online billing solutions. LawPay is a registered agent of Wells Fargo Bank N.A., Concord, CA and Synovus Bank, Columbus, GA.



Alzheimer's disease takes away his independence.

A lawyer protects his rights.

His family doesn't want him to live alone.

A lawyer says he doesn't have to.

Medicare won't cover him.

A lawyer sees to it that it will.

His finances are a mess.

A lawyer organizes them.

Alzheimer's disease took away his independence.

A lawyer protected his rights.

You have rights. Lawyers protect them.
Pennsylvania Bar Association
Chester County Bar Association



Planning a meeting, event, training or deposition?

*The Chester County Bar Association can accommodate your needs!
 Located right in the heart of the borough of West Chester at 15 W. Gay Street
 Two blocks from the courthouse and right next to the Warner Hotel*



- Classroom seating for 80-100 (full) or 30-40 (half); greater capacity for theater style or reception
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided

- 22 person capacity
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided



- 10 person capacity
- Perfect space for small meetings, training and depositions



- Classroom seating for 32
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided
- Great, open space for receptions



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- Metered street parking (payable via quarters, credit card and app)
- Chestnut Street Parking Garage (14 E. Chestnut Street)

Visit www.chescobar.org for more information
 For rates and availability, contact Tyler Szabo:
 phone: 610-692-1889 email: tszabo@chescobar.org



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MOCK TRIALS

CELEBRATING OUR 27th ANNIVERSARY

A. Roy DeCaro, Esq., MEDIATOR



- Mr. DeCaro joined ADR Options in 2019 and has been busy resolving cases in person as well as **virtually**.
- Roy has mediated and arbitrated over a hundred cases. Over 90% of those mediations have settled. He is sought after by both plaintiff and defense lawyers.
- Mr. DeCaro has tried more than 200 jury trials to verdict.
- On behalf of his clients, he has achieved over a dozen verdicts in excess of \$1,000,000.
- He has also represented defendants such as hospitals, doctors, law firms and other individuals and entities.
- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
- Best Lawyers recognized Mr. DeCaro in 2018 as the “*Best Personal Injury Lawyer of the Year*” for Philadelphia.
- Roy has been selected to the Super Lawyers list for 20 years and has been ranked as one of the top ten lawyers in Pennsylvania on two occasions.

To schedule a case please email
mcarney@adroptions.com or call 215-564-1775



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MEDIATION

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The cancer clinic gives her a death sentence.

A lawyer says she has the right to live.

Her health plan rejects her claim.

A lawyer says they can't.

Her boss "lets her go."

A lawyer gets her job back.

Her landlord tries to evict her.

A lawyer won't let him.

The clinic gave her a death sentence.

A lawyer gave her hope.

You have rights. Lawyers protect them.
Pennsylvania Bar Association
Chester County Bar Association

Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
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James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia "Lawyer of the Year" Ethics and Professional Responsibility Law and Legal Malpractice Law

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**CHESTER COUNTY LAW REPORTER
ADVERTISING RATES**

The Official Legal Publication for Chester County
Legal Advertising Rates effective January 1, 2020

Estate Notices* (3 publications; 1 proof)	\$90.00
Fictitious Name* (1 publication; 1 proof)	\$90.00
Corporation Notices* (including, Dissolution, Charter*, Certificate of Authority, Nonprofit, and Limited Liability (1 publication; 1 proof)	\$90.00
Change of Name Notice* (1 publication; 1 proof)	\$90.00
Adoption Notice (3 publications; 1 proof)	\$200.00
Private Sheriff Sale Notices (1 proof; 1 publication)	\$400.00
County Sheriff Sale Notices (printed monthly; 3 publications)	\$420.00
Annual Tax Sale (County)	\$3.00 per line + layout costs
Orphans' Court Accounts (printed monthly; 2 publications).....	\$70.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Mortgage Foreclosure, Municipal Notices, Annual Meetings and all other legal notices (1 publication; 1 proof)	\$.20 per space & character
Additional Proof of Publication	\$15.00

*A standard form is available. Complete online or download form at: www.chescobar.org
Call 610.692.1889 for assistance

COMMERCIAL AND CLASSIFIED RATES:

The Chester County Law Reporter is published weekly, 52 issues per year. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file to lawreporter@chescobar.org

For more information: Emily German at 610-692-1889 or egerman@chescobar.org

	Week (1 Issue)	Month (4 Issues)	Quarter (12 Issues)	Year (52 Issues)
Full Page	\$375	\$1,000	\$1,500	\$4,000
1/2 Page	\$275	\$700	\$1,000	\$3,000
1/3 Page	\$175	\$500	\$750	\$2,000

AD DIMENSIONS:

Full Page 4.75 in. W x 7.675 in. L.	1/2 Page 4.75 in W x 3.75 in. L	1/3 Page 4.75 in. W x 2.375 in. L
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(All ads are printed in black and white)

COST TO PLACE AD THAT IS ALL COPY: \$.20 PER SPACE AND CHARACTER