



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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[73 Ches. Co. Rep. In re: Condemnation of 4.1 Acres

**IN RE: CONDEMNATION OF 4.1 ACRES MORE OR LESS
OF LAND OF HARRY D. MILLER, III (TAX PARCEL NOS. 40-3-6,
40-3-6.1, AND 40-3-6.2) FOR SCHOOL PURPOSES**

Condemnation – Petition for reimbursement – Statutory interpretation – Accrual of costs – Reimbursable costs – Reasonable costs

1. Where a condemnor has relinquished its condemnation of a property, the Eminent Domain Code states that the condemnee shall be reimbursed by the condemnor for reasonable costs and expenses as provided in section 306(g) relating to preliminary objections.
2. Section 306(g) of the Eminent Domain Code states that if preliminary objections which have the effect of terminating the condemnation are sustained, the condemnor shall reimburse the condemnee for reasonable appraisal, attorney and engineering fees and other costs and expenses actually incurred because of the condemnation proceedings.
3. After relinquishment, a condemnor is required to pay fees, costs and expenses actually incurred because of the condemnation proceedings.
4. Where a term is undefined, the court may consult definitions in statutes, regulations, or the dictionary for guidance, although such definitions are not controlling.
5. A proceeding is generally defined as the form and manner of conducting judicial business before a court or judicial officer; regular and orderly progress in form of law, including all possible steps in an action from its commencement to the execution of judgment. The term commence is defined as to initiate by performing the first act; to institute or state.
6. Civil action in most jurisdictions is started by filing a complaint with the court.
7. In Pennsylvania, a condemnation proceeding shall be brought in the court of the county in which the property is located.
8. Condemnation shall be affected only by the filing in court of a declaration of taking with the security required under section 303(a) of the Eminent Domain Code relating to security required.
9. The starting point for the accrual of fees and costs is the first statutory act required by the Eminent Domain Code to condemn the property, which is the filing of the Declaration.
10. In the event of relinquishment, the condemnor has no duty to make the condemnee whole. Condemnees are not entitled to an award for speculative damages, loss or injury or for any other category of damages not expressly provided by statute nor reimbursement for items such as loss rentals and interest on the various claims.
11. Collateral costs are not reimbursable under the Eminent Domain Code.
12. Condemnees are not entitled by statute or otherwise, to be reimbursed for: land planning fees; professional fees and costs incurred to investigate potential sites for relocation; professional fees and costs incurred to mitigate disruption and business

loss and to assist with reestablishment; nor lost management time of employees and employees of affiliated companies.

13. Recovery is limited to reasonable attorney and expert fees and costs. The reasonableness of an award is a matter committed to the sound discretion of the trial court and can be disturbed by an appellate court only upon a clear abuse of discretion.
14. Interest on costs and fees are not authorized by the Eminent Domain Code.
15. Condemnor school district relinquished its condemnation of the condemnees property. Condemnees filed a petition for reimbursement of costs associated with the condemnation proceeding. After a hearing, the Court Held, that the petition was granted and ordered the condemnor to pay condemnee \$51,514.00 for reimbursement of reasonable fees and costs within thirty days of the date of the Court's order.

P.McK.

C.C.P. Chester County, Civil Action – Condemnation, No. 2020-01970-RC; In re: Condemnation of 4.1 acres more or less of land of Harry D. Milles, III (Tax Parcel Nos. 40-3-6, 40-03-6.1 and 40-3-6.2) for school purposes

James C. Sargent and Guy Donatelli for condemnor
Jonathan Scott Goldman for condemnees
Verwey, J., January 27, 2025:-

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IN RE: CONDEMNATION OF 4.1 ACRES
MORE OR LESS OF LAND OF HARRY D
MILLER, III (TAX PARCEL NOS. 40-3-6,
40-3-6.1, AND 40-3-6.2) FOR SCHOOL
PURPOSES

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NO. 2020-01970-RC

MEMORANDUM AND ORDER

This matter comes before the court on the Petition for Reimbursement Pursuant to 26 Pa.C.S. §§ 306(g) and 308(c), filed by Condemnees, Harry C. Miller, III, and County Propane, LLC, on June 1, 2022. Condemnor, Downingtown Area School District, filed its Answer to the Petition on June 21, 2022. Condemnees filed a memorandum of law in support of their Petition on September 27, 2024. Condemnor filed its memorandum of law in opposition to the Petition on October 21, 2024. A hearing was held on December 20, 2024. Thereafter, the parties submitted post-hearing memoranda. The matter is now ripe for decision. After consideration of all the filings, memoranda of law, and after hearing, the Petition is granted.

DISCUSSION

Where, as here, a condemnor has relinquished its condemnation of a property, the Eminent Domain Code (Code) states that, “the condemnee shall be reimbursed by the condemnor for reasonable costs and expenses as provided in section 306(g) (relating to preliminary objections).” 26 Pa.C.S. § 308(d). Section 306(g), in turn, states that, “if preliminary objections which have the effect of terminating the condemnation are sustained, the condemnor shall reimburse the condemnee for reasonable appraisal, attorney and engineering fees and other costs and expenses actually incurred because of the condemnation proceedings.” 26 Pa.C.S. § 306(g)(1).

The parties do not dispute that Condemnor must reimburse Condemnees “for reasonable appraisal, attorney and engineering fees and other costs and expenses actually incurred because of the condemnation proceedings.” *Id.* The parties’ dispute arises with regard to three issues. The first is whether Condemnor’s liability for reimbursement begins to accrue at the filing of the Declaration of Taking (Declaration) or when the intent to condemn is first made known to a property owner? The second is whether Condemnees are entitled to reimbursement of expenses without limitation on the type or nature of such expenses? Third, whether Condemnees legal fees are reasonable? Each issue shall be addressed in turn.

A. Time reimbursable expenses began to accrue.

The Declaration was filed in this matter on February 21, 2020. A Notice of Relinquishment was filed on June 4, 2020. The Code is clear that after relinquishment a condemnor is required to pay fees, costs and expenses “actually incurred **because of the condemnation proceedings.**” 26 Pa.C.S. § 306(g)(1) (emphasis added). The

term “condemnation proceedings” is not defined by the Code. Where, as here, a term is undefined the court, “may consult definitions in statutes, regulations, or the dictionary for guidance, although such definitions are not controlling.” *Kuharchik Constr., Inc. v. Commonwealth*, 265 A.3d 829, 836 (Pa.Cmwlth. 2021) (extensive discussion on the appropriateness of utilizing a dictionary definition for an undefined term); *Hawes v. Bureau of Pro. & Occupational Affs., State Real Est. Comm’n*, 204 A.3d 1019 (Pa. Cmwlth. 2019) (utilizing dictionary to define the term “false representation”).

Pennsylvania’s Judicial Code definition of proceeding to include “every **declaration**, petition or other application **which may be made to a court** under law or usage or under special statutory authority, but the term does not include an action or an appeal.” 42 Pa.C.S. § 102 (emphasis added). At the most fundamental level a proceeding is generally defined as, “the form and manner **of conducting judicial business before a court or judicial officer**. Regular and orderly progress in form of law, including all possible steps in an action **from its commencement** to the execution of judgment.” BLACK’S LAW DICTIONARY 1083 (5th ed. 1979) (emphasis added). The term commence is, in turn, defined as “to initiate by performing the first act. To institute or state. *Civil action* in most jurisdictions is started by filing a complaint with the court.” *Id.* at 243 (italics in original).

In Pennsylvania, “a condemnation proceeding shall be brought in the court of the county in which the property is located.” 26 Pa.C.S. § 301(a). Condemnation, “shall be effected only by the filing in court of a declaration of taking with the security required under section 303(a) (relating to security required).” 26 Pa.C.S. § 302(a) (1). The condemnation proceedings in this matter were commenced by the filing of the Declaration as required by the Code. *See* 42 Pa.C.S. § 102 (defining proceeding to include a declaration made to court).

Condemnor takes the position that it should only be responsible for reimbursable expenses between the dates of the filing of the Declaration and Notice of Relinquishment. In support of this contention, Condemnor relies on *Pothos v. Urb. Redevelopment Auth. of Pittsburgh*, 374 A.2d 96, 98 (Pa.Cmwlth. 1977)¹ for the proposition that Condemnees have no right to recover losses and expenses resulting from the discontinuance of the proceeding. Condemnees do not appear to contest that there is no recovery for costs and expenses incurred post-relinquishment. Condemnees contend that they are entitled to costs and expenses incurred prior to the filing of the Declaration in this matter.

Condemnees rely on *Twp. of W. Orange v. 769 Assocs., LLC*, 969 A.2d 1080, 1090 (N.J. 2009), a case from New Jersey to support their position that they are entitled to reimbursement for costs and expenses incurred prior to the filing of the Declaration. Condemnees further argue that because the New Jersey statutes governing eminent domain proceedings are similar to those in Pennsylvania, this court should be persuaded to conclude that Condemnees are entitled to all costs and expense incurred before the filing of the Declaration. Condemnees representation is, at best, inaccurate

¹ This case as well as a few that follow were decided under prior iterations of the Code. However, the relevant language has remained consistent.

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and their reliance misplaced.

In the state of New Jersey, “no action to condemn shall be instituted unless the condemnor is unable to acquire such title or possession through bona fide negotiations with the prospective condemnee.” N.J.S.A. 20:3-6 (Application of act). The *West Orange* court recognized the mandated negotiation phase as the starting point for considering reimbursable costs and expenses. That court specifically excluded collateral fees and expenses not directly related to the condemnation. *Id.* at 1090.

Pennsylvania does not mandate negotiations prior to the filing of a declaration of taking. *E.g., In re Sch. Dist. of Pittsburgh, Allegheny Cnty.*, 244 A.2d 42 (Pa. 1968) (no requirement that there be allegations in the declaration of an effort to negotiate a purchase). The court finds that the starting point for the accrual of fees and costs is the first statutory act required by the Code to condemn the Property, which is the filing of the Declaration.

B. Reimbursable costs and expenses.

Condemnees claim that they are entitled to four classes of reimbursable fees and costs. The first is “professional fees and costs as a result of [Condemnor’s] threatened and actual condemnation, including Attorneys’ fees, appraisal fees and, [and] land planning fees.” Petition at 6. The second is “professional fees and costs incurred as a result of having to investigate potential sites for relocation.” *Id.* The third is “professional fees and costs incurred to mitigate disruption and business loss and to assist with reestablishment.” *Id.* The fourth is “lost management time of County Propane employees and employees of affiliated companies.” *Id.*

Condemnee appears to take the position that it must be made whole for every expense or perceived expense it may have incurred prior to or during the condemnation proceedings in this matter. The law is clear that in the event of relinquishment, the condemnor has no duty to make the condemnee whole. *In re Condemnation by Com., Dept. of Transp.*, 709 A.2d 939, 944 (Pa.Cmwlth. 1998) (so stating in allowing reimbursement of, *inter alia*, attorney’s fees, court costs and expenses, taxes, insurance premiums and costs of improvements). Condemnees are not entitled to “an award for speculative damages, loss or injury or for any other category of damages not expressly provided by statute” nor reimbursement for items such as “loss rentals and interest on the various claims.” *Id.* at 944.

Although not directly on point, the discussion in *R & J Holding Co. v. Redevelopment Authority of County of Montgomery*, 885 A.2d 643 (Pa.Cmwlth. 2005), is instructive. In that case a declaration of taking was filed, but later declared invalid by the courts. Property owner sought the appointment of a board of view to assess compensation due on an alleged de facto taking. On appeal the Commonwealth Court found that based on the facts, the matter should be treated as a relinquishment and that the condemnee had already been reimbursed. In finding that the condemnee was limited to that reimbursement and no more, it made clear that “the Code does not require that a condemnee be made whole.” *Id.* at 650.

In the present matter, the vast majority of the requested reimbursements predate

the filing of the Declaration in the first instance and are not reimbursable. Even if those costs and expenses did not predate the filing of the Declaration, they are collateral costs that are not reimbursable under the Code. *See* 26 Pa.C.S. § 308(d) (reimbursement upon relinquishment); 26 Pa.C.S. § 306(g)(1) (setting forth the items to be reimbursed); *R & J Holding Co. v. Redevelopment Authority of County of Montgomery*, 885 A.2d 643; *accord Twp. of W. Orange v. 769 Assocs., LLC*, 969 A.2d 1080, 1090 (fees for prerogative writs and planning board meetings were not recoverable because they were collateral and not directly related condemnation).

Therefore, Condemnees are only entitled to reimbursement of fees and costs as a result of and directly related to the filing of the Declaration, including attorneys' fees and post-filing appraisal fees. Condemnees are not entitled by statute or otherwise, to be reimbursed for: land planning fees; professional fees and costs incurred to investigate potential sites for relocation; professional fees and costs incurred to mitigate disruption and business loss and to assist with reestablishment; nor lost management time of County Propane employees and employees of affiliated companies. Those claims are denied.

C. Legal fees.

The parties do not dispute the hours worked or the quality of the work performed by counsel for Condemnees after the filing of the Declaration. The dispute arises over the hourly rates charged by Condemnees' attorneys for their work on the condemnation proceeding. The Code "does not require that a condemnee be made whole; rather, recovery is limited to reasonable attorney and expert fees and costs. The reasonableness of an award is a matter committed to the sound discretion of the trial court and can be disturbed by an appellate court only upon a clear abuse of discretion." *Twp. of Millcreek v. Angela Cres Tr. of June 25, 1998*, 142 A.3d 948, 956 (Pa.Cmwlt. 2016).

One of the issues in *Twp. of Millcreek*, was whether it was appropriate for the trial court to decrease legal fees to be paid to a condemnee based upon its finding that rates for legal services charged by a Philadelphia firm "were outside the normative rates charged" in that area of Pennsylvania. The Court found that in this regard, the trial court committed no error.

The court heard the testimony of Condemnee Miller who represented that he had paid Chester County attorneys legal fees for services in or around the same time period as those of his condemnation counsel. The Chester County legal fees ranged from a minimum of \$275.00 per hour charged by Arthur Sagnor, Esquire, to \$400.00 per hour charged by Lou Calogreco, Esquire, both experienced members of the bar. (Exh. P-1, P-2).² The Philadelphia firm of Blank Rome charged Condemnees \$650.00 per hour for Francis X. Crowley, Esquire, \$440.00 per hour for Samuel M. Ventresca, an associate, and \$950.00 per hour for Peter F. Kelsen. (Exh. P-18). Condemnee Miller represented that he had no choice but to hire Philadelphia counsel because the firms in Chester County had conflicts. The court did not find this testimony credible.

² O'Donnell, Weiss & Mattei, P.C. billed at \$300.00/hour for legal services. (Exh. P-3).

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Mr. Crowley testified that he is a litigator and that Blank Rome has set his rate at \$650.00 per hour. There is no doubt that Mr. Crowley believes his time is worth \$650.00 per hour, and it is likely that Mr. Kelsen holds the same belief with regard to his hourly rate. It appears that Blank Rome sets its hourly rates to that which the market will bear in Philadelphia. Condemnees *chose* to pay those rates. However neither the market rates for legal services in Philadelphia nor Condemnees willingness to pay those rates renders them reasonable. These rates are well outside the normal range of fees charged in Chester County³ and therefore, unreasonable. These rates will be normalized to what is reasonable in Chester County, by granting both Mr. Crowley and Mr. Kelsen a rate consistent with the highest Chester County rate for legal fees paid by Condemnees, \$400.00 per hour. The hourly rate charged by Mr. Ventresca, who at the time was a second or third year associate (Exh. P-1.E p.13), will be set at \$250.00 per hour, which is slightly below the lowest hourly fee of \$275.00 paid by Condemnees.

D. Claim for payment of interest on amount of reimbursement.

Condemnees seek payment of interest on the amount of fees and costs to be reimbursed in this matter. The parties do not appear to have specifically addressed this issue, but Condemnees provide no citation to a case or statute to support their claim. Condemnees are not entitled to “an award for speculative damages, loss or injury or for any other category of damages not expressly provided by statute” nor reimbursement for items such as “loss rentals **and interest on the various claims.**” *In re Condemnation by Com., Dept. of Transp.*, 709 A.2d 939, 944 (Pa.Cmwlth. 1998) (emphasis added).

Even under a more expansive just compensation analysis, interest would not be authorized. Chapter 7 of the Code states that, “during the period the condemnee remains in possession after the condemnation ... the condemnee shall not be entitled to compensation for delay in payment.” 26 Pa.C.S. § 713(b)(2). Condemnees at all times remained in possession of the condemned property.

The Judicial Code states that “except as otherwise provided by another statute, a judgment for a specific sum of money shall bear interest at the lawful rate from the date of the verdict or award, or from the date of the judgment, if the judgment is not entered upon a verdict or award.” 42 Pa.C.S. § 8101 (Interest on judgements). No judgement has been entered in this matter and there is no statutory basis for a claim for payment of interest.

Condemnees’ claims for interest are denied.

E. Amounts to be reimbursed.

Condemnees are entitled to reasonable attorneys’ fees from February 21, 2020

³ As were those of the Wilmington, Delaware, firm of Young Conaway Stargatt & Taylor, LLP, at approximately \$520.00 per hour. (Exh. P-4).

through and including June 4, 2020. The only attorneys providing legal services during that time frame were Blank Rome attorneys Mr. Crowley, Mr. Kelsen, and Mr. Ventresca. Mr. Crowley billed 31 hours, Mr. Ventresca 52.5, and Mr. Kelsen 0.7. (Exh. P-18 p. 435-450). Based on the hour rates set forth hereinabove, the reimbursable legal fees are:

Attorney	Hours Billed	Hourly Rate	Reimbursable Fees
F. Crowley	31	\$400.00	\$12,400.00
S. Ventresca	52.5	\$250.00	\$13,125.00
P. Kelsen	0.7	\$400.00	\$280.00
Total			\$25,805.00

Condemnees may also recover most of the appraisal fees paid to Clarion/Samuels. The October/December invoice predates the filing of the Declaration and is not reimbursable. (Exh. P-9 p. 369). The invoice for appraisal services for December 2019 through May of 2020, will be fully reimbursed in the amount of \$25,709.00.⁴

After consideration of the foregoing, and for all of the reasons stated, we enter this

ORDER

AND NOW, this 27th day of January, 2025, upon review of the Petition for Reimbursement Pursuant to 26 Pa.C.S. §§ 306(g) and 308(c), filed by Condemnees, Harry C. Miller, III, and County Propane, LLC, for Reimbursement Pursuant to 26 Pa.C.S. §§ 306(g) and 308(c) (Petition) filed on June 1, 2022, the answer of Condemnor, the Downingtown Area School District, and after hearing, it is hereby ORDERED that the Petition is GRANTED.

It is FURTHER ORDERED that the Downingtown Area School District shall pay Condemnees \$51,514.00, for reimbursement of reasonable fees and costs, within thirty (30) days of the date of this Order.

BY THE COURT:

/s/ Anthony T. Verwey, J.

⁴ There is insufficient information in the billing to allow the court to carve out what, if any, fees may have been charged prior to the filing of the Declaration of Taking. Therefore, the full amount shall be reimbursed.

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

LAW NO. 2025-03747-NC

NOTICE IS HEREBY GIVEN that the name change petition of Joann Naumenko was filed in the above-named court and will be heard on Tuesday, August 12, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, May 2, 2025
Name to be changed from: Joann Naumenko to:
Joann Naumenko

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. 2025-03787-NC

NOTICE IS HEREBY GIVEN that the name change petition of Beatriz Bauza Lopez was filed in the above-named court and will be heard on Tuesday, August 19, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, May 5, 2025
Name to be changed from: Beatriz Bauza Lopez to:
Beatriz Bauza Figueroa

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

BAYLES, Carol J., late of Caln Township. Steven E. Bayles, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstone, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

BELL, Jane Maier, late of Westtown Township. Michael Bell, 732 Brighton Circle, Kennett Square, PA 19348, Executor.

BERNDT, Helen G., late of Kennett Township. Joe C. Berndt, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

BESWICK, Margaret Marie, a/k/a Margaret Beswick, late of West Goshen Township. Wayne Beswick, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BOWMAN, Jean Clarice, a/k/a Jean C. Bowman, late of Charlestown Township. Thomas J. Collins, care of HANNAH E. TRAVAGLINI, Esquire, 30 S. 17th St., Philadelphia, PA 19103-4196, Executor. HANNAH E. TRAVAGLINI, Esquire, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103-4196, atty.

BRACELAND, William Donald, late of West Chester Borough. Rosemary C. Braceland, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

BRAY, Doris Jane, a/k/a Steinmetz, late of Downingtown. Laura Harting, 301 Brookwood Drive, Downingtown, PA 19335, and Catherine Donohue, 5339 Lake Drive, East Petersburg, PA 17520, Executrices.

CIPOLLINI, John M, a/k/a John Cipollini, late of Caln Township. Gina C. Driscoll, 1329 Dunsinane Drive, West Chester, PA 19380, care of ROSANA I. CHIPLE, Esquire, 158 W. Gay St, Ste 204, West Chester, PA 19380, Executrix. ROSANA I. CHIPLE, Esquire, Fink and Buchanan Law Offices, LLC, 158 W. Gay St, Ste 204, West Chester, PA 19380, atty.

DENMAN, Robert A, late of East Caln Township. Jessica C. Knowles, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

FEDYK, Iwanna H, late of Kennett Square. Julia F Szyszka, 463 Banewood Cir, Kennett Square, PA 19348, Executrix.

FREY, Helen Anne, a/k/a Helen A. Frey, late of Willistown Township. Stephanie Frey Robinson and Veronica Frey Fenerty, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrices. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

GRAHAM, Lisa Marie, late of Tredyffrin Township. John R. Scott, care of EDWARD N. FLAIL, JR., Esquire, 10 Harrow Circle, Wayne, PA 19087, Administrator. EDWARD N. FLAIL, JR., Esquire, 10 Harrow Circle, Wayne, PA 19087, atty.

HARTZELL, George Richard, a/k/a G. Richard Hartzell, late of East Goshen Township. Nancy H. McIntyre and Richard M. Hartzell, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

HORVATH, Judith P., late of East Goshen Township. Justina King, care of SARAH M. FORD, Esquire, 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422, Executrix. SARAH M. FORD, Esquire, Ford and Buckman, PC, 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422, atty.

KILBURN, Joan G., late of Penn Township. Jose L. Galvez, III, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE

19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

KRATZ, Michael R., late of Uwchlan Township. Robert J. Kratz, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

LUCINE, Mary Jane, a/k/a Mary J. Lucine, late of Pennsbury Township. Elizabeth Jane Trostle, care of NICOLE B. LABLETTA, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. NICOLE B. LABLETTA, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

McNAMARA, Diane, late of Lincoln University. Dylan P. Hastings and Melissa Hastings, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Co-Executors. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

MISLICK, Kurt David, late of Downingtown, Uwchlan Township. Susan M. Mislick, 703 Dover Court Place, Downingtown, PA 19335, Administrator.

OVERHOLSER, Renee V., late of Pennsbury Township. Charles E. Overholser, Margaret O. Fox and George M. Overholser, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PAGAN-MATOS, Vicente, late of West Chester Borough. Josepha Pagan, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administratrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

POST, Marjorie D., late of City of Landenberg. L. Peter Temple, 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.

RASER, Annie M., a/k/a Annie Marie Raser, late of East Nottingham Township. David Raser, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

RUCH, Roger Dean, late of West Chester. Jason S. Ruch, care of TRACEY A. SHREVE, Esquire, 123 North Fifth Street, Allentown, PA 18102, Executor. TRACEY A. SHREVE, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102, atty.

SCOTT, David T., a/k/a Miranda Duffy, late of Malvern Borough. Joshua Scott, 1331 Phoenixville Pike, West Chester, PA 19380 and Courtney Coffman, 101 Pine Drive, Phoenixville, PA 19460, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Floor, Paoli, PA 19301, Executors. GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Floor, Paoli, PA 19301, atty.

SHIPMAN, Bert, late of Uwchlan Township. Emily Tarkington and Lisa Hendricks, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrices. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

SIVERTSEN, Herbert Paul, a/k/a H. Paul Sivertsen and Herbert P. Sivertsen, late of Malvern, East Whiteland Township. Lauren Sivertsen, care of VINCENT CAROSELLA, JR., Esquire, 882 S. Matlack St, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack St, Suite 101, West Chester, PA 19382, atty.

SLAYTON, Darryl L, a/k/a Darryl Leonard Slayton, late of West Whiteland Township. Donna E. Slayton, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

SPIECE, Joan E., late of Spring City. Marie Casey, 598 Main Street, Red Hill, PA 18076, care of CHRISTOPHER MULLANEY, Esquire, 598 Main Street, Red Hill, PA 18076, Executrix. CHRISTOPHER MULLANEY, Esquire, Mullaney Law Offices, 598 Main Street, Red Hill, PA 18076, atty.

2nd Publication

ALLEN, Walter Bradley, late of East Marlborough Township. John Bradley Allen, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BELL, Betty P, late of Easttown Township. Timothy S Bell, 317 Virginia Ave, Collingswood, NJ,

08108, Executor.

BLANDO, Dean Edward, late of Coatesville. Erin Keough, 157 Rainbow Rd., Coatesville, PA 19320, Administrator.

COLMENAR, Marcela, late of Downingtown. Anne Guntz, 503 Crestwood Lane, Downingtown, PA, 19335, Executor.

DABBACK, Ruth Ann, a/k/a Ruthann Dabback, late of Phoenixville Borough. John D. Funk, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

DOBRA, Michael J., late of West Goshen Township. Lee A. Murray, 1131 Nottingham Drive, West Chester, PA 19380, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DOUMIT, Jamal M., late of City of Coatesville. Ghada Doumit, 1305 E. Lincoln Highway, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

EARLE, Roberta Dian, a/k/a/ Roberta Earle, late of Tredyffrin Township. Stephen D. Potts, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

GETTINGS, Thomas A., a/k/a Thomas Austin Gettings, late of Borough of West Chester. Margaret A. Gettings, 206 N. Penn Street, West Chester, PA 19380, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

GIBBONS, Nancy C., a/k/a Ann C. Gibbons, late of Malvern Borough. Ann Marie Gibbons Davis and Mary Lourdes Gibbons, care of EMILY C. WATKINS, Esquire, 126 East King Street, Lancaster, PA 17602, Executors. EMILY C. WATKINS, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, atty.

GRANT, Dianne, a/k/a Diann Grant and Dianne

Myers Grant, late of City of Coatesville. Seneca Lambert, 130 Glenrose Road, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HANDY, Wayne Jackson, late of Devon, Tredyfrin Township. Meredith Brunel, 295 Forest Hills Circle, Devon, PA 19333, Executrix.

HARLAN, Bruce T., a/k/a Bruce Theodore Harlan, late of West Caln Township. Melanie Harlan, 151 Telegraph Rd., Coatesville, PA 19320, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HEEBNER, Susan C., late of City of Landenberg. Amy Heebner Davis, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HOCZOK, Linda Sue, late of West Chester Borough. Sandra Kinderman, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

JONES, Joy A., late of Downingtown Borough. Linda Munzenmayer, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S Matlack Street, Suite 101, West Chester, PA 19382, atty.

KEEFER, Esther S., late of Uwchlan Township. James D. Savage and Deborah L. Croft, care of EMILY C. WATKINS, Esquire, 126 East King Street, Lancaster, PA 17602, Executors. EMILY C. WATKINS, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, atty.

KNOX, John E., late of East Goshen Township. Charles E. Knox, care of ROBERT E. O'CONNOR, Esquire, 341 West State Street, Media, PA 19063, Executor. ROBERT E. O'CONNOR, Esquire, 341 West State Street, Media, PA 19063, atty.

KOZAK, SR., David A., late of West Whiteland Township. Kimberly Gouker, 204 Maplewood Dr., Phoenixville, PA 19460, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210,

Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

KUCH, Brian D., late of West Brandywine Township. Michael Kuch, 248 Hill Rd., Honey Brook PA 19344, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executor. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

McALARY, Matthew J., late of East Goshen Township. Jennifer Lynne McAlary, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

McALEER, Eileen Nora, late of West Goshen Township. Kathleen M. McAleer, care of CHRISTOPHER M. MURPHY, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Executrix. CHRISTOPHER M. MURPHY, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

NODLER, Karen Elizabeth, a/k/a Karen E. Mac-turk Cook, late of Uwchlan Township. Dean M. Nodler, 4402 Franklin Court, Chester Springs, PA 19425, Administrator.

O'DONNELL, Jean M., late of East Goshen Township. Donna O'Donnell DiFlavis, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

PEFFLE, Robert S., late of Phoenixville Borough. Allison R. Peffle, 520 Ringold St., Phoenixville, PA 19460-4350, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341-0673, Administratrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

POWALSKI, Rosemarie Veronica, a/k/a Rosemarie V. Powalski and Rosemarie Powalski, late of Pennsbury Township. Gregory D. Powalski, care of P. KRISTEN BENNETT, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, Executor. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, atty.

PROCTOR, Henry James, a/k/a Jim Proctor, late of East Nottingham. Dana P Simpson, PO Box 59, Oxford, PA 19390, care of GARY HEIM, Esquire, 2000 Linglestown Rd, Ste 202, Harrisburg, PA 17110,

Executrix. GARY HEIM, Esquire, Hazen Law Group LLC, 2000 Linglestown Rd, Ste 202, Harrisburg, PA 17110, atty.

RUDIBAUGH, John Wayne, a/k/a John W. Rudibaugh, late of Birmingham Township. Doris I. Rudibaugh, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

SCHULTZ, Susan L., a/k/a Susan Lindenberg and Susan Schwer, late of Exton. Jessica Lindenberg, 322 Wharton Drive, Newark, DE 19711, Executrix.

SCOTT, Leona M., a/k/a Leona May Scott, late of East Coventry Township. Debra L. Werner and Lenard Michael Sygnet, care of MICHELLE M. FORSELL, Esquire, 570 Main Street, Pennsburg, PA 18073, Co-Administrators. MICHELLE M. FORSELL, Esquire, Crosson & Richetti, LLC, 570 Main Street, Pennsburg, PA 18073, atty.

SGAVICCHIO, Margaret Carmella, a/k/a Margaret C. Sgavicchio, late of West Chester Borough. John J. Sgavicchio, Jr., 206 3rd Avenue, Murray Manor, Wilmington, DE 19808, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WERKHEISER, George Franklin, late of East Goshen Township. Robert Edward Werkheiser, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

WILSON, Carolyn W., late of East Brandywine Township. Diane Salvino & Donna Kelly, 209 Pinkerton Rd., Coatesville, PA 19320, care of CYNTHIA L. DENGLE, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrices. CYNTHIA L. DENGLE, Esquire, Murphy & Dengler, 124, Blue Bell, PA 19422, atty.

WOODWARD, Michael Joseph, a/k/a Michael Woodward, late of Easttown Twp.. Kathleen Woodward, care of JOHN R. LUNDY, Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Executrix. JOHN R. LUNDY, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

3rd Publication

BIRDSALL, Donn Kevin, late of Oxford Borough. Kristi Ann Eisenberg, 1163 Kensington Ln., Apt. 2112, Oxford, PA 19363, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

BULMAN, JR., Leo Francis, a/k/a Lee Bulman, late of Coatesville. Brian Bulman, 2617 Briana Dr., Pottstown, PA 19464, Executor.

CHUNG, Coeey Y., late of East Marlborough Township. Paul Chung, 1319 Yellow Springs Rd., Chester Springs, PA 19425, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

CONSALVI, Margaret A., late of Uwchlan Township. Amy Brodar, 538 Heckel Ave., Spring City, PA 19475, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

DONALD, James Andrew, a/k/a Jamie, late of West Grove. Kari Donald, 7035 NW Forest Lakes Dr, Parkville, MO, 64152, Executor.

FORD, Helen H., late of Kennett Township. Joseph S. Ford and Benjamin F. Ford, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wyne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wyne, PA 19087-3115, atty.

GARCIA, Victor Quiroz, late of Kennett Square. Laura Gonzalez, 660 Linden Circle, Kennett Square, PA 19348, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executrix. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

GONTKOF, Mary Jo, late of Schuylkill Township. Karl J. Gontkof, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executor. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

GRABOWSKI, Eleanor Marie, a/k/a Eleanor M. Grabowski, late of Uwchlan Township. Edward M. Grabowski, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311

Exton Commons, Exton, PA 19341-2450, atty.

GUDEMUNDSON, Bradford R, late of New London Twp. Susan M Gudmundson, 213 E State St, Kennett Square, PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square, PA 19348, Administratrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

HWANG, Daekyoo, late of E. Goshen Twp.. Philip Hwang, 2208 Bromley Court, Woodstock, MD 21163, care of SAM Y. HWANG, Esquire, 650 Senty Parkway, Blue Bell, PA 19422, Executor. SAM Y. HWANG, Esquire, Hwang & Haas, PC, 650 Senty Parkway, Blue Bell, PA 19422, atty.

JONIK, Robert J., a/k/a Robert Joseph Jonik, late of East Pikeland Township. Joseph Roman Jonik, 2475 Chestnut Hill Rd., Pottstown, PA 19465, Robert A. Jonik, 31 Brookview Dr., Glenmoore, PA 19343 and Janine J. Birmingham, 239 Washington St., #25, Norwell, MA 02061, care of DOUGLAS A. FENDRICK, Esquire, 1950 Route 70 E., Ste. 200, Cherry Hill, NJ 08003, Executors. DOUGLAS A. FENDRICK, Esquire, Fendrick Morgan LLC, 1950 Route 70 E., Ste. 200, Cherry Hill, NJ 08003, atty.

LEE, Monserrate Q., late of West Whiteland Township. Kenneth L. Jones, 504 E. Miner St., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

LEONARD, Albert E., late of Westtown Township. Christine A. Leonard, 1008 Russell Ln., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

McNAMARA, Peter J., late of East Pikeland Township. Carole A. McNamara, 1097 Balfour Circle, Phoenixville, PA 19464, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

MEALEY, Jerome Dennis, late of Honeybrook. Cheryl Ranieri, 171 Fairview Rd, Glenmoore, PA 19343 and Sandra Fulmer, 2357 Cedar Lane, Secane, PA, 19018, Executors.

MICHAEL, Carol J., late of East Pikeland Township. Donna Bartha, 1057 Balfour Circle, Phoenix-

ville, PA 19460, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

MONEY, Mary C., late of Nottingham. Linda McGee, 702 Summit Avenue, Newtown Square, PA 19073, care of JANICE FALINI, Esquire, 392 N. Church Street, West Chester, PA 19380, Executrix. JANICE FALINI, Esquire, Falini Law Office, LLC, 392 N. Church Street, West Chester, PA 19380, atty.

MORRISON, David D., late of Phoenixville Borough. Larry T. Drake and Andrea Conover, 150 Black Rock Rd., Phoenixville, PA 19460, Executors.

O'NEILL, Harry A., a/k/a Harry Andrew O'Neill, Sr., late of Penn Township. Harry A. O'Neill, Jr., care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

POWELL, Jacklen E., late of East Marlborough Township. L. Peter Temple and Michelle A. Hart, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SHANE, Patricia Catherine, a/k/a Patricia C. Shane, late of East Goshen Township. Carmen R. Battavio, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

SMEDLEY, Ann H., a/k/a Ann Smedley, late of Westtown Township. G. Jay Dougherty, 225 Baywood Rd., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

SPACKMAN, Charles T., late of Uwchlan Township. Charles D. Spackman, care of JUSTIN C. ESPOSITO, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executor. JUSTIN C. ESPOSITO, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

THORNBURY, Priscilla C, a/k/a Priscilla Cridle Thornbury, late of Cochranville. Jennifer L. Wooten, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382,

Executrix. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

TODD, Tyrone V., late of Valley Township. Komunyakha Todd, 426 Palm Ave N, Saint Petersburg, FL 33703, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, Pennsylvania 19380, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, Pennsylvania 19380, atty.

TOSCANI, Francesca, a/k/a Mary Francis Toscani, late of East Goshen Township. Thomas F. Toscani, 1522 Green Hill Circle, Berwyn, PA 19312, care of STEPHEN V. BOTTIGLIERI, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. STEPHEN V. BOTTIGLIERI, Esquire, Toscani, Stathes & Zoeller LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

WILSON, Richard W, a/k/a Richard Wilson, late of West Chester. Jeffrey R Wilson, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 1, 2025 for PENNJERSEY ENVIRONMENTAL CONSULTING at 744 Milford Warren Glen Road, Milford NJ 08848. The individual interested in such business is Roger Ferguson at 106 S PINE ST ELVERSON, PA 19520-9241 in Chester county. This was filed in accordance with 54 PaC.S. 311.

3rd Publication of 3

TRUST NOTICE

THE JOHN C. SCHOTT REVOCABLE LIVING TRUST DTD FEBRUARY 11, 2020 AS AMENDED AUGUST 11, 2021, AUGUST 17, 2021 and DECEMBER 26, 2022

JOHN C. SCHOTT, Deceased

Late of Willistown 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 TERRY ANN BRUNO, TRUSTEE, c/o James J. Ruggiero, Jr., Esq., 16 Industrial Blvd., Ste. 211, Paoli, PA 19301,

Or to her Attorney:

JAMES J. RUGGIERO, JR.

RUGGIERO LAW OFFICES LLC

16 Industrial Blvd., Ste. 211

Paoli, PA 19301

3rd Publication of 3

NOTICE

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

IN RE: C.A.M.

Case Number: AD-24-0059

TO: Nicole Mary Baer and John MacDonald

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you have to a male minor child, C.A.M. (d.o.b. 5/27/12), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, June 10, 2025, at 9:30 o'clock A.M., Honorable Nicole Forzato in Court Room No. 11, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If

you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

TITLE TRANSFER

Notice is hereby given that Jeffrey Lown III of West Chester has petitioned the Chester County Court of Common Pleas for the Involuntary Transfer of Title for a 1983 Kawasaki KZ550 Motorcycle VIN: JKA-KZFC17DB514244, previously titled to Charles D Beaverson of Delta, PA. A hearing in the matter will be held on June 12, 2025 at 9:30 A.M., Courtroom No. 15, Chester County Justice Center, 201 West Market St, West Chester, PA.

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **Linda A. Pilla** of **Chester County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated March 26, 2025, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 25, 2025, for Compliance Group 2.

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

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA
CIVIL DIVISION
DOCKET NO. 2024-04968-RC
NEWREZ LLC D/B/A SHELLPOINT MORT-
GAGE SERVICING, Plaintiff,
v.
STEPHANIE K. D'AMICO, Defendant.
NOTICE TO ALL STEPHANIE K. D'AMICO
Your house (real estate) at **130 Lloyd Rd. West Grove, PA 19390** is scheduled to be sold at the Sheriff's Sale on June 18, 2025 at **11:00 A.M.** in the Public Sale at (www.bid4assets.com/chesterco-pasheriffsales) to enforce the **Reassessed Judgment of \$359,589.10** obtained by NewRez LLC D/B/A Shellpoint Mortgage Servicing (the mortgagee) against you. As a result, a Writ of Execution has been issued in the amount of **\$359,589.10**.

For further information to attend or participate in this public sale, please contact the Chester County Sheriff's Office at Phone: (610) 344-5363 or Fax: (610) 344-5345 or visit their website at <https://www.chesco.org/167/Sheriff>.

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

To prevent this Sheriff's Sale, you must take immediate action.
The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you must call (914) 219-5787 x 490.
1. 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.
2. You may also be able to stop the sale through other legal proceedings.
3. 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 notice on page two 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 610-344-5363.

2. You may be able 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 be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's office at 610-344-5363.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

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

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The 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 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 home 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 OR CANNOT AFFORD ONE, CONTACT THE OFFICE(S) LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Lawyer Referral Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19381
Telephone: (610) 429-1500**

BY: Robert P. Wendt, Esquire Pa. I.D. #89150
Counsel for Plaintiff

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Email: rwendt@leopoldassociates.com
