



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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

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Palmer v. Palena

Preliminary objection – Demurrer – Judicial privilege

1. The existence of judicial privilege does not depend upon the motive of the defendant in making the allegedly defamatory statement because the privilege is absolute and cannot be destroyed by abuse.
2. Extending the judicial privilege to utterances not intended to initiate proceedings or otherwise obtain a remedy would not incentivize individuals to speak freely within a judicial or quasi-judicial context.
3. Plaintiff and Defendant are neighbors involved in a property line dispute. Plaintiff filed an Amended Complaint alleging Defendant claimed to the township zoning officer and/or manager: (a) Plaintiff encroached on Defendant's property; (b) improved Plaintiff's property without obtaining township permits; and (c) Plaintiff is sneaky. Plaintiff alleged that Defendant's factual claims and characterization were false and defamatory. Defendant filed a Preliminary Objection in the nature of a demurrer, and argued statements made to government officials for the purpose of inducing official action makes those statements subject to the absolute judicial privilege. Plaintiff raised three arguments against the applicability of judicial privilege because (a) Defendant reported him to the Township without intent to initiate any legitimate proceeding but to harm Plaintiff; (b) reported him knowing her claims were false or without a reasonable belief in their accuracy; and (c) Defendant's statement about Plaintiff being sneaky cannot be privileged. Regarding Plaintiff's argument that "sneaky" was outside of the scope of the privilege, this Court agreed because Plaintiff has alleged that that reference maligned his reputation in general, threatened his business relationship with the Township in particular and because it did not pertain to the administration of justice. Accordingly, this Court sustained Defendant's Preliminary Objection to Plaintiff's claim for damages resulting from Defendant's complaining to the Township about Plaintiff's use of his property without prejudice to the remainder of Plaintiff's Amended Complaint and granted Plaintiff leave to file a second amended complaint.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2021-10066; Kevin A. Palmer vs. Bryn Palena

N. Curtis Ward for Plaintiff

J. Charles Gebron, Jr. for Defendant

Binder, J., August 3, 2022:-

| | | |
|---|--------------------------------|---|
| KEVIN A. PALMER vs. BRYN PALENA | Plaintiff Defendant | IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA NO. 2021-10066-TT CIVIL ACTION – LAW |
|---|--------------------------------|---|

ORDER and MEMORANDUM

AND NOW, this 3rd day of August, 2022, upon consideration of Defendant Bryn Palena’s Preliminary Objection to Plaintiff Kevin A. Palmer’s Amended Complaint filed March 14, 2022, and after oral argument on June 10, 2022, it is hereby **ORDERED** for the reasons set forth in the accompanying Memorandum that Defendant’s Preliminary Objection is **SUSTAINED in part and OVERRULED in part** with leave granted to Plaintiff to file a Second Amended Complaint consistent with this Order within twenty (20) days of the entry of this order.

BY THE COURT:

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

MEMORANDUM

Plaintiff and Defendant are neighbors involved in, at its core, a property line dispute. Plaintiff filed an Amended Complaint on February 22, 2022 alleging that Defendant made factual claims to the Schuylkill Township Zoning Officer and the Schuylkill Township Manager accusing Plaintiff of encroaching on Defendant's property and improving Plaintiff's property without obtaining Township permits. Amended Complaint, 2/22/2022, ¶¶ 16-20.¹ Plaintiff also alleged that Defendant told the Zoning Officer that Plaintiff is sneaky. Amended Complaint, 2/22/2022, ¶ 17. Plaintiff alleged that Defendant's factual claims and characterization were false and defamatory. *See, e.g.*, Amended Complaint, 2/22/2022, ¶ 25 ("Every material statement made and published by Defendant about Plaintiff and/or his actions, as aforescribed, was utterly false, was imagined[,] and created [out of] whole cloth by the Defendant to support her vindictive narrative against Plaintiff, and was made under circumstances where the truth was either known by Defendant or was easily ascertainable."). *See also* Amended Complaint, 2/20/2022, ¶ 35 ("Defendant's reference to Plaintiff on May 7, 2021 as being 'sneaky', made to an important client, is defamatory *per se*, since this portrays Plaintiff, a licensed attorney, as dishonest or untrustworthy.") (emphasis in original).

Plaintiff further alleged that Defendant made her statements to the Township officials "to induce the [T]ownship to go after Plaintiff for things he obviously did not do and to bully, harass, intimidate[,] and harm the Plaintiff." Amended Complaint, 2/22/2022, ¶ 6. *See also* Amended Complaint, 2/22/2022, ¶ 27 (alleging that Defendant's false statements were "part of a malicious bad faith retaliatory vendetta to use the Township as a 'pawn' and an instrument to 'go after' Plaintiff based on her personal animus.").

Defendant filed a Preliminary Objection on March 14, 2022 in the nature of a demurrer. Defendant argued that Plaintiff has based his defamation claim on statements made to government officials for the purpose of inducing official action which makes those statements subject to the absolute judicial privilege. Defendant cited Forbes v. King Shooters Supply, 230 A.3d 1181 (Pa.Super. 2020), appeal denied 240 A.3d 115 (Pa. 2020) where the trial court granted judgment on the pleadings and properly dismissed a gun owner's claim for slander based on retail store employees reporting their concerns to police that her apparent mental illness risked harm to herself and others. Defendant cited Greenberg v. McGraw, 161 A.3d 976 (Pa.Super. 2017) where the trial court sustained a demurrer and properly dismissed a physician's claim for defamation based on a medical assistant/former employee's report to the State Board of Medicine that the physician was addicted to drugs and allowed the medical assistant/former employee to perform medical procedures on patients that were outside her scope of practice. Defendant cited Pawlowski v. Smorto, 588 A.2d 36, (Pa.Super. 1991) where the trial court sustained a demurrer and properly dismissed

¹ Plaintiff also alleged that Defendant reported him to the police for trespassing on Defendant's property when he was actually tending to his own property. Amended Complaint, 2/22/2022, ¶ 12.

a lawyer's claim for defamation based on opposing counsel's reporting to the District Attorney and State Police that the lawyer had committed perjury.

Plaintiff concedes the general judicial privilege exists but presented three (3) arguments why this court should rule that Defendant's statements are not within the judicial privilege. The first was that Plaintiff pled that Defendant reported him to the Township without intent to "initiate any legitimate proceeding" but rather to harm Plaintiff. Brief, 4/22/2022, p. 11. *See also* Brief, 4/22/2022, pp. 11-15. In the alternative, Plaintiff argued second that Defendant abused any hypothetical judicial privilege rendering it inapplicable when Defendant reported him to the Township knowing her claims were false or without a reasonable belief in their accuracy. Brief, 4/22/2022, pp. 15-16. Third, Plaintiff argued that "Defendant's statement about [Plaintiff] 'being sneaky' cannot be privileged." Brief, 4/22/2022, p. 16.

Regarding the first two arguments, the issue is whether a statement made to induce official action (legitimate or otherwise) with malicious intent or intentional falsity, recklessness, or negligence is therefore outside the scope of the judicial privilege. Case law is clear that any such statement is still within the scope of the privilege. "[T]he existence of the privilege does not depend upon the motive of the defendant in making the allegedly defamatory statement [because t]he privilege is absolute and cannot be destroyed by abuse." Forbes, 230 A.3d at 1188 (quoting Marino v. Fava, 915 A.2d 121, 124 (Pa.Super. 2006) while omitting quotation) (footnote omitted). Thus it follows that Defendant could have intentionally lied to the Township officials about Plaintiff to harm Plaintiff and the statements would be within the absolute judicial privilege so long as Defendant did so hoping to cause the Township to take action against Plaintiff. Here, that is precisely what Plaintiff alleged. *See, e.g.* Amended Complaint, 2/22/2022, ¶ 6 ("This case involves a pattern of wildly false and defamatory communications which were fabricated and published by the Defendant about Plaintiff to local township employees and officials and others, in a wrongful, vindictive, malicious[,] and illegitimate bad faith effort by Defendant to try to induce the [T]ownship to go after Plaintiff for things he obviously did not do and to bully, harass, intimidate[,] and harm the Plaintiff.").

Plaintiff argued to the contrary that Schanne v. Addis, 121 A.3d 942 (Pa. 2015) stands for the proposition that "the defendant speaker's intent is properly taken into account in ascertaining if the judicial privilege applies in the first instance." Brief, 4/22/2022, p. 11 (emphasis omitted) (citing 121 A.3d at 951). In Schanne, the defendant told a friend that she once had a romantic relationship with the plaintiff while she was a high school student and he was her teacher. That friend told school officials which led to the termination of the plaintiff's employment for sexual misconduct and the plaintiff sued the defendant for defamation. The Pennsylvania Supreme Court ruled that the defendant's statements to the friend were not within the scope of judicial privilege because it was a fact that the defendant spoke "only as a friend and with no desire or expectation that the allegation she made against [the plaintiff] would result in proceedings of any type." Id., 121 A.3d at 949. Extending the judicial privilege to utterances not intended to initiate proceedings

or otherwise obtain a remedy would not “incentiviz[e] individuals to speak freely within a judicial (or quasi-judicial) context.” *Id.*, 121 A.3d at 949. That is why the judicial privilege did not apply in *Schanne*. Here, however, Plaintiff has alleged precisely the opposite. Plaintiff has alleged that Defendant wrongfully intended to initiate Township proceedings against him. Moreover, the statements were made to the appropriate official to initiate proceedings and not to somebody in the role of friend. *Schanne* is distinguishable for those reasons and the great bulk of Plaintiff’s Amended Complaint remains within the scope of the cases cited by Defendant including the clear language of *Forbes*, *supra*.

Regarding Plaintiff’s third argument regarding “sneaky” being outside of the scope of the privilege, this court agrees. Defendant did not raise a specific objection to Plaintiff’s allegation that Defendant defamed Plaintiff by calling him sneaky. Instead, Defendant objected generally to Plaintiff’s Amended Complaint that Plaintiff’s Amended Complaint failed to state a claim upon which relief can be granted (demurrer) based on judicial privilege. *See* Preliminary Objection, 3/14/2022, ¶¶ 1-17. The Pennsylvania Supreme Court has observed that “[o]verall, then, while the judicial privilege has expanded with the needs of justice, it has also been made subject to limitations where the administration of justice is not likely to be substantially affected.” *Schanne*, 121 A.3d at 949 (citing *Adams v. Peck*, 288 Md. 1, 5, 415 A.2d 292, 294 (1980)). Here, Defendant’s statements to the Township regarding Plaintiff’s use of his property were related to the Township’s enforcement of its zoning or building codes. However, Plaintiff has alleged that Defendant’s calling him sneaky maligned his reputation in general and threatened his business relationship with the Township in particular. The alleged statement does not pertain to the administration of justice and is not within the scope of the privilege; as such, it is subject to argument regarding its defamatory nature.

Accordingly, this court will enter an order sustaining Defendant’s Preliminary Objection to Plaintiff’s claim for damages resulting from Defendant’s complaining to the Township about Plaintiff’s use of his property without prejudice to the remainder of Plaintiff’s Amended Complaint.

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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, DECEMBER 7, 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 CONSTANCE J. BAGROSKY, DECEASED **1521-1479**

SECOND FORMAL ACCOUNTING

OF: MICHELLE H. MENDENHALL, EXECUTOR

ATTORNEY(S):

GARY E. THOMPSON, ESQUIRE

IN RE: ALL SOULS CEMETERY PERPETUAL CARE, TRUST **1518-2170**

SECOND INTERIM ACCOUNTING

OF: REGIONS BANK, TRUSTEE

ATTORNEY(S):

RUSSELL RESSLER, ESQUIRE

AMANDA M. KITA, ESQUIRE

ESTATE OF ANNE M. DEES, DECEASED **1521-1643**

FIRST AND FINAL ACCOUNT

OF: KATRINA ANNE DEES, EXECUTOR

ATTORNEY(S):

ELIZABETH TERESA STEFANIDE, ESQUIRE

ESTATE OF VIRGINIA P. SIMON, DECEASED **1520-0016**

FIRST AND FINAL ACCOUNT

OF: ALISON V. SIMON-KISSEL, EXECUTOR

MARK P. SIMON, EXECUTOR

ATTORNEY(S):

L. PETER TEMPLE, ESQUIRE

ESTATE OF LEWIS J. BRANDOLINI III, DECEASED **1518-1017**

FIRST AND FINAL ACCOUNT FOR THE TRUST UNDER WILL

OF: GERALD DARLING, TRUSTEE

MARK L. ALDERMAN, EXECUTOR

ATTORNEY(S):

JOEL L. FRANK, ESQUIRE

IN RE: P.J.S., MINOR

1521-2434

A/K/A PETER J. SANFORD

FIRST AND FINAL ACCOUNT

OF: PETER J. SERENA, GUARDIAN
ELIZABETH SERENA SANFORD, GUARDIAN
PETER J. SERENA, PETITIONER
ELIZABETH SERENA SANFORD, PETITIONER

ATTORNEY(S):

JOSEPH K KOURY, ESQUIRE

NOTICES

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

CIVIL ACTION**LAW NO. 2022-08858-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Courtnee Denar Fields was filed in the above-named court and will be heard on Monday, December 12, 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, November 4, 2022
Name to be changed from: Courtnee Denar Fields to: Courtnee Denae Fields-Kennedy
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. 2022-04435-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Maria Ziarnowas filed in the above-named court and will be heard on Monday, November 14, 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: Saturday, July 9, 2022
Name to be changed from: Maria Ziarno to: Maria Shrum
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.
"J" Jackson Shrum, Esq., Attorney for the Petitioner
Jack Shrum, P.A.
919 N Market St Ste 1410
Wilmington, DE 19801

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

CIVIL ACTION**LAW NO. 2022-08614-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ryan Kadri was filed in the above-named court and will be heard on Monday, January 30, 2023 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: Friday, October 28, 2022
Name to be changed from: Ryan Kadri to: Ryan Kadrank
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. 2022-08616-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Lisa Clark was filed in the above-named court and will be heard on Monday, January 30, 2023 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: Friday, October 28, 2022
Name to be changed from: Lisa Clark to: Lisa Kadrank
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. AD-22-0028**

NOTICE IS HEREBY GIVEN that the name change petition of Dekontee Kennedy Jackson was filed in

the above-named court and will be heard on Tuesday, December 13, 2022 at 1:30 PM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Monday, April 18, 2022 Name to be changed from: Dekontee Kennedy Jackson to: Dekontee Kennedy Wilson 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. 2022-06734-NC

NOTICE IS HEREBY GIVEN that the name change petition of Erick Tuffner on behalf of minor child Faith Irene Tuffner 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 2, 2022

Name to be changed from: Faith Irene Tuffner to: Rowan Gauss Tuffner

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

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

BEEBE, Patricia Ann, late of East Marlborough Township. Bernadette Boyle, care of GEORGE S. DONZE, Esquire, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze & Donze, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, atty.

COLLINS, Peter Justice, late of Honey Brook Township. Stephen B. Collins, 13 Glen Oak Drive, Landenberg, PA 19350, Executor.

DAVIS, George Thomas, late of South Coventry Township. Aimee P. Davis Potter, 110 Ridgeview Dr., Pottstown, PA 19465, Executrix. SUSAN W. O'DONNELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

DENNIS, Elizabeth D., late of Penn Township. Charles A. Cole, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DiROCCO, JR., Orazio John, a/k/a Orazio J. DiRocco, Jr., Orazio T. DiRocco and Orazio J. DiRocco, late of West Goshen Township. Mario John DiRocco and Joseph John DiRocco, Sr., care of KRISTIN A. MOLAVOQUE, Esquire, P.O. Box 340, West Chester, PA 19381, Executors. KRISTIN A. MOLAVOQUE, Esquire, Molavoque Law, LLC, P.O. Box 340, West Chester, PA 19381, atty.

DONEY, Arlene C., late of Oxford Borough. Michael F. Gillin, 318 Heather Hills Dr., Landenberg, PA 19350, Executor. STEPHEN V. BOTTIGLIERI, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

KING, Ann M., late of South Coventry Township. Maureen A. Howard, 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.

LYNCH, Helen Elizabeth, a/k/a Helen E. Lynch, late of Phoenixville. John L Lynch IV, 602 E. Anderson Ave., Phoenixville, PA 19460, Personal Representative.

MARTIN, Mary Ann, late of Londonderry. Suzanne E. Martin, 68 Dosch Lane, New Holland, PA 17557, Executrix. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557, atty.

MOLITORIZ, Andrew, late of Spring City Borough. Scott Alexander Molitoriz, 263 Master St., Pottstown, PA 19464, Executor. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

MULLIGAN, Joseph F., late of East Bradford Township. Terrence Mulligan, care of HOPE BOSNIAK, Esquire, 600 Easton Rd., Willow Grove, PA 19090, Executor. HOPE BOSNIAK, Esquire, Dessen Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090, atty.

NYCE, Danielle Marie Keating, a/k/a Danielle M. Keating Nyce and Danielle M. Nyce, late of Downingtown Borough. Jeffrey F. Nyce, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

PAULSEN, Gale Cecelia, late of Phoenixville. Alicia Nelson, 5 Beard Circle, Phoenixville, PA 19460, Administratrix.

PEIRSON, Victoria C., late of Penn Township. Christopher C. Schult, 1811 Kings Forest Trail, Mount Airy, MD 21771, Executor. David B. Myers, Esquire, 148 W State Street Suite 102, Kennett Square, PA 19348, atty.

RAWLINGS, Mary S., late of West Brandywine Township. Bruce D. Rawlings, 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.

RICHEY, Patricia Ann, late of Honey Brook Township. The Bryn Mawr Trust Company, 1436 Lancaster Ave., Berwyn, PA 19312, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SAVERIONI, Rose M., a/k/a Rose Marie Saverioni, late of Kennett Square Borough. Richard Arnold Saverioni, 230 S. Walnut Street, Kennett Square, PA 19348, Janet Marie Saverioni O'Neil, 2417 Knowles Road, Wilmington, DE 19810, and Deborah Ann Saverioni Walls, 5872 Thistle Drive, Narvon, PA 17555 Executors. DAVID B. MYERS, Esquire, 148 W. State Street, Suite 102, Kennett Square, PA 19348, atty.

SCHNEIDER, William M., late of Willistown Township. David Craig Callaghan, 714 E Manoa Rd, Havertown, PA 19083, Executor. Dama A. Lewis, Esquire, 6 Eisenhower Drive, Malvern, PA 19355, atty.

SIMMERS, Margaret, late of Caln Township. Laura Reiter, 313 Chickory Way, Newark, DE 19711, Administratrix.

STEINBERG, Ori E., late of Uwchlan Township. Veronique LaBeille, care of MARJORIE SCHARPF, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Administratrix. MARJORIE SCHARPF, Esquire, The Tannenbaum Law Group, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

TEGETHOFF, Mary Anne, late of Malvern Borough. Paula A. Kessler, 131 Stirrup Circle, West Chester, PA 19382, Executrix. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

2nd Publication

ANTHONY, Yvonne M., a/k/a Yvonne Marie Anthony, late of West Brandywine Township. Gene V. Anthony, 219 Honeycroft Blvd., Cochranville, PA 19330, Executor. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media, PA 19063, atty.

BARNES, Robert F., late of East Goshen Township. Robert L. Kaune, 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.

BERKOWITZ, Gerald S., late of Malvern. Rita C. Berkowitz, 940 S. Wisteria Drive, Malvern, PA 19355, Executrix. LEE S. COHEN, Esquire, Kelly, Parker & Cohen, LLP, 1250 N. Mountain Road, Suite 9, Harrisburg, PA 17112, atty.

BINDER, Joseph T., a/k/a Joseph Thomas Binder, late of West Goshen Township. Judith A. Binder, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

BUSILLO, JR., Nicholas A., late of Coatesville. John A. Saling, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

CIORROCCO, Aleene K., late of Oxford Borough. Peter J. Ciorrocco, 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.

DAUGHERTY, Arthur Lee, late of West Chester. Donna Daugherty, 11 Harrison Road, West Chester, PA 19380, Administratrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

DePIETROPAOLO, Theresa Mary, a/k/a Theresa J. DePietropaolo, Terry M. DePietropaolo and Terry DePietropaolo, late of Malvern Borough. Rebecca L. DePietropaolo, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

EDWARDS, Emily J., late of Honey Brook Township. Michael A. Hohl, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executor. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

GIVLER, JR., Paul W., late of Honey Brook Borough. Gregory P. Givler, Randall W. Givler and Kevin M. Givler, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Co-Executors. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

HURWITZ, Irvin H., late of Tredyffrin Township. Janet L. Hurwitz, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executrix. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

JANIK, Patricia A., late of East Whiteland Township. Steven Edward Janik, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

KEARNEY, Eileen F., a/k/a Eileen Frances Kearney, late of East Goshen Township. Neil E. Kearney, 207 Leona Drive, Glenmoore, PA 19343, Executor. PAUL J. DATTE, Esquire, Cerullo, Datte & Burke, P.C., 450 West Market Street, P.O. Box 450, Pottsville, PA 17901, atty.

KOGET, Theresa, late of Downingtown Borough. Karen McGinnis, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

LEWIS, John Lee, late of Chester. Tami Faruq, Administrator.

MANGIOVILLANO, Jeannette M., late of Coatesville. Philip Paul Mangiovillano, care of JANET J. SATTERTHWAITE, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. JANET J. SATTERTHWAITE, Esquire, Gawthrop Green-

wood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

MAUGER, Florence L., late of West Whiteland Township. George L. Karpinski, Sr., care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executor. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

McCANN, JR., Paul J., late of Elverson. Linda L. McCann, 2 Stanley Lee Drive, Elverson, PA 19520, Executrix. KENNETH E. PICARDI, Esquire, Yergey,Daylor.Allebach.Scheffey.Picardi, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

McCARTHY, Kara Gwen, late of East Nottingham Township. Candace L. Prewitt, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane PC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

McCAULEY, Evelyn S., late of Uwchlan Township. Linda Darling, 415 Shelmire Rd., Downingtown, PA 19335, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

McINTIRE, Katherine G., Katherine Dechant, late of West Bradford Township. Laura J. Skaggs, care of JOHN D. MILLER, JR., Esquire, 96 So. George Street, Suite 520, York, PA 17401, Administrator. JOHN D. MILLER, JR., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401, atty.

MILLER, Edward Robert, late of East Coventry Township. Cynthia Dawson, 301 Battenkill Drive, Douglassville, PA 19518, Executrix. JACQUELINE ALEXA JOHNSON, Esquire, Dolan Ray Law LLC, 2500 E High Street, Bldg 700, Pottstown, PA 19464, atty.

PIPER, Robin Lea, late of West Caln Township. Robert H. Kinsley, III, 211 Creamery Rd., Coatesville, PA 19320, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

RAVENSCROFT, Hugh Morgan, a/k/a Hugh M. Ravenscroft, late of Tredyffrin Township. Andrea R. Mabie, care of CATHERINE SUE CLARK, Esquire, 11319 Shannondell Dr., Norristown, PA 19403, Executrix. CATHERINE SUE CLARK, Esquire, 11319 Shannondell Dr., Norristown, PA 19403, atty.

SARGENT, Sally C., a/k/a Sally Chandler Sar-

gent, late of New Garden Township. Joseph A. Bellinghieri, 17 W. Miner St., West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

SCHMIDT, Douglas M., late of West Fallowfield Township. Christine Schmidt, 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.

SHEA, John C., late of West Goshen Township. Anne Shea Gaza, 810 Fairthorn Drive, Kennett Square, PA 19348, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SHOWERS, Eileen D., late of East Goshen Township. Dniel T. Showers, 3 Milkwood Drive, Chadds Ford, PA 19317 & Christopher T. Showers, 127 Heather Hill Drive, Downingtown, PA 19335, Executors. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SOFFER, Phyllis H., a/k/a Phyllis Soffer, late of Willistown Township. Drew B. Soffer, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

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

TEDESCO, Philomena, a/k/a Phyllis L. Tedesco and Philomena L. Tedesco, late of West Whiteland Township. Lenore P. Tedesco, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

THOMPSON, Charles F., late of Newlin 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.

3rd Publication

BAILIFF, David M., late of East Nottingham Township. Karen Bailiff Davis, 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.

BARNES, George H., a/k/a George Barnes, late of Tredyffrin Township. Vera L. Barnes, care of DAVID B. PUDLIN, Esquire, One Logan Square, 27th Fl., Philadelphia, PA 19103, Executrix. DAVID B. PUDLIN, Esquire, Hanglely, Aronchick, Segal, Pudlin & Schiller, One Logan Square, 27th Fl., Philadelphia, PA 19103, atty.

BELLINO, JR., Vincent S., a/k/a Vincent S. Bellino, late of West Goshen Township. Deneen Bellino, care of LISA M. NENTWIG, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. LISA M. NENTWIG, Esquire, Dilworth Paxson, LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

BRADLEY, JR., Joseph Preston, late of East Fallowfield Township. Carmel J. Bradley, 128 Bridle Path Ln, East Fallowfield, PA 19320, Administrator.

D'AMICO, JR., Joseph J., a/k/a Joseph J. D'Amico, Jr., MD, late of East Marlborough Township. Andrew J. D'Amico, 115 North Monroe Street, P.O. Box 605, Media, PA 19063, Executor. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.A., One Rodney Square, 920 North King Street, Wilmington, DE 19801, atty.

DECK, JR., Arthur W., a/k/a Arthur William Deck, Jr. and Arthur W. Deck, late of Valley Township. Donald R. Deck, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

DeROCCO, Julia S., late of Chester Springs. Drew S. DeRocco, care of EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, Executor. EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, atty.

DOWNING, Helen B., late of Kennett Square Borough. Frank E. Bush, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 East Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

DOWNS, Christopher T., a/k/a Chris, late of New-

town Square. Gail McIntyre, 70 Longview Ln., Newtown Square, PA 19073, Executrix. KATHY GEESLA RUE, Esquire, Larue Law Office, 1158 Stinson Dr. Reading, PA 19605, atty.

HAMM, Howard E., late of East Nottingham Township. Danielle Nicole Dean, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane PC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

HILLER, Florence F., late of East Whiteland Township. John T. Miller, Jr. and Dennis M. Hiller, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

McCARTHY, Karen K., late of Schuylkill Township. Edward McCarthy, 19 Mockingbird Lane, Phoenixville, PA 19460, Administrator. MARZIA P TONGIANI MIRABILE, Esquire, 254 Bridge St., Phoenixville, 19460, atty.

MENDENHALL, Allen L., late of West Caln Township. Hedwig Thompson, 100 Gold Finch Lane, Honey Brook, PA 19344, Danny Mendenhall, 800 N. Sandyhill Rd., Honey Brook, PA 19344, & Ronald Mendenhall, 1218 Summer Lane, Pottstown, PA 19465, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MILES, Alice T., late of East Brandywine Township. Barry N. Carr, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

PRICE, Dorothy M., a/k/a Dorothy May Price, late of Schuylkill Township. Nancy Lee DeFrancesco, care of JEAN E. WHITE JONES, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087, Executrix. JEAN E. WHITE JONES, Esquire, Butera, Jones & Peterson, LLC, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

RUSH, Jacklyn Ewing, a/k/a Jacklyn E. Rush, late of West Marlborough Township. Tania H. Coffey, 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.

SCIALLO, Jane M., late of Spring City. Mary

Jane Fryberger, care of CAROLYN M. MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

SPANGLER, Judith D., late of Uwchlan Township. Ian S. Spangler & Eric N. Spangler, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

STEAD, Charles K., a/k/a Charles K. Stead, Jr., late of Easttown Township. Mitchell X. Stead and Jonathan Stead, care of THOMAS F. TOSCANI, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Administrators. THOMAS F. TOSCANI, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

STEVENSON, Neal A., late of East Goshen Township. Dana Mimm, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Administratrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

TINDER, Elizabeth M., late of East Bradford Township. Deneen M. MacFadden, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

WEBER, William K., late of Uwchlan Township. Deborah D. Weber, 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.

WELLS, Anne W., late of Kennett Township. Robert Lynn Wells, Jr. and Charles Conner Wells, 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.

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

Workhorse Freelancing, with its principal place of business at 105 Bishops Lodge Court, West Chester, PA 19380. The application has been (or will be) filed on: Saturday, August 20, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Lance Reitelbach.

An application for registration of the fictitious name All Trades Cleaning Services, 151 South Sandyhill Road Coatesville, PA 19320 has been filed in the Department of State at Harrisburg, PA, File Date 09/21/2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is: Michael Ochal, 151 S Sandy Hill Rd Coatesville PA 19320.

TERMINATION OF REGISTRATION TO DO BUSINESS

Notice is hereby given that PP Windermere Manager Corp., a foreign corp. formed under the laws of the State of DE where its principal office under the laws of its jurisdiction of formation is located at c/o National Registered Agents, Inc., 1209 Orange St., Wilmington, DE 19801 intends to withdraw from transacting business in the Commonwealth of PA. The commercial registered office provider in PA is National Registered Agents, Inc., County of Chester.

CIVIL ACTION LAW

COURT OF COMMON PLEAS

CHESTER COUNTY

Number 2021-06386-RC

LoanCare, LLC

v.

Marcella Gray A/K/A Marcella C. Gray

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Marcella Gray A/K/A Marcella C. Gray
Your house (real estate) at 614 North Limestone Road, Parkesburg, Pennsylvania 19365 is scheduled to be sold at Sheriff's Sale on January 19, 2023 at 11:00 a.m. at will be sold at a public on-line auction conducted by Bid4Assets, <http://www.bid4assets.com/>, to enforce the court judgment of \$90,682.41 obtained by LoanCare, LLC against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to LoanCare, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

**AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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
ASSOCIATION DE LICENCIADOS**

Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street
West Chester, Pennsylvania 19380
(610) 429-1500
McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff
123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

3rd Publication of 3

TRUST NOTICE

PATRICIA A. PEACOCK, 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:

Dr. Joseph R. Peacock, TRUSTEE,
1271 South Creek Road
West Chester, PA 19382
PETER S. GORDON, Esq.
Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue
Wilmington, DE 19806

3rd Publication of 3

DOWNINGTOWN AREA SCHOOL DISTRICT CHESTER COUNTY, PENNSYLVANIA PUBLIC NOTICE

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale ("the Petition") on November 28th, 2022, in Courtroom #11 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 1:15 p.m. The purpose of the hearing is to address Downingtown Area School District's ("the School District") Petition for approval to sell by private sale, under the terms set forth below and contained in the Petition, the School District's property located along Lionville Station Road located in Uwchlan Township, Chester County, Pennsylvania, tax parcel numbers 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1, deed reference Book 6969 page 618 ("the Property").

The Property contains 240 +/- acres and is improved with three dilapidated homes and four deteriorating farms structures. The former dwellings are in a deteriorated state and are uninhabitable. The four dilapidated farm structures consist of two sheds, a barn and a silo. They are unusable, vacant and in a deteriorated state. The Property is located in the Township of Uwchlan, Chester County, Pennsylvania and is located in two zoning districts – approximately 225 acres are located in the PIC- Planned

Industrial Commercial Development District and approximately 15 acres are located in the RR – Rural Residential District.

The Property is being sold pursuant to an Agreement of Sale to Audubon Management Corp, or its affiliate, with an address of 2620 Egypt Road, Audubon, PA 19403. The Purchaser has offered \$96,250,000.00 for the Property and additional consideration to the School District in the form of a share of the proceeds from the development of the Property. The School District seeks Court approval at the hearing on the date and time set forth above to the sell the Property to Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3) under these terms and conditions and as further set forth in the Agreement of Sale.

At the hearing, the School District shall offer evidence in support of its Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District’s Petition. The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place Downingtown, PA 19335, c/o David Matyas, (610) 269-8460. For more information, please contact:
Guy A. Donatelli, Esquire
Lamb McErlane PC
24 East Market Street
West Chester, PA 19381
Direct Dial: (610) 701-4419
Facsimile: (610) 692-0877
Email: gdonatelli@chescolaw.com
Guy A. Donatelli, Solicitor Downingtown Area School District

3rd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHAN’S COURT DIVISION IN RE:ADOPTION OF B.G.S., No. AD-2022-0040. TO: Andrea Sanchez and Unknown Birth Father. IMPORTANT NOTICE-NOTICE IS HEREBY GIVEN THAT a petition has been filed asking the orphan’s court to put an end to all rights you have to your child, B.G.S. (Baby Girl Sanchez) born 8/27/2021. The Court has set a hearing to consider ending your rights to your child. That

hearing, which will be held in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, is scheduled for December 13, 2022, at 1:30 p.m. in Courtroom 18. 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 your child may be ended by the Court without you being present. In addition, you are advised that you may have an option for an enforceable voluntary agreement under Act 101 of 2010 for continuing contact following the adoption of your child, between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court. You have the right to be represented at the hearing by a lawyer. You should take this paper to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help: The Lawyer Referral & Access to Justice Services, Chester County Bar Association , 15 West Gay Street, West Chester, PA19380, telephone number 610-429-1500.If you are unable to afford counsel, you may file a petition with the court. The petition and all notices, certifications, and exhibits, which you must complete and file according to instructions, may be found in the “Forms” section of the Clerk of Orphan’s Court website at: <https://www.chesco.org/168/Register-of-Wills-Orphans-Court> If you qualify pursuant to 23 Pa. C.S. §2313(a.1), the court will appoint counsel to present you in the termination hearing.
Reynolds Family Law, 101 Lindenwood Dr, Malvern, PA 19355. 484-875-3090.

3rd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHAN’S COURT DIVISION IN RE:ADOPTION OF L.V.K-B., No. AD-2022-0039. TO: Andrea Sanchez and Petr Benes. IMPORTANT NOTICE-NOTICE IS HEREBY GIVEN THAT a petition has been filed asking the orphan’s court to put an end to all rights you have to your child, L.V.K-B. born 8/9/2018. The Court has set a hearing to consider ending your rights to your child. That hearing, which will be held in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, is scheduled for December 13, 2022, at 1:30 p.m. in Courtroom 18. 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 your child may be ended by the Court without you being present. In addition, you are advised that you may have an option for an enforceable voluntary agreement under Act 101 of 2010 for continuing contact following the adoption of your child, between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court. You have the right to be represented at the hearing by a lawyer. You should take this paper to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help: The Lawyer Referral & Access to Justice Services, Chester County Bar Association , 15 West Gay Street, West Chester, PA19380, telephone number 610-429-1500.If you are unable to afford counsel, you may file a petition with the court. The petition and all notices, certifications, and exhibits, which you must complete and file according to instructions, may be found in the “Forms” section of the Clerk of Orphan’s Court website at: <https://www.chesco.org/168/Register-of-Wills-Orphans-Court> If you qualify pursuant to 23 Pa. C.S. §2313(a.1), the court will appoint counsel to present you in the termination hearing.

Reynolds Family Law, 101 Lindenwood Dr, Malvern, PA 19355. 484-875-3090.

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

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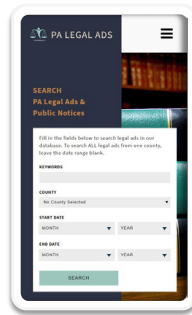
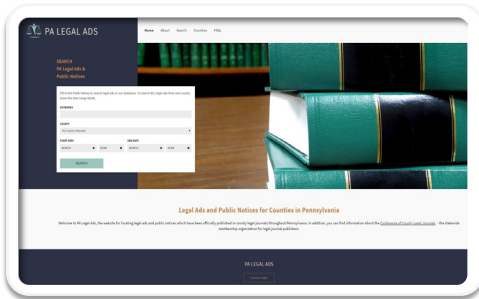
PA LEGAL ADS



EXPERIENCE OUR FRESH, NEWLY REDESIGNED: [PALEGALADS.ORG](https://palegalads.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
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- 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
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- Great, open space for receptions



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Visit www.chescobar.org for more information

For rates and availability, contact Tyler Szabo:
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- 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.
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**CHESTER COUNTY LAW REPORTER
ADVERTISING RATES**

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

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| 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 |
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| 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

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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

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