



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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Estate of Craig P. Ross, Deceased

Fraud – Objections to final account of estate

1. Knowledge of an attorney as agent is imputed to the client as principal.
2. Fraud must be proven by clear and convincing evidence.
3. In order to prove fraud in the inducement, the party seeking to prove such fraud must establish: (a) a representation; (b) which is material to the transaction at hand; (c) made falsely, with knowledge of its falsity or recklessness as to whether it is true or false; (d) with the intent of misleading another into relying on it; (e) justifiable reliance on the misrepresentation; and (f) the resulting injury was proximately caused by the reliance.
4. Objections were filed to the final account of an estate regarding fees and commissions paid to counsel and commissions to the administratrix as well as the administratrix not paying the mortgage and not paying rent while residing in decedent's home after his death. The Court credited the testimony of counsel and the administratrix, noting the fees and commissions charges were actually discounted, that forbearance on the mortgage was obtained and that residing in the home was proper for maintenance, insurance rates and complying with homeowners association regulations. According, the Court *Held* the referenced objections were overruled.

R.E.M.

C.C.P. Chester County, Pennsylvania, Orphans' Court Division No. 1520-0572;
Estate of Craig P. Ross, Deceased

Robert A. Cohen and Edward J. Green, Jr. for Administratrix
Gary E. Thompson for Objector Angela Ross
Verwey, June 9, 2022:-

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

NO. 1520-0572

ESTATE OF CRAIG P. ROSS, DECEASED

ADJUDICATION

The decedent, Craig P. Ross, died on January 26, 2020. He left no will and died intestate. On March 13, 2020, a renunciation of the right to administer decedent's estate, which also requested that Letters of Administration be issued to Mary Maccario ("Administratrix"), was filed by decedent's sister, Hilary A.C. Ross and his brother, Richard Ross. On March 13, 2020, the Administratrix filed a Petition for Grant of Letters with the Register of Wills. Administratrix filed a personal representative bond with the Register on April 1, 2020. On April 2, 2020, the Register issued a grant of Letters of Administration to Administratrix.

Administratrix filed the First and Final Account of the Estate on January 3, 2022, along with a Petition of Adjudication and a Schedule of Proposed Distribution. On January 14, 2022, Angela Ross filed Objections to the First and Final Account of Craig P. Ross, Mary Maccario, Administratrix, as parent and natural guardian to S.R. (1) and S.R. (2), intestate and heirs to the Estate of Craig P. Ross.

The hearing on the Objections was held on May 16, 2022.

I. OBJECTOR'S POSITION AND SUPPORT

Objector objects to fees and commissions being paid to counsel for the Estate, Riley, Riper, Hollin & Colagrecio, as unreasonable and excessive, in that they exceed representations that legal services would be provided at no cost to the Estate. Objector also objects to the proposed commissions to be paid to Administratrix in that they are unreasonable, excessive and far exceed her representation that her services would be provided free of charge. Finally, Objector objects to Administratrix failing to pay \$18,000 in mortgage payments due from the Estate or, in the alternative, that she did not pay the Estate a reasonable rent for the time she resided in the Decedent's home subsequent to his death.

A. Objection to Legal Fees

Objector and her witness, Hilary Ross,¹ testified that Administratrix represented

¹ It is alleged that Ms. Ross has taken a substantial amount of Decedent's personal property from his residence, which belongs to the Estate. Ms. Ross has failed and refused to return that property to the Estate or provide a proper accounting thereof. In this regard, the Estate was forced to provide an estimate of the value of that property in its First and Final Accounting.

that all legal services would be provided free of charge. Ms. Ross testified that she received a text from Administratrix a few days after decedent's death, representing that one of her employers "is an estate attorney and he would help me administer the Estate free of charge." (Exh. E-1). Ms. Ross also testified that had she known that there was going to be a charge for legal services, she would not have submitted her renunciation and would have administered the Estate herself. Ms. Ross also submitted a copy of a text, which was apparently sent after Ms. Ross attempted to submit stipulations and limitations on her renunciation, which stated that Administratrix's firm was doing the work for free as a courtesy to Administratrix and would cover all costs associated with the filings. On cross-examination, counsel for Administratrix, Robert A. Cohen, Esquire, testified that he had not submitted a fee agreement to the Estate.

B. Objection to Commission Payments to Administratrix

Objector and Ms. Ross testified that Administratrix had represented to them that she would not be seeking commissions for her work on the Estate. Objector's counsel also elicited testimony from Administratrix that she had not provided timesheets for the amount of time she spent working on the administration of the Estate.

C. Failure to Make Mortgage Payments or Pay Rent

Objector and Ms. Ross both testified that Administratrix did not make mortgage payments totaling \$18,000.00 on behalf of the Estate. They also testified that Administratrix did not pay the Estate a reasonable rent for the time she resided in Decedent's property subsequent to his death.

II. ADMINISTRATRIX'S POSITION AND SUPPORT

Mr. Cohen testified that he originally represented that he would not charge for legal services related to the basic work necessary for administering a rather small estate. (Exh. E-5). However, the Estate administration became contentious, and Mr. Cohen advised counsel for Objector that he would charge the Estate legal fees for the additional matters that needed to be addressed due to the adverse position of Objector and Ms. Ross. (Exh. E-1, E-2, E-3, E-4, E-5, E-7 and E-8). Mr. Cohen testified that he billed the Estate at a reduced rate. The bills reflect billed and unbilled services. Mr. Cohen, who is an experienced estates lawyer, testified that the fees were fair and reasonable for Chester County, and he further testified that the fees totaled \$15,360.46, and that by discounting his rate, and performing work at no charge, the net savings to the Estate was approximately \$13,000.00.

A. Commissions Paid to Administratrix

Mr. Cohen testified that the fees charged for administration of the Estate are about \$2,400.00 less than the fees which would be permitted under the *Johnson Estate* guidelines.² Administratrix testified that she did all the work required for the administration of the Estate, took less of a commission than that to which she was entitled, arranged for discounted legal services, did not seek reimbursement for approximately \$3,700.00 contributed to furnishings, which were part of the sale of Decedent's residence and that she resided in the residence in order to lower insurance costs and ensure that the dwelling remained in compliance with the homeowners association ("HOA") regulations. In addition, Mr. Cohen testified that counsel for Objector acknowledged that Administratrix was entitled to fees for administration of the Estate. (Exh. E-4). Administratrix also obtained a forbearance of the mortgage payments pending sale of the property at no cost to the Estate.

B. Non-Payment of Mortgage and Rent

Administratrix testified that she obtained a forbearance of mortgage payments for the benefit of the Estate. Mr. Cohen testified that the value added to the Estate by Administratrix resulted in lower insurance costs and compliance with HOA regulations. Counsel for Objector acknowledged that there was "intrinsic value of having the property occupied for sale and insurance purposes." (Exh. E-4).

III. ANALYSIS

A. Legal Fees Paid to Riley Riper

The Court found the testimony of both Mr. Cohen and Administratrix regarding legal fees to be credible and well documented. Mr. Cohen did not charge for at least 21.5 hours of his time at substantial savings to the Estate. (Exh. E-10). Mr. Cohen also discounted his rate to \$375.00 per hour, again providing substantial savings to the Estate. The legal work performed is well documented and is the result of the behavior of Ms. Ross and the Objector with regard to, *inter alia*, removal of Estate property and assets without permission, refusing to return Estate assets for proper accounting and distribution, and the present action. (Exh. E-1, E-2, E-3, E-4, E-5, E-7, E-8, E-10). Ms. Ross and Objector knew or should have known by April 23, 2020 that Mr. Cohen was charging fees to the Estate for matters related to their actions, claims and refusal to return property of the Estate. (Exh. E-5), *Janus Mgmt. Svcs., Inc. v. Schlessinger*, 2001 W.L. 36013507, n. 88(c), (Ches. Co. 2001) (stating that knowledge of an attorney as agent is properly imputed to the client as principal). Based on the imputed knowledge of both Ms. Ross and Objector, and having

² *Johnson Est.*, 4 Fid. Rep. 2d 6, 8 (O.C. Ches. Co. 1983).

observed their testimony and demeanor, the court does not find their statements regarding their belief that all legal services were to be gratis to be credible.³

Based on the foregoing, Objector's objection to the fees and commissions to be paid to Riley Riper Hollin & Colagreco is **OVERRULED**.

B. Objection of Proposed Commission Payment to Administratrix

The court found the testimony of both Mr. Cohen and Administratrix regarding the commission to be paid to Administratrix to be credible and well documented. Mr. Cohen testified that Administratrix was given an "executor's checklist" with approximately five pages and tasks to be reviewed and completed. (Exh. E-6). The Estate appears, from the record, to have been properly administered by Administratrix who made sure that the property was maintained and otherwise prepared for sale. In addition, the \$15,540.00 commission claimed by Administratrix, according to Mr. Cohen, was \$1,500.00 less than that to which she would be entitled under the formula set forth in *Johnson Est.*, 4 Fid. Rep. 2d 6, 8 (O.C. Ches. Co. 1983). In the Court's review of the First and Final Account, and in consideration of the percentages set forth in *Johnson Estate* for calculating commissions for administration of an estate, the Court believes that Administratrix could be entitled to as much as \$20,047.02 upon a gross estate valued at \$568,234.01. Under any of the proffered calculations, it is clear that commissions sought by Administratrix is less than three percent (3%) of the Decedent's gross estate, which amount is less than that to which she is entitled, of a savings to the Estate.

Ms. Ross and the Objector knew or should have know by April 23, 2020, that Administratrix was entitled to commission for service in administering the Estate. (Exh. E-4). *Janus Mgmt. Svcs., Inc. v. Schlessinger, supra*. Based on the imputed knowledge of both Ms. Ross and the Objector, including their testimony and demeanor, the court does not find their statements regarding their belief that Administratrix would provide administration services free of charge credible. In addition, the allegation that Administratrix "fraudulently induced" Ms. Ross to renounce appointment as an administrator is baseless.

The case of *In Re: Passarelli Family Trust*, 242 A.3d 1257 (Pa. 2020), is instructive in this particular case. Although *Passarelli* addressed termination of a trust, the Court in that matter discussed the elements of fraud which must be proven by clear and convincing evidence. In order to prove fraud in the inducement, the party seeking to prove such fraud must establish:

- (1) a representation; (2) which is material to the transaction at hand; (3) made falsely, with knowledge of its falsity or recklessness as to whether it is true or false; (4) with the intent of misleading another into relying on it;

³ In this regard, Ms. Ross's statement that she would not have renounced the opportunity to serve as administratrix of the Estate had she known that legal fees would be charged is belied by the fact that she knew or should have known that fees would be charged and yet never took steps to rescind her renunciation.

(5) justifiable reliance on the misrepresentation; and (6) the resulting injury was proximately caused by the reliance.

Id., at 1261 (citations omitted). The claim of fraud in the inducement in this matter must fail for at least three reasons. First, there is no credible evidence that Administratrix made representations with regard to acceptance of commissions. Second, even if such misrepresentation were made, there can be no justifiable reliance where, as here, Ms. Ross and Objector knew or should have known that Administratrix would make a claim for fees. (Exh. E-5). Third, and assuming that there was a misrepresentation upon which Ms. Ross and Objector relied, there is no resultant injury to either party. At the outset, Ms. Ross, who claimed that she would not have requested payment of any commission, suffered no injury. Further, any claim by Objector that any injury was suffered as a result of the payment of a commission, is speculative because the person serving an administrator would be entitled to such commissions. *Haraschak v. Haraschak*, 407 A.2d 996 (Pa. Super. 1979) (remanding matter to trial court based, in part, on trial court's reliance on "sheer speculation"); 20 Pa. C.S. §3537 (compensation of personal representative).

Based on the foregoing, Objector's Objections to the commissions to be paid to Administratrix are OVERRULED.

C. Non-Payment of Mortgage and Rent

The court found the testimony of both Mr. Cohen and Administratrix regarding the mortgage and payment of rent to be credible. Decedent died on January 26, 2020. Administratrix was appointed on April 2, 2020 and attempted to sell the property quickly, at a time when the COVID-19 pandemic was beginning. During that time period, there were limitations on showing the property. However, the property was sold in August of 2020. During that time period, Administratrix resided in the property, which she had done with the Decedent's permission during his life as his fiancé. Given the short timeframe for the sale of the property, the need to maintain the property in order to comply with the homeowners association regulations, and obtaining the lowest possible insurance rate for the property, which required occupancy, the Estate received a net benefit. In addition, Administratrix obtained a forbearance on the mortgage. There was no evidence of record that such forbearance resulted in any additional cost to the Estate. Because the amounts due are part of the mortgage that was required to be paid, there was no loss or penalty to the Estate upon the sale of the property.

The early months of 2020 witnessed the beginning of a global pandemic. The pandemic resulted in restrictions on showing properties, but Administratrix nonetheless sought a quick sale of Decedent's real estate. Decedent's real estate was sold in August of 2020, during a very unusual period of time. Because of the Administratrix's desire to sell the property quickly, the sale of the property in August of 2020, and in light of Objector's failure to provide testimony on the value of any rent alleged to be due, no surcharge for non-payment of rent is appropriate. *In re: Burns Est.* 165 A.2d 379, 382-83 (Pa. 1960) (finding surcharge not applicable where early sale was anticipated

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and there was no proof as to rental value). Administratrix's occupancy kept the property compliant with HOA regulations and resulted in a lower insurance payment than would have been required had the property been left vacant. Administratrix also contributed personal property in the form of furnishings, valued at approximately \$3,700.00, as an inducement to purchasers of the property. Administratrix never sought repayment of her \$3,700.00 contribution, which was part of the sale of the property.

Ms. Ross and Objector failed to offer any proof that the property could have been rented during the time period in question or that such would not have negatively impacted the ability to sell the property, or even what rent would be if the property had been rented. They have also failed to show that there was any loss or other cost that the Estate was required to pay as a result of the forbearance obtained by Administratrix.

Based on the foregoing, Ms. Ross and Objector's Objection to Administratrix's non-payment of the mortgage and rents is **OVERRULED**.

BY THE COURT:

Date: June 9, 2022

/s/ Anthony T. Verwey, J.

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

NO. 1520-0572

IN RE: ESTATE OF CRAIG P. ROSS, DECEASED

DECREE

AND NOW, this 9th day of June, 2022, after a hearing on the Objections of Angela Ross to the First and Final Account of Craig P. Ross by Mary Maccario, Administratrix, filed January 14, 2022, it is hereby ORDERED that:

1. The Objection set forth in paragraph 10 is OVERRULED;
2. The Objection set forth in paragraph 11 is OVERRULED; and
3. The Objection set forth in paragraph 12 is OVERRULED.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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NOTICES

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

LAW NO. 2022-08838-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ryan James Harper was filed in the above-named court and will be heard on Monday, February 6, 2023 at 2:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, November 4, 2022

Name to be changed from: Ryan James Harper to: Violet Ella Harper

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

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

CIVIL ACTION**LAW NO. 2022-08804-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jessica Menges on behalf of minor child E.J.P. was filed in the above-named court and will be heard on Monday, December 5, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, November 3, 2022

Name to be changed from: E.J.P. to: E.J.M.

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

Ryan W.C. Buchanan, Esq., Attorney for the Petitioner

Fink & Buchanan Law Offices, LLC
158 W. Gay Street, Suite 204
West Chester, PA 19380

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Corporation Bureau of the Commonwealth of Pennsylvania, Department of State at Harrisburg, Pennsylvania, on the 1st day of September, 2022, for the purpose of obtaining a Certificate of Incorporation for a domestic business corporation to be organized under the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177. The name of the Corporation is DON MEZCAL OF BRYN MAWR, INC.

Andrew Schellhammer, Esquire
Leventry, Haschak, & Rodkey, LLC
1397 Eisenhower Boulevard
Richland Square III, Suite 202
Johnstown, PA 15904

DISSOLUTION NOTICE

Notice is hereby given that the shareholders of The Ratsep Group, Inc., a PA business corp., have unanimously approved a resolution that the corp. voluntarily dissolve and are now engaged in winding up and settling the affairs of the corp. under the provisions of Section 1975 of the PA Business Corp. Law of 1988, as amended. SHARON M. ERWIN, Solicitor, LAW OFFICES OF SHARON M. ERWIN, LLC, 3130 W. Penn St., Phila., PA 19129-1016

DISSOLUTION NOTICE

Notice is hereby given that the directors of The Land and Water Resources e-Institute, Inc., have unanimously consented to a resolution that the corp. voluntarily dissolve and are now engaged in winding up and settling the affairs of the corp. under the provisions of Section 5975 of the PA Business Corp. Law of 1988, as amended. SHARON M. ERWIN, Solicitor, LAW OFFICES OF SHARON M. ERWIN, LLC, 3130 W. Penn St., Phila., PA 19129-1016

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

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

BARNES, Robert F., late of East Goshen Township. Robert L. Kaune, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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

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

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

CIORROCCO, Aleene K., late of Oxford Borough. Peter J. Ciorrocco, care of **KRISTEN R. MATTHEWS**, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. **KRISTEN R. MATTHEWS**, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

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

19380, atty.

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

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

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

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

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

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

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

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

MANGIOVILLANO, Jeannette M., late of Coatesville. Philip Paul Mangio villano, care of **JANET J. SATTERTHWAITE**, Esquire, 17 E. Gay Street,

Suite 100, West Chester, PA 19380, Executor. JANET J. SATTERTHWAITTE, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

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

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

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

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

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

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

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

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

Shannondell Dr., Norristown, PA 19403, atty.

SARGENT, Sally C., a/k/a Sally Chandler Sargent, late of New Garden Township. Joseph A. Bellinghieri, 17 W. Miner St., West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

SCHMIDT, Douglas M., late of West Fallowfield Township. Christine Schmidt, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

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

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

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

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

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

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

2nd Publication

BAILIFF, David M., late of East Nottingham Township. Karen Bailiff Davis, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RUSH, Jacklyn Ewing, a/k/a Jacklyn E. Rush, late of West Marlborough Township. Tania H. Coffey, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SCIALLO, Jane M., late of Spring City. Mary Jane Fryberger, care of CAROLYN M. MARCHES-

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

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

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

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

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

WEBER, William K., late of Uwchlan Township. Deborah D. Weber, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WELLS, Anne W., late of Kennett Township. Robert Lynn Wells, Jr. and Charles Conner Wells, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

BAIN, Carole D., late of East Vincent Township. Daniel B. Bain, 401 Kirsten Ave, Spring City, PA 19475 & Robert D. Bain, 5219 El Cemonte Ave, Davis, CA 95618, Executors. GARY P. LEWIS, Esquire, Lewis + McIntosh, LLC, 372 N. Lewis Rd., P.O. Box 575, Royersford, PA 19468, atty.

BREEN, Mary Jane, late of West Goshen Township. Kimberly A. Breen, care of WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA

19083, Executrix. WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, atty.

BULLOCK, Ann Catherine, late of East Coventry Township. Mary Ann Warburton, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

COSTANTINI, Gina, late of Avondale. Anna Maria Madonna & Lucio R. Costantini, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

LEWIS JR., John Lee, late of Chadds Ford. Tami Faruq, care of 771 Montclair Drive, Apt 10, Claymont, DE 19703, Administrator.

MAKOWSKI, Jo Dulcine, a/k/a Mary Jo Makowski, late of Exton. Jerome J. Makowski & Robert R. Makowski, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executors. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

MARSH, Ralph W., late of East Goshen Township. Suzanne M. Cox, care of SUSAN W. O'DONNELL, Esquire, 985 Old Eagle School Rd., #516, Wayne, PA 19087, Executrix. SUSAN W. O'DONNELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., #516, Wayne, PA 19087, atty.

MITCHELL, June M., late of West Caln Township. MARK E. COOPER, SR., P.O. Box 120, Wagontown, PA 19376, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MOORE, Roger K., late of East Coventry Township. Jamie Moore, care of JUDITH L. WATTS, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, Executor. JUDITH L. WATTS, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, atty.

NELSON, Naomi Elizabeth, late of West Vincent Township. Bruce Boylston, CPA, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PANTALONE, Antoinette F., late of Willistown. Theresa K. Naccarelli, 1600 Nottingham Drive, Hummelstown, PA 17036, Executor. KEITH D. WAGNER, Esquire, Brinser Wagner, P.O. Box 323,

Palmyra, PA 17078, atty.

PECKHAM, Virginia C., late of West Brandywine Township. Christina Lambdin and Laura O'Brien, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrices. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

PETERSON, Daniel T., late of Elverson. Vanessa Peterson, 163 Bollinger Road, Elverson, PA 19520, Executor. LINDSAY A. CASADEI, Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

PILOTTI, Mary Ann, late of West Brandywine Township. Albert A. Masciangelo, Jr. and Lisa P. Campbell, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executors. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

SNYDER, Mary Lou, late of Downingtown. Eve E Redmond, 930 Stargazers Road, Coatesville, PA 19320, Executrix.

TAGGART, G. Bruce, a/k/a George Bruce Taggart, late of Penn Township. David L. Taggart, 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.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Financial Finesse, with its principal place of business at 100 Sterling Parkway, Suite 307, Mechanicsburg, PA 17055. The application has been (or will be) filed on: Monday, February 14, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jeromia J. Burger, uFinancial Group, 111 E Uwchlan Ave, Exton, PA 19341.

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA CIVIL ACTION - LAW

DOCKET NO. 2022-05688-MJ

OAKCREST HOMEOWNERS ASSOCIATION v.

ISABEL ANN MORALES, in her own capacity as heir of CONCEPTION HENRIQUEZ, Deceased, QUINTIN A. SMITH, JR., in his own capacity as heir of CONCEPTION HENRIQUEZ, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CONCEPTION HENRIQUEZ, Deceased

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, Second Floor West Chester, PA 19380
(610) 692-1889
MARCUS & HOFFMAN, P.C.
Attorneys for Plaintiff 326 West State Street Media, PA 19063
610-565-4660

2nd Publication of 3

TRUST NOTICE

PATRICIA A. PEACOCK, Deceased
 Late of West Chester Borough, County, PA
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:
 Dr. Joseph R. Peacock, TRUSTEE,
 1271 South Creek Road
 West Chester, PA 19382
 PETER S. GORDON, Esq.
 Gordon, Fournaris & Mammarella, P.A.
 1925 Lovering Avenue
 Wilmington, DE 19806

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

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

2nd Publication of 3

**DOWNINGTOWN AREA SCHOOL DISTRICT
CHESTER COUNTY, PENNSYLVANIA
PUBLIC NOTICE**

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

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

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

2nd Publication of 3

NOTICE

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

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

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

2nd Publication of 3

NOTICE

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

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

3rd Publication of 3**TRUST NOTICE**

THE AGNES W. SPEER ADMINISTRATIVE
TRUST

AGNES W. SPEER, Deceased

Late of East Goshen 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 JOHN A. SPEER, 5104 Winding
Way, Centreville, VA 20120 and EDGAR F. SPEER,
JR., 1600 Ulster Lane, West Chester, PA 19381,

TRUSTEES,

Or to their Attorney:

JOSEPH A. BELLINGHERI

MacELREE HARVEY, LTD.

17 W. Miner St.

West Chester, PA 19382

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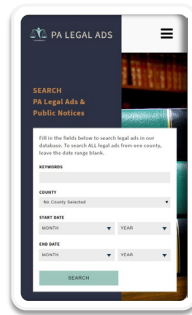
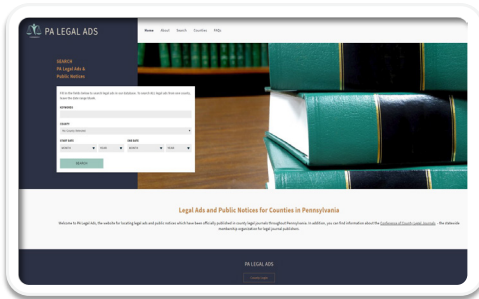
PA LEGAL ADS



EXPERIENCE OUR FRESH, NEWLY REDESIGNED: **PALEGALADS.ORG**

PALEGALADS.ORG

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



PALEGALADS.ORG

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

- Action to Quiet Title
- Articles of Amendment
- Audit List
- Bankruptcy Filings
- Certificate of Authority
- Change of Name Notice
- Dissolution
- Request for Proposals
- Estate Filings
- Trust Filings
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- Organization
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Planning a meeting, event, training or deposition?

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 Two blocks from the courthouse and right next to the Warner Hotel*



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- Coffee & tea provided

- Classroom seating for 80-100 (full) or 30-40 (half); greater capacity for theater style or reception
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For rates and availability, contact Tyler Szabo:
 phone: 610-692-1889 email: tszabo@chescobar.org



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Laurie A. Salitas, Esq., MEDIATOR



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Ms. Salita has completed training in mediation and conflict resolution through Harvard University Law School and Villanova University School of Law.

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**CHESTER COUNTY LAW REPORTER
ADVERTISING RATES**

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

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

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

COMMERCIAL AND CLASSIFIED RATES:

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

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

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

AD DIMENSIONS:

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

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