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Chester County Law Reporter

(USPS 102-900)

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Fox Clearing, LLC v. Westtown Township et al.

Quiet title – Preliminary objections – Demurrer – Private easement – Easement by implication

1. An easement by implication exists where the intent of the original owners of the tracts of land is demonstrated by the terms of a grant, the property's surroundings, and other res gestae of the transactions.
2. The owners of property within the plan or subdivision retain private rights of easement by implication over the unopened streets.
3. Where a municipality fails to accept or open a dedicated street in a plan within twenty years, the owners of property within the plan or subdivision retain private rights of easement by implication over the unopened streets.
4. The grantee of a lot which is sold according to a plan of lots on which streets or alleys not previously opened or projected as public streets are plotted by the grantor, acquires an easement over all the streets of the plan as a private right of property arising out of the grant; the easement thus created is independent of the dedication of the plotted streets to the public use and survives the abandonment of the public right.
5. Any street, lane, or alley laid out by any person in a plot or plan of lots, which has never been opened to or used by the public for twenty-one years after the initial laying out of the same, may not thereafter be opened for public use or easement, without the consent of the owners of the abutting lots. However, while the public easement or right of use in such lanes or alleys is lost as the result of the passage of such time and lack of use, the purely private rights of easement of individual property owners in the plan of lots to use the alley or way is not extinguished.
6. The purpose of an action to quiet title is to resolve a conflict over an interest in property.
7. The question presented by a demurrer is whether, on the facts averred, the law says with certainty that no recovery is possible.
8. In this quiet title action, certain of the defendants filed preliminary objections to plaintiff's Amended Complaint. The Court *Held* that the objections were sustained and plaintiff was granted leave to file a second amended complaint within twenty days of the entry of the Court's order.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2022-00576-RC; Fox Clearing, LLC v. Westtown Township, Paul Vanscovich, Susan Vanscovich, John Gagliardi, Joanna Gagliardi, James Lees, Jr., Frances Lees, Shiloh Hill Association, Inc., Jerrod Hudson, Harbin Nataki, Hans Levert, Josepha Levert, Justin Caranfa, Lori

Caranfa, Barry Borden, Deborah Borden, Ronald Fox, Barbara Fox, The Kahn Trust, Charles Bolz, Marilyn Bolz, Andrew Holstein, Camille Holstein, Michael Cazaubon, Pamela Cazaubon, Kurtis Fletcher, Alaina Simons, Steven Bernard, Jane Bernard, Robert Irvine, Maryann Irvine, Mark Kaskey, Susan Kaskey, Earl Brown, Dolores Brown, Michael Slotznick, Vivian Toby Wolovitz, Joanne Henry, Michael Tysowsky, Suzanne Tysowsky, and Wallace Kahn

Daniel Utain, James Hendershot and Gregg Adelman for plaintiff
Michael Crotty, Brigitte Meyer and Patrick McKenna for defendant
Westtown Township

Katherine Ladow, Vincent Pompo and William Christman, III for defendants
Paul & Susan Vanscovich, and Andrew & Camille Holstein
Binder, J., December 29, 2022:-

[71 Ches. Co. Rep. **Fox Clearing, LLC v. Westtown Township, et al.**

FOX CLEARING, LLC,
Plaintiff

vs.

WESTTOWN TOWNSHIP, *et al.*,
Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2022-00576-RC

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 29th day of December, 2022, upon consideration of the Preliminary Objections to Plaintiff's Amended Complaint filed by Defendants Paul B. Vanscovich, Susan M. Vanscovich, Andrew Holstein, and Camille Holstein on March 25, 2022, and after oral argument heard on June 7, 2022, it is hereby **ORDERED** for the reasons set forth in the accompanying Memorandum that the Preliminary Objections are **SUSTAINED** and that Plaintiff is granted leave to file a Second Amended Complaint within twenty (20) days of the entry of this order.

BY THE COURT:

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

MEMORANDUM

This is a quiet title action in which Fox Clearing, LLC (Fox) requests *inter alia* an order declaring it has a private easement over a fifty-foot (50') Right of Way (ROW) in between its property at 1013 Shiloh Road, West Chester, PA (Fox Property)¹ and Shiloh Hill Drive which in turn connects to Little Shiloh Road. By its First Amended Complaint, Fox alleges as follows:

15. For over half a century, the ROW has been depicted on a litany of land development and subdivision plans submitted to the Township by various property owners (including some of the Defendants and their predecessors in title) and approved by the Township.

16. Those plans have consistently depicted the ROW as a fifty-foot (50') wide roadway from Little Shiloh Rd. all the way to the boundary line of the Fox Property.

17. As a matter of law, the depiction of the ROW as a roadway to the boundary line to the Fox Property creates an implied easement for, *inter alia*, the owner of the Fox Property to use the ROW for access.

First Amended Complaint, 3/10/2022, ¶¶ 15-17.

Fox set forth claims for Count I – Quiet Title (Easement by Express Grant) and Count II – Quiet Title (Easement by Implication).²

The Vanscovichs and the Holsteins filed Preliminary Objections on March 25, 2022 raising a demurrer asking this court to dismiss Fox's First Amended Complaint in its entirety upon any of four (4) grounds. The first ground is that Fox's claim for an express easement must fail because "[Fox] neither pleads any facts nor attaches any documents which show an express easement was created to benefit the Fox Property." Brief, 3/25/2022, p. 7. In that connection, the Vanscovichs/Holsteins argue that the ROW shown on the various subdivision plans attached to the First Amended Complaint is insufficient to establish an express easement, as a matter of law. Brief, 3/25/2022, p. 7. The second ground is that Fox's claim for an implied easement must fail because "[a]n easement by implication exists where the intent of the original owners of the tracts of land is demonstrated by the terms of a grant, the property's surroundings, and other *res gestae* of the transactions." Brief, 3/25/2022, p. 8 (citing Possessky v. Diem, 655 A.2d 1004, 1008 (Pa.Super. 1995)). In that connection the Vanscovichs/Holsteins argue that Fox has not and cannot allege facts to show the intentions of the parties as required by the balancing test established by Thomas v. Deliere, 359 A.2d 398 (Pa. Super. 1976). Brief, 3/25/2022, pp. 7-10. Third, the Vanscovichs/Holsteins argue

¹ The Fox Property is approximately 65 acres and Fox intends to develop it for residential purposes.

² Fox also set forth a claim for Count III – Injunctive Relief asking the court to order the Vanscovichs to remove a fence they erected across the ROW.

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that the ROW's existence, by itself, is insufficient as a matter of law to establish an easement where Fox "does not and cannot allege that Westtown Township accepted any offer of dedication for the unimproved portion of the [ROW]." Brief, 3/25/2022, p. 10. Fourth, the Vanscovichs/Holsteins argue that their Preliminary Objections should be sustained by application of Flint Hill Partnership v. London Britain Township, (Chester Co. 2001-10457) (Sánchez, J.), *affirmed* 830 A.2d 667 (Pa.Cmwlth. 2003). Brief, 3/25/2022, p. 12.

Fox filed its response to the Vanscovitch/Holstein Preliminary Objections on April 13, 2022. Fox does not argue that it has sufficiently pled a claim that it has an express easement. *See* Brief, 4/13/2022, pp. 1-10. However, Fox argues that the remainder of the Vanscovitch/Holstein Preliminary Objections lack merit because they cannot account for Estojak v. Mazsa, 562 A.2d 271 (Pa. 1989) which holds that "the owners of property within the plan or subdivision retain private rights of easement by implication over the unopened streets." Brief, 4/13/2022, p. 4 (quoting Estojak, 562 A.2d at 274). From that Fox argues it is irrelevant whether Westtown Township accepted dedication of the entire right of way "because the unaccepted portion of it thus became a private road, giving the owners of all abutting parcels – including [Fox] – the right to use it for ingress, egress[,] and regress to their lands." Brief, 4/13/2022, p. 5 (citing Estojak) (emphasis in original). Finally, Fox argues that Flint Hill Partnership is not controlling because it "is easily distinguishable and was likely wrongly decided" as contrary to Estojak. Brief, 4/13/2022, p. 5 (punctuation altered; capitalization removed). *See also* Brief, 4/13/2022, pp. 6-9 (arguing the applicability of Estojak).

Here, this court is of the view that Fox's silence on the matter tacitly concedes Fox has not pled an express easement. Moreover, Fox's reliance on Estojak tacitly concedes that Fox has not pled an implied easement in any other way. If Fox's First Amended Complaint is not within the scope of Estojak it follows that Fox has not pled a prima facie claim for an implied easement.

This court believes that Fox's reliance on Estojak is misplaced. In Estojak, "[t]he [lower] court correctly recognized that, where a municipality fails to accept or open a dedicated street in a plan within twenty-years, the owners of property ***within the plan or subdivision*** retain private rights of easement by implication over the unopened streets." Estojak, 562 A.2d at 274 (emphasis added) (citations omitted). Estojak relied on Cohen v. Simon Real Estate Corporation, 123 A.2d 715 (Pa. 1956) which stated the rule as "the grantee of a lot which is sold ***according to*** a plan of lots on which streets or alleys not previously opened or projected as public streets are plotted by the grantor, acquires an easement over all the streets of the plan as a private right of property arising out of the grant; the easement thus created is independent of the dedication of the plotted streets to the public use and survives the abandonment of the public right." Cohen, 123 A.2d at 717 (emphasis added) (footnotes omitted). Estojak also relied on Dillon v. Klamut, 420 A.2d 462 (Pa.Super. 1980) which stated the rule as "[i]t is settled that a grantee of a lot sold ***according to*** a plan of lots upon which streets are plotted acquires an easement in the streets as plotted." 420 A.2d at 464 (emphasis added). Estojak also relied on Riek v. Binnie, 507 A.2d 865 (Pa.Super. 1986) which stated the rule as follows:

It is clear that any street, lane, or alley laid out by any person in a plot or plan of lots, which has never been opened to or used by the public for twenty-one years after the initial laying out of the same, may not thereafter be opened for public use or easement, without the consent of the owners of the abutting lots. Act of May 9, 1889, P.L. 173, No. 192, § 1, 36 P.S. § 1961; Rahn v. Hess, 378 Pa. 264, 106 A.2d 461 (1954). However, while the public easement or right of use in such lanes or alleys is lost as the result of the passage of such time and lack of use, the purely private rights of easement of individual property owners *in the plan of lots* to use the alley or way is not extinguished. See Cohen v. Simpson Real Estate Corporation, 385 Pa. 352, 123 A.2d 715 (1956); Rahn v. Hess, *Supra*; Drusedum v. Guernaccini, 251 Pa.Super. 504, 380 A.2d 894 (1977).

Riek, 507 A.2d at 866-67 (emphasis added).

Here, Fox acknowledges the public easement or right of use has been lost while claiming it retains its purely private rights of easement. However, Fox has not pled that the Fox Property was within the plan or subdivision (or in the plan of lots) that created the ROW in the first place. Instead, Fox argued that “[Fox’s] land *appears on* the Phillips Plan, and borders the right-of-way; accordingly, [Fox] holds ‘private rights of easement’ allowing it to use the unopened portion of the right-of-way to travel to and from its property.” Brief, 4/13/2022, p. 4 (emphasis added).

The fact that the Fox Property appears “on” the Phillips Plan is not the same as being “within the plan or subdivision” or “in the plan of lots.” The Phillips Plan, attached as Exhibit “1” to the First Amended Complaint is the original Plan of Property for “Chateau Estates” (Plan Book # 40, Page 8) which shows that the land now owned by Fox *bordere*d the original plan or subdivision. See also First Amended Complaint, 3/10/2022, ¶16 (“Those plans have consistently depicted the ROW as a fifty-foot (50’) wide roadway from Little Shiloh Rd. all the way *to the boundary line* of the Fox Property.”; ¶ 17 (“As a matter of law, the depiction of the ROW as a roadway *to the boundary line* to the Fox Property creates an implied easement for, inter alia, the owner of the Fox Property to use the ROW for access.”) (emphasis added).³ The Fox Property was depicted on the Phillips Plan because the Fox Property bordered the subdivision containing the ROW not because it was within the subdivision containing the ROW.

Fox argued that the Vanscovitch/Holstein Defendants are mistaken in their claim that Fox failed to plead an implied easement because “[t]he usual criteria for establishment of an implied easement do not apply to an easement by reference to a map or pla[t], which is a particular type of implied easement controlled by its own principles. Brief, 4/13/2022, p. 4 (citing Potis v. Coon, 496 A.2d 1188, 1192 (Pa.Super.

³ Fox in its brief concluded as follows: “Thus, [Fox] in the case at bar, which owns land ‘within’ the Phillips Plan (and many subsequent recorded plans) holds a private right of easement over the unopened roads shown on that plan.” Brief, 4/13/2022, p. 9 (parentheses in original). Fox’s placing quotes around the word “within” indicates a special meaning and that meaning is consistent with the Fox Property being depicted within the four (4) corners of the Phillips Plan, bordering the subdivision containing the ROW.

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1985 and Landis v. Wilt, 222 A.3d 28 (Pa.Super. 1019)) (quotation marks omitted).

It is this court's view that the usual criteria do apply in this case because the First Amended Complaint is not within the rule applied in Estojak. The purpose of an action to quiet title is to resolve a conflict over an interest in property, National Christian Conference Center v. Schuylkill Twp., 597 A.2d 248 (Pa.Cmwth. 1991), *appeal denied*, 606 A.2d 904 (Pa. 1992), and the question presented by a demurrer is whether, on the facts averred, the law says with certainty that no recovery is possible. Werner v. Plater-Zyberk, 799 A.2d 776 (Pa.Super. 2002), *appeal denied*, 806 A.2d 862 (Pa. 2002). This court's consideration of the First Amended Complaint, the Preliminary Objections, the briefs, and the oral arguments presented by counsel leads this court to conclude that Fox's First Amended Complaint fails to contain allegations sufficient to establish a prima facie claim for an express or implied easement or within the scope of Estojak.

Accordingly, for the reasons set forth above this court will enter an order sustaining the Preliminary Objections to Plaintiff's Amended Complaint filed by Defendants Paul B. Vanscovich, Susan M. Vanscovich, Andrew Holstein, and Camille Holstein on March 25, 2022 while granting Fox leave to file a Second Amended Complaint.

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Chester County Court of Common Pleas
 Orphans' Court Division
CALL OF THE AUDIT LIST
 THE HONORABLE JOHN L. HALL COURTROOM 1
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CALL OF THE AUDIT LIST

1519-0529

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PAUL R. WHITE, PETITIONER

SUZANNE MARIE KELLY
CALL OF THE AUDIT LIST

1520-2103

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CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION

LAW NO. 2023-00413-NC

NOTICE IS HEREBY GIVEN that the name change petition of Payne Michael McMillan was filed in the above-named court and will be heard on Monday, April 24, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, January 20, 2023
Name to be changed from: Payne Michael McMillan to: Payne Michael Vermillion
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 for Fingerboard Ventures Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State for PATRICK WHALEN INC., a corp. organized under the PA Business Corp. Law of 1988. THE CHARLESTON FIRM, Solicitors, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380

CORPORATION NOTICE

Berwyn Contracting, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Judson H. Shutt, Esquire
167 Conestoga Road
Suite A
Wayne, PA 19087

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that C. W. Balchan Inc. is currently in the process of voluntarily dissolving.
Charles G. Cheleden, Esq.
275 South Main Street
Suite 11
Doylestown, PA 18901

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that Contractors Choice Equipment Rental, Inc. is currently in the process of voluntarily dissolving.
Hamburg, Rubin, Mullin,
Maxwell & Lupin, PC
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Country Butcher Fine Foods, Inc., a Pennsylvania corporation, having registered office at 145 South Walnut Street, Kennett Square, PA 19348, has filed Articles of Dissolution – Domestic Corporation with the Department of State of the Commonwealth of Pennsylvania. The Board of Directors is now engaged in winding up and settling the affairs of the corporation under the applicable provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
Neil E. Land, Esquire
Brutscher, Foley, Milliner, Land & Kelly, LLP
213 East State Street
Kennett Square, PA 19348

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

BAUGHMAN, Jane B., late of East Nottingham Township. Jennifer Lucas, care of MICHAEL S. GRAB, Esquire, 327 Locust Street, Columbia, PA 17512, Executor. MICHAEL S. GRAB, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512, atty.

BENNING, William T., a/k/a William Thomas Benning, Tom Benning, late of Cochranville. Rebecca Taylor, 724 Ewing Rd., Cochranville, PA 19330, Executrix.

BILODEAU, Ida M., a/k/a Ida Mary Bilodeau, late of East Pikeland Township. Mark J. Bilodeau & Monique Hedegard, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Co-Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

CAMPBELL, Linzy Leon, a/k/a L. Leon Campbell, late of Penn Township. Janet Colliton, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

CARAMANICO, Nicholas Anthony, a/k/a Nicholas Caramanico, Nicholas A. Caramanico, late of Tredyffrin Township. Barbara Munkel, 1042 Kensington Avenue, Astoria, OR 97103, Executrix. DAVID R. BEANE, Esquire, Beane LLC, P.O. Box 1339, Reading, PA 19603, atty.

CARLINO, Louis J., a/k/a Louis Carlino and Louis Carlino, Jr., late of West Whiteland Township. Diane Carlino-Moore, 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.

CONNELL, Barbara M., late of Penn Township. Kevin J. Connell, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DiCESARE, Barbara B., a/k/a Barbara Audrey DiCesare, Barbara Audrey Beckwith DiCesare and Barbara A. DiCesare, late of Tredyffrin Township. Patricia Rolfes, care of JOSEPH N. FRABIZZIO, Esquire, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, Executrix. JOSEPH N. FRABIZZIO, Esquire, Frabizzio Law LLC, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, atty.

DUNCAN, John T., late of Kennett Township. Deborah Harkins, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

EDWARDS, Gary L., late of Caln Township. Megan Edwards, 5 Sherwood Dr., Fallsington, PA 19054, Administratrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

FAGLEY, SR., Richard L., late of Spring City Borough. Mae Fagley, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

FREEMAN, Matthew S., a/k/a Matt Freeman, late of Kennett Square. Dorcie F. Headly, 504 Keystone Alley, West Chester, PA 19382, Administratrix. JEFFREY W. SODERBERG, Esquire, Mandracchia Law, LLC, 272 Ruth Rd., Herleysville, PA 19438, atty.

FRIDY, Sally Grymes, late of Easttown Township. John H. Fridy, William R. McKenna and Andrew S. McKenna, care of JILL R. FOWLER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executors. JILL R. FOWLER, Esquire, Heckscher, Teillon Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

GUIE, Louise Rebecca, a/k/a Louise R. Guie, late of West Caln Township. Deborah M. Laurento, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

HERB, William Daniel, late of East Coventry. Donna Yurick, 1140 Wendler Cr., Pottstown, PA 19465, Executor. SCOTT F. B. REIDENBACH, Esquire, 2158 Sunnyside Ave., Pottstown, PA 19464, atty.

HEUMANN, Stephen M., late of Easttown Township. Jane E. Heumann, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

HOOPES, Diana C., late of New Garden Township. C. Barclay Hoopes, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Address, atty.

KIKER, Howard A., a/k/a Howard Allen Kiker, late of Honey Brook Township. Gordon W. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KUTZ, S. Albert, a/k/a Samuel Albert Kutz, Samuel A. Kutz, late of South Coventry Township. Vicki L. Yerk & Wynn S. Kutz, care of DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executors. DAVID L. ALLEBACH, JR., Esquire, Yergey-Daylor.Allebach.Scheffey.Picardi, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

LATHAM, Edna E., late of East Whiteland Township. Terry L. Olimpi, care of JANE E. McNERNEY, Esquire, 332 N. Providence Rd., Wallingford, PA 19086, Executor. JANE E. McNERNEY, Esquire, 332 N. Providence Rd., Wallingford, PA 19086, atty.

LEWIS, Lucille Ann, late of Honey Brook. Edward J. Lewis, Sr., care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

MANIERI, Joanne R., late of Willistown Township. Richard M. Manieri, Jr. and Evamarie Manieri, 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, PC, 300 W. State St., Ste. 300, Media, PA 19063, atty.

MCHUGH, M. Eileen, a/k/a Mary Eileen Farrell McHugh, late of East Goshen Township. Linda Anne Sinisi, Kathleen McHugh, and Patricia McHugh Giordano, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executors. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

MYCIO, Mary, a/k/a Maria Mycio, late of West Chester Borough. David E. Cristina, care of CAROLINA R. HEINLE, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

PESCE, Antoinette M., late of Kennett Township. Victor J. Pesce, 325 Sherer Dr., Lincoln University, PA 19352 and Steven L. Pesce, 533 Hawthorne Lane, Kennett Square, PA 19348, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

PLANK, Allen Leslie, a/k/a Allen L. Plank, Allen Plank, late of West Chester Borough. Carol L. Baker, care of BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. BRUCE A. HERALD, Esquire, Bruce Alan Herald, A Professional Company, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

POLLICK, Cheryl Rae, late of North Coventry Township. Michael Pollick, 1188 Foxview Rd., Pottstown, PA 19465, Executor. RICHARD D. LINDERMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19465, atty.

POTTS, JR., John A., late of West Pikeland Township. Constance M. Potts, 1456 Conestoga Road, Chester Springs, PA 19425, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

PRIZER, Phyllis H., late of South Coventry Township. Linda A. Raifsnider, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

RAMSAY, III, William Chester, a/k/a W. Chester Ramsay, III, late of East Fallowfield Township. Di-
anne Caldwell, 811 Bellvue Avenue, Gap, PA 17527, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RUGGIERO, Joseph A., late of East Goshen Township. Patricia L. Ruggiero, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SCOTT, David Hall, late of West Grove. Matthew Scott, 120 S. California Drive, Coal Center,

PA 15423 & Andrew Scott, 283 Rimbey Avenue, Columbus, OH 43230, Executors. PAUL O'BRIEN, Esquire, Law Office of Kevin O'Brien, 3801 Kennett Pike, C204, Wilmington, DE 19807, atty.

SEVERANCE, William A. N., late of Penn Township. Carol C. Severance, 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.

SHAFFER, Sally, late of Phoenixville. Timothy Shaffer, Denis Santiago, & Christine Fry, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SMALLACOMBE, Theresa F., a/k/a Theresa Fitzpatrick Smallacombe, late of Kennett Square Borough. Melissa Jane Smallacombe, care of BRIAN R. KEYES, Esquire, P.O. Box 727, 31 N. Sugan Rd., New Hope, PA 18938-0727, Executrix. BRIAN R. KEYES, Esquire, P.O. Box 727, 31 N. Sugan Rd., New Hope, PA 18938-0727, atty.

STEMMLER, Edward J., late of Kennett Township. Catherine J. Stemmler and Edward C. Stemmler, care of KEVIN P. GILBOY, Esquire, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executors. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

THAISRIVONGS, Emily Jane, late of Exton. Vincenzo Patone, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

YORK, Robert C., late of East Nottingham Township. Robert A. York, care of MICHAEL S. GRAB, Esquire, 327 Locust Street, Columbia, PA 17512, Executor. MICHAEL S. GRAB, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512, atty.

2nd Publication

ADAMS, Janice E., late of East Goshen Township. Stephen Adams, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

AHERN, Barbara Olise, a/k/a Barbara O. Ahern, late of West Nantmeal Township. Brett James Ahern, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executor. Brett James Ahern, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

ARMENTROUT, JR., Wilson Eugene, late of Valley Township. Betty Jane Grainger, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

BASS, Theresa R., late of Kennett Square Borough. LaToya Myers, 323 E. Linden St., Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BENTZEL, Patricia J., late of East Bradford Township. Marianna T. Wolfmeyer, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BEVINGTON, Daniel E., late of New Garden Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BRAXTON, JR., James H., late of Valley Township. Charlotte B. Braxton-Ahmed, 56 Hershey Lane, Parkesburg, PA 19365, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BROHM, Adam Michael, late of East Fallowfield Township. Amanda Maria Brady, care of KEVIN D. BIRKHEAD, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, East Fallowfield Township. KEVIN D. BIRKHEAD, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

BUSACCA, Charlotte L., late of Tredyffrin Township. Lisa Busacca Furey, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

CLEMENS, Francis J., a/k/a Francis Aloysius Clemens, Francis John Clemens, late of Pennsylvania

Township. Lisa McKeown, 60 Remington Way, West Grove, PA 19390, Administratrix. MICHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

CREECH, Donald Ray, a/k/a Don Creech, late of East Pikeland. Katrina Creech, 11 Verdant Dr., Phoenixville, PA 19460, Administrator.

DEIST, Shirley A., late of West Whiteland Township. Robert P. Deist, Jr., care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

DOUGLASS, III, James H., late of East Goshen Township. Candace H. Douglass, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DWORZAK, David A., a/k/a David Anthony Dworzak, late of East Goshen Township. John Flannery Dworzak, 5052 Vallecito Ave., Westminster, CA 92683, Executor. DANTE W. RENZULLI, JR., Esquire, 120 Robert Thomas Drive, Exton, PA 19341, atty.

FAHEY, Edward James, late of Penn Township. Susan E. Calio, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FARROW, JR., David Robert, a/k/a D. Robert Farrow, Jr. and D. R. Farrow, Jr., late of Willistown Township. Richard A. Farrow, 24 Pugh Rd., Wayne, PA 19087, Administrator. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

FLOQUET, Joanne M., late of Pottstown. Manon E. Floquet, care of Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101, Executrix. Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101, atty.

FRIES, Marie I., late of East Goshen Township. Kathleen F. Bernstein, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executrix. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

GAMBLE, Paul E., late of West Grove. Richard Roop, 155 Roop Street, Rising Sun, MD 21911, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

GARRIS, Ralph Thomas, late of Parkesburg. Joseph Garris, 2055 Virginia Avenue, Parkesburg, PA 19365, Administrator. MIKE NOONE, Esquire, Noone & Borger, LLC, 32 South Church Street, West Chester, PA 19382, atty.

GENTRY, Joanne T., late of Valley Township. Barbara Gentry, 6 Cavanaugh Court, West Chester, PA 19382, Administrator. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

HARRELL, Louise E., a/k/a Georgia Louise Etheridge, Georgia Louis Etheridge Pugh, Louise Etheridge Harrell and Georgia Louise Etheridge Harrell, late of East Goshen Township. Susan Lynnette Cashman, 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.

HAYES, Rita M., late of Valley Township. Tom Mohr, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HENNESSEY, David Robert, late of Westtown Township. Rita L. Hennessey, 918 Shiloh Rd, West Chester, PA 19382, Administratrix.

HUGUET, Gail A., late of Willistown Township. Maryanne Huha Finigan, 58 S. Pennock Ave., Upper Darby, PA 19082, Administratrix CTA. MARYANNE HUHA FINIGAN, Esquire, 58 S. Pennock Ave., Upper Darby, PA 19082, atty.

LAWSON, Robert Warren, late of East Pikeland Township. Doris Lawson, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

LUKACS, Pamela Hall, late of Exton. Jane Hall Shuman, 1412 Sweetbrier Road, Charleston, WV 25314, Administratrix.

LYNCH, Audree F., a/k/a Audree Fern Lynch, late of West Goshen Township. Fern C. Lynch, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W.

State St., Ste. 300, Media, PA 19063, atty.

MANNIX, V, Daniel P., late of West Vincent Township. Sandra G. Mannix, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MASCIANTONIO, Domenica M., late of Kennett Square Borough. Filomena M. Elliot and Mario A. Masciantonio, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McLAUGHLAN, Elizabeth Rita, late of Coatesville. James F. Ciliberto, 846 Conner Road, West Chester, PA 19380, Executor.

MORRISON, Roderick A., late of Malvern. Paul G. Morrison, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

NEBLETT, Anna Marie, a/k/a Anne M. Neblett, Anne Marie Neblett, late of Kennett Township. Kimberly A. Busch, 4101 Bugle Lane, Upper Chichester, PA 19061, Executrix. JOHN JAY WILLS, Esquire, Law Office of John Jay Wills, 4124 Chichester Avenue, Upper Chichester, PA 19061, atty.

PIERCE, David J., late of New Garden Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PLANK, Allen Leslie, a/k/a Allen L. Plank, Allen Plank, late of West Chester Borough. Carol L. Baker, care of BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. BRUCE A. HERALD, Esquire, Bruce Alan Herald, A Professional Corporation, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

ROTHFUSS, Craig, late of West Chester. Karen Mulvey, 1236 Princeton Lane, West Chester, PA 19380, Executrix.

SPELLMAN, Mary Ann, late of Chester Springs. Gary Spellman, 2447 Chester Springs Rd., Chester Springs, PA 19425, Executor. SCOTT D. BLOOM, Esquire, Law Office of Scott D. Bloom, 1033A Mill

Creek Dr., Feasterville, PA 19053, atty.

SPENCER, Marie H., late of West Grove. Judith Hoopes, care of IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

STONE, Carolyn Y., late of Kennett Township. Cynthia E. Wright, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STREET, SR., Raymond Franklin, late of West Goshen Township. Sharon Grove, 372 Timber Ridge Rd., Morgantown, PA 19543, Administrator.

VALENTI, Doris E., late of West Brandywine. Richard B. Carr, 100 Kathleen Drive, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

VIETRI, Joyce A., late of New Garden Township. Anthony A. Vietri, 8820 Gap Newport Pike, Avondale, PA 19311, Executor. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

VINNACOMBE, Matthew J., late of Downingtown Borough. Kim E. Vinnacombe, 63 Norwood House Rd., Downingtown, PA 19335, Administratrix CTA. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WILLIAMS, Dorothy M., late of Malvern Borough. Patricia A. Tunnell, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

WILSON, Alice E., late of Pocopson Township. Glenn P. Wilson, 325 W. Barnard Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street, Unit 3073, West Chester, PA 19380, atty.

WILSON, James R., late of Phoenixville Borough. Patrick James Wilson, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WOOLF, Evan C., a/k/a Evan Carey Woolf, late of West Fallowfield Township. Caren S. Woolf and Leslie J. Woolf, care of STEVEN H. ABEL, Esquire,

1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, Administrators. STEVEN H. ABEL, Esquire, James J. Laman, LLC, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, atty.

3rd Publication

BEWLEY, Paula C., late of West Goshen Township. James D. Bewley, 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.

BLECHMAN, Leonard Carl, a/k/a Lenny Blechman, late of West Sadsbury Township. Barry S. Blechman, 18 Cinamon Court, Mohnton, PA 19540, Executor. SARAH R. McCAHON, Esquire, Barley Snyder, LLP, 50 N. 5th St., 2nd Floor, Reading, PA 19601, atty.

BRENNAN, Kathleen C., a/k/a Kathleen B. Brennan, late of North Coventry Township. Kristine M. Brennan, 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.

BROSIOUS, James Milton, late of East Whiteland Township. James Michael Brosius, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

DELLEGROTTO, Joseph Anthony, late of West Goshen Township. John T. Dellegratto, 1703 Kathryn St., New Cumberland, PA 17070, Executor.

DESTEFANO, Arthur, late of East Goshen Township. Dorothy I. DeStefano, care of WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, Executrix. WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, atty.

FERGUSON, Kristie Lynn, late of Honey Brook. Tammy Lynn Ferguson & James J. Ferguson, 84 6Point Court, Honey Brook, PA 19344, Administrators. LEONARD B. EDELSTEIN, Esquire, Edelstein Martin & Nelson, LLP, 123 South Broad Street, Suite 1820, Philadelphia, PA 19109, atty.

FISCHER, Jan E., a/k/a Jan Gardner Fischer, late of West Whiteland Township. C. Stewart Fischer, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660,

Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GIGSTEAD, Kim A., a/k/a Kim Allen Gigstead, late of Willistown Township. Maryanne Huha Finigan, 58 S. Pennock Ave., Upper Darby, PA 19082, Administratrix. MARYANNE HUHA FINIGAN, Esquire, 58 S. Pennock Ave., Upper Darby, PA 19082, atty.

HANBY, Paula E., late of Nottingham. Anthony Hanby, 12 Park Road, Nottingham, PA 19362, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

HARRIS, JR., Sidney Andrew, a/k/a Sidney A. Harris, Jr., late of Parkesburg Borough. Joy Johnson, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

HENDRICKSON JR, Carl, late of West Chester. Long Financial Group, 660 Sentry Parkway, Blue Bell, PA 19422, Administrator.

JACKSON, Frances A., late of West Brandywine. Glenn F. Jackson, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

JOHNSON, SR., Leonard E., late of West Brandywine Township. Sandra L. Geringer, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

KEMPSKI, Helen M., late of East Goshen Township. Michael J. Kempiski, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LOOMIS, Charles S., late of Honey Brook Township. Anne E. Hilder, care of JOHN C. HOOK, Esquire, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, Administrator C.T.A. JOHN C. HOOK, Esquire, Stradley Ronon Stevens & Young, LLP, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, atty.

LOUIS, Virginia R., late of Tredyffrin Township. Lorelee S. West, care of BRUCE A. ROSENFELD, Esquire, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, Executrix. BRUCE A. ROSENFELD, Esquire, Schnader Harrison Segal & Lewis LLP, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

MACKAY, Romaine, a/k/a Romaine Mosser, Romaine Rukstalis, late of Elverson. Dawn DeRemigio, 116 Stetson Drive, Elverson, PA 19520, Executor.

MALCHIONE, Mario P., late of New Garden Township. Joan Malchione, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MANGINO, Beryl H., late of East Goshen. Linda L. Green, 88 Ashton Way, West Chester, PA 19380, Executrix. WILLIAM HABURCAK, Esquire, 755 North Monroe St., Media, PA 19063, atty.

MARTIN, JR., William T., a/k/a William Thomas Martin, Jr., late of Chester County. Darren A. DeVoe, 8154 Moscow Road, Parkesburg, PA 19365, Executor.

MARTZ, Jeannette Marie, late of West Brandywine Township. Donald Martz, 101 Sues Way, Honey Brook, PA 19344, Executor.

MILLER, Alfred Leroy, late of West Chester. Barbara A. Miller, 2A Southfield Drive, Pottersville, NJ 07979, Executrix. ROBERT A. STEWART, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067, atty.

SLOANE, Linda Ann, late of West Goshen Township. Yvonne Marie Sloane Brown, 325 Birmingham Way, Exton, PA 19341, Executrix. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

THOMPSON, Ruth R., late of Valley Township. Ruth R. Thompson, care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

YOST, Herbert N., late of East Coventry Township. Herbert B. Yost, care of SUPRIYA G. PHILIPS, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. SUPRIYA G. PHILIPS, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

1st Publication of 2

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA
DOCKET NO. 2023-00541-MJ
NOTICE OF HEARING
ON THE PETITION OF THE OWEN J. ROBERTS SCHOOL DISTRICT
FOR THE APPOINTMENT OF A SCHOOL POLICE OFFICER
NOTICE IS HEREBY GIVEN that upon the Petition of the Owen J. Roberts School District for the Appointment of a School Police Officer (the "Petition") and pursuant to Court Order, a hearing on the Petition will be held at 11:00 a.m. on Thursday, March 9, 2023, in Courtroom No. 4 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA 19380. For further information, you may contact:
FOX ROTHSCHILD LLP
Brian E. Subers, Esquire
980 Jolly Road, Suite 110, P.O. Box 3001, Blue Bell, PA 19422
(610) 397-6500

MEETING SPACE?

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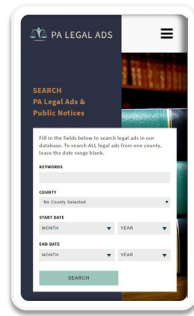
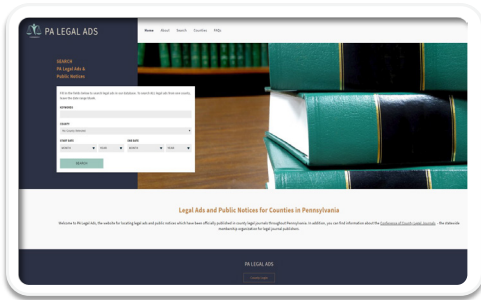
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For more information: Emily German at 610-692-1889 or egerman@chescobar.org

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Full Page	\$375	\$1,000	\$1,500	\$4,000
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