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Chester County Law Reporter

(USPS 102-900)

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[68 Ches. Co. Rep. **Appeal of Chester County Outdoor, LLC from the Decision of the East Pikeland Township Zoning Hearing Board dated March 23, 2016**

Appeal of Chester County Outdoor, LLC from the Decision of the East Pikeland Township Zoning Hearing Board dated March 23, 2016

Zoning – Substantive validity challenge – Billboard – Site specific relief – De facto exclusionary

1. The trial court is required to grant a challenger's request for site-specific relief unless the Township meets its burden of proving the materiality of certain unchallenged, pre-existing and generally applicable provisions of the Zoning Ordinance and that the challenger's proposed billboard is incompatible with such provisions.
2. When applying unchallenged, pre-existing, and generally applicable provisions of the Zoning Ordinance to the challenger's billboard proposal, however, the trial court must be mindful to not apply provisions relating to on-premises signs in a manner that would exclude all billboards or limit its discretion in fashioning site-specific relief to the challenger.
3. Ordinances dealing with the regulation of signs and billboards are within a municipality's police power.
4. Although an ordinance prohibiting all off-site advertising signs is unreasonable, a zoning authority is empowered to regulate billboard size.
5. Where the record contains proof reflecting advertising signs that meet the size restrictions set forth in the ordinance, there is no *de facto* exclusion. In such cases, a zoning authority needs to show that what was proposed as appropriate sign dimensions is reasonable.
6. Proof of industry standards for billboards is probative; however, a municipality can establish that smaller signs would be reasonable if it can demonstrate that the smaller size it proposes would be effective at communicating a commercial message.
7. Even if an ordinance is defective or cannot be reasonably applied to a proposed development, the proposal may be rejected if it is shown to be injurious to the public health, safety, welfare and morals. Such a showing is a burden placed upon the municipal authority seeking to prevent the development.
8. Appellant challenged the substantive validity of the Township's zoning ordinance relating to billboards. The Court *Held* that the appeal was granted in part and denied in part, and ordered additional hearings to determine appropriate site alternatives or configurations.

P.McK.

C.C.P. Chester County, Civil Action – Zoning, No. 2016-03863-ZB; Appeal of Chester County Outdoor, LLC from the Decision of the East Pikeland Township Zoning Hearing Board dated March 23, 2016

Appeal of Chester County Outdoor, LLC from the Decision of the East Pikeland Township Zoning Hearing Board dated March 23, 2016

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John C. Snyder for Appellant

Michael G. Crotty for Township

Tunnell, J., July 8, 2020:-

[68 Ches. Co. Rep. **Appeal of Chester County Outdoor, LLC from the Decision of the East Pikeland Township Zoning Hearing Board dated March 23, 2016**

APPEAL OF CHESTER COUNTY : IN THE COURT OF COMMON PLEAS
 OUTDOOR, LLC FROM THE DECISION :
 OF THE EAST PIKELAND TOWNSHIP : CHESTER COUNTY PENNSYLVANIA
 ZONING HEARING BOARD DATED :
 MARCH 23, 2016 : NO. 2016-03863-ZB

DECISION

Appellant, Chester County Outdoor LLC (“CCO”), is in the business of developing and operating outdoor advertising assets. In 2011, CCO filed a substantive validity challenge to Sections 1902.13 and 1904.1 of the Zoning Ordinance of Appellee, East Pikeland Township (the “Township”), alleging that the provisions unlawfully excluded off-site advertising, *i.e.* billboards. The Zoning Hearing Board in 2012 issued a decision and order sustaining the validity challenge. Extensive litigation ensued, however, following the denial of CCO’s permit application submitted in 2016, which included CCO’s appeal from this court’s denial of its appeal from the ZHB’s decision.

In its Opinion and Order of July 28, 2017, the Commonwealth Court concluded that CCO was entitled to site-specific relief. It remanded the matter to the trial court and directed that this court review CCO’s application in accordance with their noted directives, as detailed below.

The trial court has now done so.

1. The trial court is permitted but not required to hold a hearing and take additional evidence (Cmwlth. Ct Op., 7/28/17, at 17).

On November 21, 2019, the court held a hearing at which CCO and the Township presented additional evidence. As a component of those proceedings, the full record introduced before the Zoning Hearing Board (“ZHB”) was incorporated by reference (noting the trial court’s *de novo* review of it). During the ZHB hearings, the Township presented the testimony of Township Engineer Ed Latshaw; Township Land Planner Ed Theurkauf; resident Linda Dobrishkin; Traffic Engineer Joseph Fiocco; Police Chief James Franciscus; and human safety factors expert, Dr. Robert Sugarman. At the 2019 hearing, the Township recalled Mr. Latshaw and Mr. Theurkauf.

CCO presented the following witnesses at the 2019 hearing: (1) Mr. Patrick Wolfington, a partner in CCO’s parent company, (2) Mr. Michael Tantala, a professional engineer who was admitted by the Court as an expert in billboard design, signage and location, and (3) Mr. Maurice Rached, a professional engineer and consultant, who was admitted by the Court as an expert in traffic safety and traffic engineering.

2. **(a) After a *de novo* review, the trial court is required to grant CCO’s request for site-specific relief unless the Township meets its burden of proving the materiality of certain unchallenged, pre-existing and generally applicable provisions of the Ordinance and that CCO’s proposed billboard is incompatible with such provisions (Cmwlth. Ct Op., 7/28/17, at 17).**

The Township, as it had argued before the ZHB, contends that CCO’s proposed billboard does not comply with the extant, unchallenged provisions of the Township’s Zoning Ordinance (*i.e.*, those provisions in effect on March 20, 2011 (the date of CCO’s prior validity challenge)(the “2011 Ordinance”). CCO counters that the 2011 Ordinance does not regulate billboards as a permitted type of sign and, as it demonstrated, explicitly prohibited all off-premises advertising signs (in both of Sections 1902.13 and 1904.1). R.R. 1340-1344a. Therefore, argues CCO, the remaining provisions of the 2011 Ordinance pertaining to signs cannot be applied to its proposed billboard. To do so, it argues, would preclude development of any billboard in the Township.

The 2011 Ordinance

Article XIX of the 2011 Ordinance defines a “Ground Sign” as, “[a]ny sign erected on an independent structure so that the structure is the main support of the sign or erected directly on the ground surface or any sign which is not supported by any part of a building.” R.R. 1342a¹. The definition does not delineate between on-premises, off-premises or other content of a sign. *Id.*

Rather, the 2011 Ordinance at Section 1903.2 regulates “ground signs” in terms of their height, display size and the number of signs per property. R.R. 1342a. Section 1903.2 provides that the face of a ground sign may not exceed thirty (30) square feet of surface area, and the height of a ground sign may not exceed fifteen (15) feet. R.R. 1342a. The 2011 Ordinance defines “height” as, “[f]or structures other than buildings, the height shall be the vertical distance measured from the elevation of the average proposed ground level (grade) along the front of the structure to its highest point.” *See* 2011 Ordinance, Article II.

Section 1902.12 prohibits any sign that extends above any roofline of the building. R.R. 1341a.

Section 1903.2.A limits each property to one (1) ground sign per road frontage. R.R. 1342a.

Section 1902.6 prohibits flashing, revolving, moving, sound producing or animated parts, components or displays, except for signs that display time and temperature exclusively. R.R. 1341a.

¹ “R.R. #a” refers to the Reproduced Record filed with the Commonwealth Court at Docket No.: 1761 CD 2016.

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Pursuant to Section 1002.3, the required front yard setback is 15 to 25 feet from the front lot line.

The Proposed Billboard

The property where the proposed billboard would be located is in the Township's Mixed Use Zoning District and sits on the west side of Schuylkill Rd. (S.R. 23). Sometime subsequent to CCO's argument before the Commonwealth Court in 2016, Schuylkill Road, the roadway on which the proposed billboard would sit and toward which it would be oriented, underwent several improvements. (N.T., 11/21/19, at 14; Exhibit CC-3). The improvements included widening of the roadway surface to allow for the addition of a third, center-turn lane (*id.*) and reconfiguration of Schuylkill Road's signalized intersection with Ridge Road (the "Intersection") such that these two roadways now meet at a near ninety-degree angle (N.T., 11/21/19, at 13; Exhibit CC-4). The Intersection is now located an additional two hundred (200) feet further away from the property to the north. (N.T., 11/21/19, at 13-14; Exhibit CC-2).

CCO commissioned a new set of plan sheets to depict the two-face billboard that it now proposes to construct and operate. (Exhibit CC-5). The proposed billboard is the same structural build (including height) with sign faces of the same area. (Exhibit CC-5 (*New Plan Set*); R.R. 393a (*CCO's 2015 building permit application*)). The first page of the New Plan Set, a site plan, is the same as it was in the 2015 Plan Set, but modified to show "some changes in terms of widening of Schuylkill Road. It merely updates the current condition of the site for that proposed sign." (N.T., 11/21/19, at 58; Exhibit CC-5, at 1; R.R. 435a). The second and third pages of the New Plan Set were drafted by the manufacturer of the faces and cabinets of the proposed billboard, Daktronics, to illustrate component parts and engineering characteristics thereof; sheets provided by Daktronics in the 2015 Plan Set served a similar role. (Exhibit CC-5, at 2-3; R.R. 410a, 431a). The fourth and fifth pages of the New Plan Set are engineering schematics regarding the proposed billboard's structure and are identical copies of sheets that were included in the 2015 Plan Set. (Exhibit CC-5, at 4-5; R.R. 399a, 434a). The sixth and final page of the New Plan Set is an illuminance study by Daktronics. (N.T., 11/21/19, at 21; Exhibit CC-5, at 6).

The Billboard is 12' by 40' and 516 square feet. (N.T., 11/21/19, at 22-24). It sits 48 feet high. (N.T., 11/21/19, at 38:22-24). The proposed billboard will be placed on an independent steel monopole structure that will be its sole support. (N.T., 11/21/19, at 44:11-20). The weight of the proposed billboard, not counting the monopole, is approximately 30,000 pounds. (N.T., 11/21/19, at 76:4-8).

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The Township Met its Burden of Demonstrating that the Proposed Billboard Fails to Comply with the Extant Provisions of the 2011 Ordinance.

In response to CCO’s validity challenge, the ZHB concluded that Sections 1902.13 and 1904.1 of the 2011 Ordinance were substantively invalid because they prohibited off-premises advertising signs. (See ZHB’s Decision, COL at ¶ 3 (R.R. 1362a)). However, the ZHB also concluded that the sections challenged by CCO (§§ 1902.13 and 1904.1) were severable from the unchallenged and generally applicable provisions of the 2011 Ordinance provisions regulating signs. (*Id.*). Upon its *de novo* review of the 2011 Ordinance, the trial court concludes (1) the general sign criteria and regulations applicable to structures in the Mixed Use Zoning District are reasonable and applicable to CCO’s proposed billboard and (2) that the Township met its burden proving that CCO’s proposed billboard violates several of these regulations.

CCO’s representative acknowledged in his testimony that the proposed billboard is erected on an independent structure (a monopole), the structure is the main support of the proposed billboard and it is not supported by any part of a building. (N.T., 11/21/19, at 44:11-20). It thus meets the definition for a “ground sign,” which does not delineate between on-premises, off-premises or other content of a sign. (R.R. 1342a).

The Township’s municipal and civil engineering expert, Ed Latshaw, and the Township’s land planning and landscape architectural expert, Edward Theurkauf, identified several extant and applicable 2011 Ordinance provisions with which CCO’s proposed billboard does not comply. (Exhibits T-2 and T-4 (as supplemented prior to the 11/21/19 hearing at TWP-2 and TWP-4).

CCO’s proposed billboard fails to comply with the following regulations set forth in the 2011 Ordinance:

- Size: The proposed billboard exceeds the thirty (30) square foot size limitation set forth in the 2011 Ordinance, Section 1903.2. The billboard proposed by CCO would be 516.25 square feet. (N.T., 11/21/19, at 98:21—99:3).
- Height: The proposed billboard exceeds the fifteen (15) foot height limit applicable to ground signs set forth in the 2011 Ordinance, Section 1903.2. The proposed billboard is forty-eight (48) feet, with an area of 516.25 square feet. (See Exhibit T-2 at 3; N.T., 11/21/19, at 98:21—99:3).
- Height: The proposed billboard also violates the 2011 Ordinance, Section 1902.12, which prohibits any signs from extending above the roofline of a building on a property. CCO’s proposed billboard extends twenty-two (22) feet above the height of the repair garage and any other building or structure on the property. (See Exhibit T-2, Latshaw Expert Report, at 3; see also, N.T., 11/21/19, at 99:23—100:3).

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Number: The proposed billboard violates Section 1903.2.A of the 2011 Ordinance. Section 1903.2.A limits each property to one ground sign per road frontage. There is already an AAMCO sign on the property and thus an additional sign is prohibited. (See Exhibit T-2, Latshaw Expert Report, at 3; see also, N.T., 11/21/19, at 99:2-9).

Setback: The proposed billboard's location does not comply with the required front yard setback of fifteen (15) to twenty-five (25) feet from the front lot line applicable in the MU Zoning District. (See 1002.3 of the Zoning Ordinance).

2. **(b) When applying these unchallenged, pre-existing, and generally applicable provisions to CCO's billboard proposal, however, the trial court must be mindful to not apply provisions relating to on-premises signs in a manner that would exclude all billboards or limit its discretion in fashioning site-specific relief to CCO. (Cmwlth. Ct Op., 7/28/17, at 17).**

CCO argues that the "ground sign" regulations cannot be applied to their billboard. CCO argues that the unchallenged, pre-existing and generally applicable provisions of the Ordinance (*i.e.* ground signs) exclude all billboards from the Township by rendering their development unsafe and impractical, and thus the Court must not apply them. R.R. 1342a (*Former Ordinance provisions*); T. 68-70 (*Mr. Tantal*); 167 A.3d at 291. The court agrees.

The unchallenged pre-existing and generally applicable provisions, however, should not be applied to CCO's application.

As the Commonwealth Court explained in, *Lamar Advertising of Penn, LLC v. Zoning Hearing Bd. of Borough of Deer Lake*, 915 A.2d 705, 711 (Pa. Cmwlth. 2007) "[o]rdinances dealing with the regulation of signs and billboards are within a municipality's police power." (citing *Norate Corp., Inc. v. Zoning Board of Adjustment*, 417 Pa. 397, 207 A.2d 890 (1965)). Although an ordinance prohibiting all off-site advertising signs is unreasonable, a zoning authority is empowered to regulate, for example, billboard size. See *Atlantic Refining and Marketing Corp. v. Board of Commissioners of York Tp.*, 147 Pa. Cmwlth. 418, 608 A.2d 592, 594 (1992).

Similar to the present case, the billboard applicant in *Lamar Advertising* had argued that the zoning authority "misapplied its burden of proof by imposing, without any factual or legal basis, on-site sign regulations to its proposed off-site advertising sign." *Lamar Advertising*, 915 A.2d at 708. Additionally, applicant argued that the Board had no basis in the record to apply regulations which did not contemplate off-site advertising in the first place. In essence, the billboard company argued a *de facto* exclusion. *Id.* at 713. The Commonwealth Court held that where the record contains proof reflecting advertising signs that meet the size restrictions set forth in the ordinance, there is no *de facto* exclusion. The *Lamar* court further explained that in such cases a zoning authority needs to show that what was proposed as

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appropriate sign dimensions is reasonable.

Furthermore, proof of industry standards for billboards is probative; however, a municipality can establish that smaller signs would be reasonable if it can demonstrate that the smaller size it proposes would be effective at communicating a commercial message. *Interstate Outdoor Advertising, L.P. v. Zoning Hearing Board of Warrington Township*, 39 A.3d 1019, 1026 (Pa. Cmwlth. 2012).

However, the record in this case does not reflect that there are smaller billboards already in place in the Township or capable of being configured. The Township did not point to evidence that CCO owns smaller signs or that a commercial billboard may be configured in a way contemplated by the 2011 Ordinance. Finally, the Township did not offer sufficient evidence to show that small, on-premise square footage limitations were reasonable to convey a commercial message. Accordingly, the Township may not apply the existing standards to CCO's application.

3. In the event that the trial court concludes that the proposed billboard is incompatible or contrary to public health safety and welfare the court must consider alternative sites and/or alternative configurations for the billboard in fashioning some sort of site-specific relief. (Cmwlth. Ct Op., 7/28/17, at 17).

Even if an ordinance is defective or cannot be reasonably applied to a proposed development, the proposal may be rejected if it is shown to be injurious to the public health, safety, welfare and morals. Such a showing is a burden placed upon the municipal authority seeking to prevent the development. The court finds that the Township met its burden and demonstrated that the proposed billboard would harm the area.

CCO's proposed billboard is located behind and in the visual line with the two stoplights. (N.T., 11/21/19, at 49:5-11). Mr. Rached (CCO's traffic engineer) testified that, if the billboard is behind a traffic signal as vehicles approach the intersection, there would be a concern that the billboard would interfere with the traffic signal. (N.T., 11/21/19, at 192:13-15). CCO's representatives further acknowledged, as a motorist approaches the S.R. 23 and Route 724 intersection, the motorists' view of the traffic signal would be obstructed from view of the billboard. (N.T., 11/21/19, at 49:5-11). The introduction of a changing, digital billboard directly aligned with an intersection traffic signal creates an improper public health, safety, and welfare risk.

The Township introduced testimony that the existing traffic conditions in the vicinity of the Billboard pose a challenging environment that demands a driver's careful and vigilant attention. The Township's expert Dr. Sugarman examined efficiency and safety of a motorist traveling in a southeast or northwest direction along Route 23 near the proposed billboards. Even before the improvements/changes to the intersection, the Rt. 23 and Rt. 724 corridor experienced 78% more crashes than the average for other, similar urban minor arterial roadways throughout the Commonwealth. (N.T. 1/22/14, at 295; *see also* Exhibit T-8). Indeed, at forty-five (45) miles-per-hour, a vehicle travels sixty-six (66) feet in just one second – a distance that would create a real and undue risk of a rear-end collision given the

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traffic patterns along Routes 23 and 724. (*See* Exhibit T-10, pp. 6-8). The credible evidence presented by the Township's witnesses demonstrates that the proposed billboard at this location would pose a risk to the health, safety and welfare of the public.

The court, therefore, must consider alternative sites and/or alternative configurations for the proposed billboard in order to fashion site-specific relief. In order to do so, the court will hold additional hearings, consistent with its findings herein, to determine appropriate site alternatives or configurations.

An appropriate Order follows.

BY THE COURT:

Dated: July 8, 2020

/s/ Mark L. Tunnell, J.

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APPEAL OF CHESTER COUNTY : IN THE COURT OF COMMON PLEAS
OUTDOOR, LLC FROM THE DECISION :
OF THE EAST PIKELAND TOWNSHIP : CHESTER COUNTY PENNSYLVANIA
ZONING HEARING BOARD DATED :
MARCH 23, 2016 : NO. 2016-03863-ZB

ORDER

AND NOW, this 8th day of July, 2020, following a hearing held November 21, 2019, and upon consideration of the record and the parties’ briefs, and in accordance with the court’s Decision of this same date, it is hereby ORDERED and DECREED that the appeal of Chester County Outdoor, LLC is GRANTED IN PART and DENIED IN PART as follows:

1. The Township met its burden of demonstrating that the proposed bill board fails to comply with the extant provisions of the 2011 Ordinance;
2. The extant provisions of the 2011 Ordinance cannot be applied to CCO’s application; to do so would limit the court’s discretion in fashioning site-specific relief to CCO; and
3. The proposed billboard is incompatible or contrary to public health safety and welfare; and

The court will schedule additional hearings days to determine appropriate site alternatives or configurations.

BY THE COURT:

/s/ Mark L. Tunnell, J.

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

LAW NO. 2020-04455-NC

NOTICE IS HEREBY GIVEN that the name change petition of Abigail Legum Lee was filed in the above-named court and will be heard on Monday, October 19, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 10, 2020

Name to be changed from: Abigail Legum Lee to: Abraham Legum Lee

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

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

LAW NO. 2020-04078-NC

NOTICE IS HEREBY GIVEN that the name change petition of Eman Gomaa was filed in the above-named court and will be heard on Monday, October 12, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, August 31, 2020

Name to be changed from: Eman Gomaa to: Ema Gomaa

Any person interested may appear and show cause, if any they have, why the prayer of the said

petitioner should not be granted.

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

LAW NO. 2020-05144-NC

NOTICE IS HEREBY GIVEN that the name change petition of Brandon Kyle Watson was filed in the above-named court and will be heard on Monday, November 16, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, August 10, 2020

Name to be changed from: Brandon Kyle Watson to: Brandon Kyle Rusnak

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Tuesday, December 3, 2019, effective Tuesday, December 3, 2019 for **Isshoo Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation for a business stock corporation were filed for **The Classic Home and Style Collective, Inc.** with the Commonwealth of Pennsylvania on September 4, 2020. The address of the registered office is 296 Stonegate Drive, Devon PA 19333 in Chester county. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that Keystone House Hub, Inc. is currently in the process of voluntarily dissolving.

Luongo Law Center, P.C.
15 Paoli Plaza
Suite H
Paoli, PA 19301

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

COCKERHAM, Thomas E., late of East Whiteland Township. Linda C. Roselli, care of JAMES B. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, JAMES B. GRIFFIN, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

COTTOM, Michael. a/k/a Michael Marvin Cottom, late of Coatesville. Tanya Campbell, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer Law Office, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

CUNNINGHAM, Anthony Gerard, late of East Goshen Township. Julie A. Cunningham, 43 Orchard Court, Royersford, PA 19468, Executrix. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 E. Evans St., Suite A, West Chester, PA 19380, atty.

DALTON, JR., James F., a/k/a James Farrier Dalton, Jr., late of Kennett Square. Daniel A. Dalton, 420 W. 25th Street, Apt. 4K, New York, New York 10001, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pазze, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

DALY, George S., late of Blue Bell. Diane P. Daly, care of LOUIS PETRIELLO, Esquire, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, Executrix. LOUIS PETRIELLO, Esquire, Petriello & Royal, LLC, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, atty.

DRENNEN, Lawrie R., late of Oxford Borough. Lawrie R. Drennen, Jr. and Chris Drennen, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, PO Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

EBERSOLE, Barbara Ann, a/k/a Barbara Ann Wolf, late of Willistown Township. Kirsten Ebersole and Janine Ebersole, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468,

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

HENRY, Donald D., late of West Caln Township. Crystal Steen, care of RICHARD H. MORTON, Esquire, 220 W Gay St, West Chester, PA 19380, Executrix. RICHARD H. MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 W Gay St, West Chester, PA 19380, atty.

MILLER, Patricia, a/k/a Patricia Taussig, late of Tredyffrin Township. Harvey M. Miller, care of JACQUELINE MOTYL, Esquire, P.O. Box 673, Exton, PA 19341, Executor. JACQUELINE MOTYL, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MOFFETT, Donald J., late of Oxford. Carole A Breen, 442 Highland Ct, Oxford, PA 19363, Executrix.

PFANDERS, Frank J., a/k/a Frank Joseph Pfanders, Jr., late of Spring City. Paul D. Pfanders, 123 Lattice Lane, Collegeville, PA 19426 & Margaret A. Ray, 1583 Briarwood Lane, Pottstown, PA 19464, Co-Executors. R. KURTZ HOLLOWAY, Esquire, Wells, Hoffman, Holloway & Medvesky, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

PUGH, Daniel Alan, late of Oxford. Cynthia D. Pugh, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, PO Box 381, Oxford, PA 19363, atty.

RONCASE, Elaine C., late of Phoenixville Borough. Robert A. Roncase, Jr., care of JAMES B. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SANTOLERI, Elizabeth Z., late of Tredyffrin Township. Marybetli Avioli and Joseph J. Santoleri, Jr., care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, Pennsylvania 19063, Co-Executors. THOMAS E. WYLER, Esquire, Falzone & Wyler, 22 East Third Street, Media, Pennsylvania 19063, atty.

STYER, Elizabeth L., late of Pennsbury Township. Stephen S. Grubbs, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

TOMON, William J., late of East Pikeland Township. Theresa A. Tomon, care of TARA M. WALSH,

Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executrix. TARA M. WALSH, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

VAN SICKLE, Patricia Ann, a/k/a Patricia Brehl, late of West Chester. Sharon White, 1658 Ward Street, Linwood, PA 19061, Executrix.

2nd Publication

BROUS, Ellis Ronald, a/k/a E. Ronald Brous, late of Westtown Township. Norman J. Pine, 104 S. Church St., West Chester, PA 19382, Administrator. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

BROWN, Gary T., late of East Whiteland Township. Shawn Brown, P.O. Box 513, Malvern, PA 19335, Executrix. JOSEPH P. DiGIORGIO, Esquire, Platt DiGiorgio and DiFabio, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

CALABRESE, Fern Marie, late of West Whiteland Township. Christine M. O'Neill, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

FOLEY, George W., a/k/a George W. Foley III, a/k/a George William Foley III, late of Charlestown Township. George W. Foley IV, 100 Regents Courts, Malvern, PA 19355, Administrator. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

FRIES, Barbara A., late of Spring City. Deborah Crable, 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.

GREEN, Hiram Josephus, late of Spring City Borough. Carol Lewis, 2700 Victoria Walk SW, Conyers, GA 30094, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

HEWITT, Patricia K., late of West Bradford Township. James M. Keagle, 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.

JENKINS, Carol Jean, late of West Chester. Torrence Jenkins, 7 Heron Drive, Denver, PA 17517, Executor. David A. Keightly, Esquire, Keightly Law

Offices, 114 Heartwood Drive, Lansdale, PA 19446, atty.

KALLIGONIS, Anthony J., late of West Goshen Township. Timothy F. Kalligonis, 35 Parry Circle, West Chester, PA 19380, Executor. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, atty.

KIELY, Margaret Mary, late of Tredyffrin Township. Aimee Weise and Frank Weise, 416 Boxwood Rd., Bryn Mawr, PA 19010, Administrators C.T.A. W. STEVEN WOODWARD, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

MASON, SR., John Richard, late of West Chester Borough. Judith Lynn Wright, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S. Darlington Street, West Chester, PA 19382, atty.

MILLER, Patricia, a/k/a Patricia L. Miller, late of Uwchlan Township. Laura L. Keller, 711 Chessie Court, West Chester, PA 19380, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates, PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

NICHOLS, JR., Daniel J., late of Kennett Township. Barbara A. Nichols, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

O'HARE, John J., late of East Bradford Township. Patricia Jackson and John E. O'Hare, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executors. MARITA MALLOY HUTCHINSON, Esquire, Law Office of Marita Malloy Hutchinson, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

PANETTA, Barbara Joan, late of West Whiteland Township. Donal G Maxwell, Bailey Rd, P.O.Box 72132, Thorndale, PA 19372, Executor.

SCISCIONE, Avora J., late of Downingtown Borough. Cheryl Sciscione, 502 Twaddell Mill Rd., Wilmington, DE 19807 and Dianne Cerceo, 4108 Milltown Terrace, Downingtown, PA 19335, Executrices. JENNIFER FELD, Esquire, Colliton Elder Law Associates, P.C., 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

SERGEANT, David F, late of West Brandywine Township. Susan S. Baroni, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Ches-

ter, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S. Darlington Street, West Chester, PA 19382, atty.

STEVENS, Barbara May, late of East Whiteland Township. Michael D. Stevens, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

STOUT, Jay P., late of Lower Oxford Township. James R. Stout, Jr, 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.

WEIR, Esther, late of West Chester Borough. Sandra Abate and Debra Miller, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Executrices. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler, 22 East Third Street, Media, PA 19063, atty.

ZELL, Marie D., late of Tredyffrin Township. Deborah A. Zell, care of JAMES T. OWENS, Esquire, P.O. Box 85 Edgemont, PA 19028-0085, Executor. JAMES T. OWENS, Esquire, James T. Owens Attorney at Law, P.O. Box 85 Edgemont, PA 19028-0085, atty.

3rd Publication

BOROS, Mary J., late of Valley Township. Irene M. McNutt, 220 Cedar Knoll Rd., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BOZZONE, Valerie J., a/k/a Valerie Bozzone, late of Birmingham Township. Mr. John A. Bozzone, 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.

BRUNO, Ann M., late of Willistown Township. Cheryl Adams, 4561 N. Diamond Leaf Dr., Castle Rock, CO 80109, Administrator C.T.A. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

DAVIS, Robert H., late of West Chester. Justin DiMedio, 300 Highspire Rd. Glenmoore, PA 19343, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, St D, West Chester, PA 19380, atty.

FRANK, Ellen M., late of Oxford. Kelly Kilbride, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, McMichael, Heiney & Sebastian, LLC, P.O. Box 296, Oxford, PA 19363, atty.

GOEDEL, Dennis Lee, a/k/a Dennis Goeddel, late of Kennett Township. David L. Goeddel, 701 Prairie Smoke Rd., Madison, WI 53717, Executor. SCUDDER G. STEVENS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

HITCHINGS, Jason W., late of West Bradford Township. Jay R. Hitchings, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

IVES, Christopher Kent, late of Tredyffrin Township. Kristin Hay Ives, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executrix. RUSSELL J. RESSLER, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

LICHTENBERG, Philip, late of Kennett Township. Peter Alexander Lichtenberg and Andrew Adam Lichtenberg, 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.

LOUNSBERRY, III, Vernon H., late of Valley Township. Amy Lounsberry, care of Elizabeth R. Howard, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Administratrix. ELIZABETH R. HOWARD, Esquire, Law Offices of Elizabeth R. Howard, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

McCOY, Mabel D., late of East Fallowfield Township. Rochelle J. Ross, 50 Hannum Dr., East Fallowfield, PA 19320 and Richard G. McCoy, 308 Water Works Rd., Coatesville, PA 19320, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MENTZ, Carl W., a/k/a Carl Wayne Mentz, late of Wallace Township. David W. Mentz, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer Law Office, 342 East Lancaster Avenue Downingtown, PA 19335, atty.

NEWLIN, Kristine K., late of West Goshen Township. Robert C. Newlin, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

ORR, Joan L., late of West Chester. Sandra Peden, care of W. PETER BARNES, Esquire, 218 West Miner Street West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street West Chester, PA 19382, atty.

OTTER, Ethel Walton, late of Downingtown. Harry B Dewees II, 100 Moyer Road, Morgantown, PA 19543, Executor.

PAPAY, John J., late of Kennett Township. Nancy L. Papay, care of MATTHEW P. D'EMILIO, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executrix. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

PENNEWELL, Clifton Webb, late of East Nottingham Township. Christine M. DeMitis, 1930 Lawrence Rd., C-31, Havertown, PA 19083 and Patricia A. Klein, 311 Ryan Rd., Florence, MA 01062, Executrices. DANIEL J. SIEGEL, Esquire, Law Offices of Daniel J. Siegel, LLC, 66 W. Eagle Rd., Ste. 1, Havertown, PA 19083, atty.

PRIESTLEY, Everett Potter, late of New London. Everett V. Priestley, PO Box 82, Kemblesville, PA 19347, Administrator.

SABELLICO, Carmina M., a/k/a Milly Sabellico, late of Honey Brook Township. Jerry L. Johnson, PO Box 218, Downingtown, PA 19335, Executor. JERRY L. JOHNSON, Esquire, Jerry L. Johnson Attorney at Law, PO Box 218, Downingtown, PA 19335, atty.

SCAVETTA, Diana Zoto, a/k/a Diana Z. Scavetta, late of Uwchlan Township. Frank S. Scavetta, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

SEITZ, III, John R., a/k/a John Russell Seitz, III, late of East Nottingham Township. John R. Seitz, IV, 1044 Hickory Hill Rd, Oxford, PA 19363, Executor. THOMAS J WAGNER, Esquire, Thomas J. Wagner, Attorney at Law, 140 Grant Avenue, Coatesville, PA 19320, atty.

SHAKER, Joshua W., late of East Goshen Township. Roseanne Paradiso, 2010 Eton CT, West Chester, PA 19382, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

SHARPLESS, Jacqueline H., late of Westtown Township. Karen S. Coviello, care of CHRISTINA B. ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. CHRISTINA B. ROBERTS, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

SOLARZ, Edward Peter, late of Malvern. Edward D. Solarz, 920 Dolphin Drive, Malvern, PA 19355, Executor.

SONECHA, Ramesh, late of Conchranville. Suketu Sonecha, 2418 Pebblebrook Court, Davidsonville, MD 21035, Executor.

WINKEY, SR., Kenneth, late of City of Coatesville. Therese L. Money, Esq., 109 E. Evans St., Suite A, West Chester, PA 19380, Administrator. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 E. Evans St., Suite A, West Chester, PA 19380, atty.

NONPROFIT CORPORATION NOTICE

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

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 8/14/2020, with respect to a proposed nonprofit corporation, Tiburon Homeowners Association, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 1595 Paoli Pike, West Chester, PA 19380.

PUBLIC NOTICE

Notice is hereby given that the Court of Common Pleas of Chester County, Pennsylvania, will hold a hearing on October 8, 2020, at 9:00 A.M. before the Honorable Arthur R. Tilson in Courtroom 3, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, on the Petition for Involuntary Transfer of Vehicle Title filed by Robert Eldredge for a 1995 Navistar International Transportation Corp. Bus, Model 3800 (VIN: 1HTBBABNXSH203308).

2nd Publication of 3**TRUST NOTICE**

Notice is hereby given of the administration of the Dorothy M Bush Trust dtd 3/30/11. Settlor, late of Lower Oxford Twp Chester Count PA died 3/14/20. All persons having claims against the decedent are requested to make known the same and all persons indebted to the decedent are required to make payment without delay to: Lisa Crews Trustee c/o Patricia A. Coacher, Esq., 166 Allendale Road, King of Prussia, PA 19406

2nd Publication of 3**TRUST NOTICE**

Meyer D. Goldfarb Revocable Trust, dated October 11, 1994, as amended by the First Addendum to Trust, dated December 18, 1996, the Second Addendum to Trust, dated July 13, 1999, the Third Addendum to Trust, dated December 7, 2001, the Fourth Addendum to Trust, dated May 19, 2005, the Fifth Addendum to Trust, dated November 21, 2006, the Sixth Addendum to Trust, dated February 18, 2008, and the Seventh Addendum to Trust, dated October 31, 2011

MEYER D. GOLDFARB, Deceased

Late of East Brandywine Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to SHELLEY R. GOLDFARB-GOLDNER and MITCHELL GOLDFARB, TRUSTEES, c/o Cynthia J. Raymond, Esq., Glenhardie Corporate Center, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087,

Or to their Attorney:

CYNTHIA J. RAYMOND
Glenhardie Corporate Center
1255 Drummers Ln., Ste. 105
Wayne, PA 19087

3rd Publication of 3**WRIT OF SCIRE FACIAS SUR
MUNICIPAL CLAIM**

NOTICE IS HEREBY GIVEN that a Writ of Scire Facias Sur Municipal Claim was filed on August 19, 2020 against real property located at 42 Rossiter Avenue, Phoenixville, PA 19460, Tax Parcel 27-3N-23 (the "Property"), owned by Mary A. Greto and in the amount of \$3,432.58. Notice is further given that the owner of the Property shall file an Affidavit of Defense with the Office of the Prothonotary of the Court of Common Pleas of Chester County within fifteen (15) days of this Notice. If an Affidavit of Defense is not filed, judgment may be entered against the Property and you may lose money or property or other rights important to you. Additional fees and costs incurred in the collection of this matter and additional interest will continue to accrue against the Property. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, contact the following office for assistance: Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: L.A.O. No. 2020-0017

TO: Potential Father of L.A.O., Age 7, Child of Kathleen Ovelman

NOTICE

A petition has been filed asking the court to put an end to all rights you have to your child (LAO). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom 4 of the Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania 18042 on October 6, 2020, at 10:00 a.m. 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 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 Northampton County Bar Association Attorney referral Service as follows: PO Box 4733, Easton, PA 18043-4733 (610) 258-6333.

LISA M. SPITALE, ESQUIRE

Attorney for the Petitioner

680 Wolf Avenue

Easton, PA 18042

(610) 258-3757

Attorney ID No. 94297

ANNOUNCEMENT—Retirement of United States Magistrate Judge Thomas J. Rueter
September 8, 2020

Chief Judge Juan R. Sánchez announced today that **Thomas J. Rueter, United States Magistrate Judge for the Eastern District of Pennsylvania**, is retiring on Friday, September 11, 2020 after 26 years of service on the court. On September 14, 2020, Judge Rueter will join the Philadelphia office of JAMS, a provider of dispute resolution services.

Judge Rueter was appointed to the court as a Magistrate Judge in 1994, serving as Chief Magistrate Judge from 2007 to 2011. He is well known to members of the Bar for his effectiveness in the mediation of cases. In his 26 years as a Magistrate Judge, Judge Rueter conducted more than 4,000 settlement conferences, ranging from complex antitrust and class action cases to personal injury and employment discrimination cases. The vast majority of these mediation conferences resulted in settlement of the disputes. Judge Rueter also served as the District Court's Employment Dispute Resolution coordinator and, in that role, mediated numerous judicial employee disputes. In 1995, Judge Rueter was selected by the court as the initial jurist in a pilot program, wherein Judge Rueter sat once a month at the State Correctional Institution at Graterford, conducting settlement conferences in civil rights cases filed by inmates. At the time, it was the first program of this type in the country. He has also served as a faculty member in many CLE programs, advising on effective settlement methods.

During his time with the Eastern District of Pennsylvania, Judge Rueter served on many Judicial Committees, including the District Court's Alternative Dispute, Criminal Business, Public Interest Law, Magistrate Judge Utilization, and Information and Technology committees, as well as the Third Circuit's Education Committee. Judge Rueter was appointed in 2004 and 2007 by Chief Justices William H. Rehnquist and John G. Roberts, Jr., respectively, to serve two three-year terms on the United States Judicial Conference Committee on Criminal Law. In 2019, Judge Rueter was appointed by the Third Circuit Court of Appeals as a Special Master to hear a contempt of court proceeding in a NLRB case.

Prior to ascending to the Court, Judge Rueter served for nine years as an Assistant United States Attorney for the Eastern District of Pennsylvania, serving as Chief of the Narcotics Section from 1990 to 1994. Prior to his stint with the Justice Department, Judge Rueter was an associate in the Philadelphia office of White and Williams LLP. He also served as a law clerk for United States District Judge, Joseph L. McGlynn, Jr. Judge Rueter is a *summa cum laude* graduate of the University of Scranton and Penn State's Dickinson School of Law.