



Chester County Law Reporter

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TABLE OF CONTENTS

72 CHESTER COUNTY REPORTS

Rock Hill Farm Acquisitions vs. Willistown Twp. Bd. of Supervisors

Emergency Petition for Peremptory Judgment in Mandamus – Request for issuance of subpoenas – Land use subdivision hearing 281 (2024)

Classified Ads. 12

Meeting Space - *West Chester*

Office Space for Rent - *West Chester*

Legal Notices

See Table of Contents.1

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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Rock Hill Farm Acquisitions vs. Willistown Twp. Bd. of Supervisors

Emergency Petition for Peremptory Judgment in Mandamus – Request for issuance of subpoenas – Land use subdivision hearing

1. Mandamus is an extraordinary remedy which is designed to compel the performance of a purely ministerial act or mandatory duty on the part of a public officer.
2. Relief in mandamus must be denied unless the petitioner establishes: (a) that the petitioner has a clear legal right to the relief requested; (b) that the respondent has a corresponding duty to perform a ministerial act or mandatory duty; and (c) that no other adequate remedy at law is available.
3. Relief in mandamus is unavailable to compel a hearing on a subdivision plan application where neither the Municipalities Planning Code nor the township ordinance mandate that hearings be held on such applications.
4. The Municipalities Planning Code provides that before acting on any subdivision plat, the governing body or the planning agency may hold a public hearing thereon after public notice.
5. As the Code grants Defendant the discretion to hold a hearing, that implies the discretion to control attendant procedure which would include the issuance of subpoenas and the presentation of witnesses.
6. Local Agency Law's requirements of notice and opportunity to be heard do not apply when a subdivision plan may be approved pursuant to the Municipalities Planning Code without a hearing.
7. While a hearing before the Willistown Board of Supervisors was scheduled, Plaintiff submitted to Defendant a Request for Issuance of Subpoenas to compel the appearance of the Township's Zoning Officer, Planning Administrator, Engineer, and Planner. Defendant denied the request. Plaintiff filed an Emergency Petition for Peremptory Judgment in Mandamus with this Court, seeking an order of the court for Defendant to issue the subpoenas. Plaintiff did not meet its burden to obtain relief in mandamus. Accordingly, this Court Held Plaintiff's Emergency Petition for Peremptory Judgment in Mandamus was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania No. 2024-07752-MJ; Rock Hill Farm Acquisitions LLC vs. Willistown Township Board of Supervisors

Marc B. Kaplin & Julie Bernstein for Plaintiff
Binder, J., September 3, 2024:-

ROCK HILL FARM ACQUISITIONS LLC

Plaintiff

vs.

WILLISTOWN TOWNSHIP BOARD OF
SUPERVISORS

Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

No. 2024-07752-MJ

ORDER and MEMORANDUM

AND NOW, this 3rd day of September, 2024, upon consideration of Plaintiff's Emergency Petition for Peremptory Judgment in Mandamus filed August 30, 2024, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Emergency Petition is **DENIED**.

BY THE COURT:/s/ **BRET M. BINDER, J.**

MEMORANDUM

A hearing before the Willistown Board of Supervisors is set for Tuesday, September 10, 2024 on Plaintiff's land use subdivision application. Emergency Petition, 8/30/2024, ¶¶ 2, 19-21. On August 26, 2024, Plaintiff submitted to Defendant a Request for Issuance of Subpoenas to compel the appearance of the Township's Zoning Officer, Planning Administrator, Engineer, and Planner which was denied. Emergency Petition, 8/30/2024, ¶¶ 24, 26. Plaintiff argues that the issuance of the subpoenas is a ministerial duty under the Municipalities Planning Code and the Local Agency Law and Plaintiff asks this court to grant peremptory judgment in mandamus ordering Defendant to issue the subpoenas in time for the hearing. Emergency Petition, 8/30/2024, ¶ 43, 45, 52-53. *See also* Emergency Motion, 8/30/2024, p. 12 (wherefore clause).¹

“Mandamus is an extraordinary remedy which is designed to compel the performance of a purely ministerial act or mandatory duty on the part of a public officer.” *S.F. v. Pennsylvania Department of Human Services*, 298 A.3d 495, 531 (Pa.Cmwlth. 2023) (citing *Flaherty v. City of Pittsburgh*, 515 A.2d 91 (Pa.Cmwlth. 1986)). Relief in mandamus must be denied unless the petitioner establishes: (1) that the petitioner has a clear legal right to the relief requested; (2) that the respondent has a corresponding duty to perform a ministerial act or mandatory duty; and (3) that no other adequate remedy at law is available. *S.F.* 298 A.3d at 531 (citing *Borough of Plum v. Tresco*, 606 A.2d 951 (Pa.Cmwlth. 1992)).

Relief in mandamus is unavailable to compel a hearing on a subdivision plan application where neither the Municipalities Planning Code nor the township ordinance “mandat[e] that hearings be held on such applications.” *Edwards Engineering Corp. v. Davies*, 471 A.2d 119, 121 (Pa.Cmwlth. 1984) (trial court properly dismissed mandamus action to compel hearing on subdivision application where Section 508(5) of the Municipalities Planning Code and the parallel section of the township ordinance authorized hearings but did not mandate hearings).

Here, as in *Edwards Engineering*, the controlling statutory provision is Section 508(5) of the Municipalities Planning Code by which Defendant may, but need not, grant Plaintiff a hearing on its subdivision application. *See* 53 P.S. § 10508(5) (“Before acting on any subdivision plat, the governing body or the planning agency, as the case may be, *may* hold a public hearing thereon after public notice.”) (emphasis added). *See also* Emergency Motion, Exhibit M, p. 1 (Defendant's letter dated August 28, 2024 informing Plaintiff that Section 508 controls). The statute grants Defendant the discretion to hold a hearing and that implies the discretion to control attendant procedure which would include the issuance of subpoenas and the presentation of witnesses. Plaintiff has not supplied this court with the applicable township ordinance and Plaintiff has not cited any authority supporting the proposition that Defendant's

¹ Plaintiff submitted with its Emergency Petition a proposed rule to show cause requiring a response and setting a hearing date. Plaintiff's Emergency Petition lacks merit on its face and further proceedings are unwarranted.

initial exercise of discretion deprives Defendant of all subsequent discretion.

Plaintiff argues that its right to a hearing and the issuance of subpoenas is set out at Section 908 of the Municipalities Planning Code. *See* Emergency Petition, 8/30/2024, ¶¶ 24, 29, 34-36, 39-40. However, Section 908 controls proceedings before a zoning hearing board, not a township's board of supervisors. *Compare* 53 P.S. §§ 10901-10918 to 53 P.S. §§ 10501-10516. *See also* Emergency Motion, Exhibit M, p. 1 (Defendant's letter dated August 28, 2024 informing Plaintiff that Section 908(4) applies to proceedings before a zoning hearing board, not a board of supervisors).

Plaintiff also argues that its right to a hearing and the issuance of subpoenas is set out at Sections 551-554 of the Local Agency Law. Emergency Motion, 8/30/2024, ¶¶ 37-39. However, the Local Agency Law's requirements of notice and opportunity to be heard do not apply when a subdivision plan may be approved pursuant to the Municipalities Planning Code without a hearing. Leoni v. Whitpain Twp. Zoning Hearing Bd., 709 A.2d 999, 1002, fn. 2 (Pa.Cmwlt. 1998) (citing Eastern Consolidation and Distribution Services, Inc. v. Board of Commissioners of Hampden, 701 A.2d 621, 624, and 624, fn. 4 (Pa.Cmwlt.1997)), appeal denied 732 A.2d 1211 (Pa. 1998).

In sum, Plaintiff has failed to show that a hearing is mandatory, that the issuance of subpoenas is mandatory, that Plaintiff has a clear legal right to the relief requested, or that Defendant has a corresponding duty to perform a ministerial act or mandatory duty.

Accordingly, for the reasons set forth above this court will enter an order denying Plaintiff's Emergency Petition for Peremptory Judgment in Mandamus filed August 30, 2024.

TABLE OF CONTENTS
LEGAL NOTICES

Orphans' Court Audit List (**1st Publication of 2**) 2
Change of Name Notice 3
Dissolution Notice 3
Estate Notice **1st Publication**. 4
Estate Notice **2nd Publication**. 5
Estate Notice **3rd Publication**. 7
Fictitious Name Notice 9
Fictitious Name Registration 9
Nonprofit Corporation Notice. 9
Public Notice (**2nd Publication of 4**). 10

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE NICOLE R. FORZATO COURTROOM 11

WEDNESDAY, NOVEMBER 06, 2024 09:00 AM

PHYLLIS A. PASTORIUS
CALL OF THE AUDIT LIST
FIRST AND PARTIAL ACCOUNT

1516-0204

AARON D. MARTIN

ROBERT PASTORIUS, EXECUTOR

PHYLLIS A. PASTORIUS
CALL OF THE AUDIT LIST
FIRST AND PARTIAL ACCOUNT

15-24-2118

AARON D. MARTIN

ROBERT PASTORIUS, TRUSTEE

NOTICES

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CHANGE OF NAME NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NAME CHANGE - No. 2024-05045-NC - NOTICE IS HEREBY GIVEN that on 10/7/24, the Petition of AVA ELIZABETH MUTH was filed in the above-named Court, praying for a Decree to change Petitioner's name to AJ MUTH. The Court has fixed 11/25/24, at 2:00 p.m., Courtroom 15, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. MARK A. MASLEY, Atty. for Petitioner, FOX ROTHSCHILD LLP, 747 Constitution Dr., Ste. 100, P.O. Box 673 Exton, PA 19341-0673, 610.458.7500

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION

LAW NO. 2024-08123-NC

NOTICE IS HEREBY GIVEN that the name change petition of Isabella Lavelle on behalf of minor child Georgia Rose Lavelle was filed in the above-named court and will be heard on Friday, January 24, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, September 11, 2024
Name to be changed from: Georgia Rose Lavelle to: Georgia Rose DiLauro
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.
JESSICA O. SOCIENSKI, Attorney for the Petitioner
Fink & Buchanan Law Offices, LLC
158 W. Gay Street, Suite 204,
West Chester, PA 19380

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

CIVIL ACTION

LAW NO. 2024-08124-NC

NOTICE IS HEREBY GIVEN that the name change petition of Isabella Lavelle on behalf of minor child Harrison James Lavelle was filed in the above-named court and will be heard on Friday, January 24, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, September 11, 2024
Name to be changed from: Harrison James Lavelle to: Harrison James DiLauro
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
JESSICA O. SOCIENSKI, Attorney for the Petitioner
Fink & Buchanan Law Offices, LLC
158 W. Gay Street, Suite 204,
West Chester, PA 19380

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of H.L. Yerkes and Sons, Inc., a Pennsylvania corporation, with an address of 62 Baltimore Pike, P.O. Box 186, Avondale, PA 19311 (Chester County) , have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE OF WINDING UP PROCEEDINGS OF TUDOR ENTERPRISES, INC., A PENNSYLVANIA CORPORATION
TO ALL CREDITORS OF TUDOR ENTERPRISES, INC.:

This is to notify you that TUDOR ENTERPRISES, INC., a Pennsylvania corporation with its principal place of business located at 117 Wynnewood Drive, Coatesville, Chester County, PA 19320, is dissolving and winding up its business.

GEORGE C. BALCHUNAS, Esquire
Kozloff Stoudt Attorneys

87507, Executrix.

DeSIMONE, Antoinette N., a/k/a Antoinette Nardi DeSimone, late of Caln Township. Neilson Carlin, 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.

HAYMAN, Selma, late of Pennsbury Township. Barbara Dowdall, care of WILLIAM MORROW, Esquire, Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. WILLIAM MORROW, Esquire, Palmarella & Raab, P.C., Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

HUGHES, James Hurd, late of Kennett Square. Gayle G. Hughes, 352 East Hillendale Road, Kennett Square, PA 19348, care of PETER S. GORDON, Esquire, 1925 Lovering Avenue, Wilmington, DE 19806, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

JARMAN, Terrence Fleetwood, a/k/a Terence F. Jarman and Terence Jarman, late of Easttown Township. Tracy Jarman, care of VICKI L. KUSHTO, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901, Administratrix. VICKI L. KUSHTO, Esquire, Clemons Richter & Reiss, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901, atty.

JOHNSON, Alfreda M., a/k/a Alfreda Johnson, late of Borough of West Chester. Guy R. Johnson, Jr., 50 Horizon Drive, East Fallowfield, PA 19320, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

JOHNSON, Robert Lee, late of East Fallowfield Township. Katherine Stern, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, phone #610-857-5500, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, phone #610-857-5500, atty.

JUFTES, Helen, late of West Brandywine Township. Arlene Cellucci, 114 American Way, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KENNEDY, John R., late of London Grove Township. John Kennedy, care of L. PETER TEM-

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

AMOROSO, Eileen C., late of East Pikeland Township. Jenna M. Amoroso, 1405 Stirling Court, Phoenixville PA 19460, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, atty.

BALISTRERI, Lisa Marie, late of West Bradford Township. Janine Balistreri, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Administrator. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

CAMPBELL, Dorothy M., late of East Whiteland Township. Helene Hill, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

CLARK, Christopher J., late of Easttown Township. Christopher John Clark, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

CORMAN, Benjamin Adam, late of Phoenixville. Marilyn Greenspan, 2429 New Market Square South, Bensalem, PA 19020, care of JUDITH STUTMAN IZES, Esquire, 30 W. Airy Street, Norristown, PA 19401, Administratrix. JUDITH STUTMAN IZES, Esquire, Gazan & John, P.C., 30 W. Airy Street, Norristown, PA 19401, atty.

DeFeO, Ellen Garland, late of Coatesville. Julie DeFeo, 2907 Camino del Gusto, Santa Fe, NM

PLE, 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.

KLINE, Wayne R., a/k/a Wayne Robert Kline, late of Nottingham. Susan M. Kline, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

LAMSON-SCRIBNER, Kimberly Adams, late of Tredyffrin Township. Bradford H. Lamson-Scribner, Attn.: Heather Dorr, V.P., PNC Private Bank, 1600 Market St., 6th Fl., Philadelphia, PA 19103, Administrator. Attn.: Heather Dorr, V.P., PNC Private Bank, 1600 Market St., 6th Fl., Philadelphia, PA 19103

LITTLE, Jeffrey G., late of Phoenixville. Maureen Kennedy Hilferty, 132 Gay Street, Phoenixville, PA 19460, care of GARY P. LEWIS, Esquire, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, atty.

LOUGHIN, Jari L., late of Township of North Coventry. Ryan K. Loughin, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

McCLINTICK, Laura Jean, late of Easttown Township. John E. McClintick and Barbara E. McClintick, care of MARC H. JAFFE, Esquire, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, Administrators. MARC H. JAFFE, Esquire, Fromhold Jaffe Adams & Jun, P.C., 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, atty.

McCOOL, Mary Ellen, a/k/a Maryellen McCool, late of East Bradford Township. James R. Hackman, 1536 Carmac Rd. West Chester, PA 19382, care of WAYNE C. BUCKWALTER, Esquire, P.O. Box 565, West Chester, PA 19381, Executor. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, P.O. Box 565, West Chester, PA 19381, atty.

McGARRITY, Mary C., late of West Vincent Township. Lynn Mentz, 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.

MYERS, JR., Lewis C., late of Sadsbury Township. Gary S. Myers, 1009 Manor Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

NAIDU, Ramarao, late of East Bradford Township. Sanjiv Naidu, care of ROBERT HULNICK, Esquire, 212 W. Gay St., West Chester, PA 19380, Administrator CTA. ROBERT HULNICK, Esquire, Tupitza & Associates, P.C., 212 W. Gay St., West Chester, PA 19380, atty.

PANOS, Charles, late of Devon. George Panos, 940 Mansion Road Drexel Hill, PA 19026, Executor.

PATTON, SR., Ronald W., late of Valley Township. Karen A. Samms, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Build-ing, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

ROEHRS, Giles B., a/k/a Giles Brent Roehrs, late of West Vincent Township. Donna M. Roehrs, 7 Birchrun Terrace, Chester Springs, PA 19425, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

STANFORD, Irene T., late of Caln Township. Robert T. Stanford, 246 Park Drive, Downingtown, PA 19335, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Ex-ecutor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

STEEL, Barbara N., late of Kennett Township. Greta L. Denny, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

WILKENS, Joel Scott, late of East Goshen Township. John Wilkens III, 1648 Christine Lane, West Chester, PA 19380, Executor.

2nd Publication

AGUILAR, Gerardo Francisco Romero, late of Londonderry Township. Hiram Romero Aguilar, care of KRISTEN L. BEHRENS, Esquire, 1500 Market

St., Ste. 3500E, Philadelphia, PA 19102, Administrator. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

BRADLEY, Barbara Leigh, late of West Pikeland Township. James Douglas Bradley, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BROWN, Linda A., late of West Nottingham Township. Charles A. Brown, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

DELLA PELLE, Robert G., late of Kennett Square. Bernadette Della Pelle, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

DORITY, Jeanne Doseff, a/k/a Jeanne D Dority, late of Devon, Easttown. Thomas Foster Dority, 1116 Pawlings Rd., Audubon, Pennsylvania, 19403, Executor.

FIORINO, Sylvia Lee, a/k/a Sylvia L. Trotman Fiorino, late of Uwchlan Township. Sylvia Lee Cooperman, 20 Crown Oak Dr., Chester Springs, PA 19425 and Kimberly F. Gress, 304 Morris Rd., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrices. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

GARRISON, Lucille E., a/k/a Lucille Garrison, late of Uwchlan Township. Scott W. Garrison, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

GROSS, Carol Carpenter, late of West Brandywine. Andrew Carpenter, 315 Fairview Dr. Exton, PA 19341, care of JENNIFER WALKER, Esquire, 31 S. High Street, Ste 200, West Chester, PA 19382, Executor. JENNIFER WALKER, Esquire, 31 S. High Street, Ste 200, West Chester, PA 19382, atty.

HALL, Todd Jeffrey, a/k/a Todd J. Hall, late of West Goshen Township. Heather M. Kalck, 1108 Woodridge Rd., Coatesville, PA 19320, care of WILLIAM B. COOPER, III, Esquire, 747 Constitu-

tion Dr., Ste. 100, Exton, PA 19341, Administratrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, Exton, PA 19341, atty.

KIRN, Mondrae L., late of West Whiteland Township. Brian T. Kirn, Sr., care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

McKENNA, Maria, late of Westtown Township. Joseph Michael McKenna, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executor. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

MILEY, Nora Carr, late of West Chester. Marilyn Haley, Executrix.

MURPHY, Paul Thomas, a/k/a Paul T Murphy, late of Newlin Township. Catherine Lyn Murphy, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack St Ste 101 West Chester PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 882 S Matlack St Ste 101 West Chester PA 19382, atty.

PIERSON, Betty R., late of New Garden Township. Lesa Renee Simpson, 100 McBerty Court, Oxford, PA 19363 and Mark David Pierson, 191 Laurel Heights Rd., Landenberg, PA 19350, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

PIERSON, James Robert, a/k/a J. Robert Pierson, late of New Garden Township. Lesa R. Simpson, 100 McBerty Court, Oxford, PA 19363 and Mark D. Pierson, 191 Laurel Heights Rd., Landenberg, PA 19350, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrators DBN-CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

RUGGIERI, Margaret Agnes, a/k/a Margaret A. Ruggieri, late of East Caln Township. Kevin F. Kiggallen, 411 Oakland Dr., Downingtown, PA 19355, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SIGNORA, Janer J., late of Willistown Township. Suzanne Fanelle, care of DANIEL P. WARD, Esquire, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320,

Berwyn, PA 19312, Executrix. DANIEL P. WARD, Esquire, Toscani, Stathes & Zoeller, LLC, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

SITAR, Carol A., late of Upper Uwchlan Township. Lucia M. Sitar, 117 Palsgrove Way, Chester Springs, PA 19425, care of CHARI M. ALSON, Esquire, 200 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 200 State Rd., Media, PA 19063, atty.

SMITH, Victoria M., late of Westtown Township. Richard D. Julason, 10 Morris Drive, Glen Mills, PA 19342, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Administrator. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

VOLLMER, June K., late of Berwyn/Tredyffrin Township. William E. Vollmer, Jr., care of DAVID W. ANTHONY, Esquire, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034, Executor. DAVID W. ANTHONY, Esquire, Dilts, Macary & Calvin, 455 Pennsylvania Avenue, Suite 220, Fort Washington, PA 19034, atty.

WAGNER, Mary Emma, late of Phoenixville. Elizabeth Wagner, 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.

WIKER, Amy A., late of West Fallowfield Township. Michael Walton, 176 Althouse Rd., Cochranville, PA 19330, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WYERMAN, Kenneth A., late of East Caln Township. Susan W. Ivey, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

3rd Publication

BASKIN, Morris Alexander, late of City of Coatesville. Frank E. Baskin, 19 Boylston Lane, Lowell, MA 01852 and Francine Baskin, 230 West 103rd Street, Apt 3A, New York, NY 10025, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrators. GOR-

DON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BEECHER, Kevin Donald, a/k/a Kevin Beecher, late of East Fallowfield. Gordon W. Good, 3460 Lincoln Highway, Thorndale, PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BLACK, Nancy Gunter, a/k/a Nancy G. Black, late of Upper Uwchlan Township. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BRUBAKER, Mark E., late of Downingtown Borough. John K. Brubaker, Jr., 936 May Road, Lititz, PA 17543, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CUSTER, Patricia A., late of Spring City. Mark Schell, 938 Kirby Dr, West Chester, PA 19380, Executor.

DEMETER, Andrew J., a/k/a Andrew Joseph Demeter, late of North Coventry Township. Dawn M. Gould, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

DENISON, Mary Louise, a/k/a Mary L. Denison, late of Westtown Township. Jeffrey R. Denison and Karen Denison-Barron, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Co-Administrators. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

FOWLER, Charles William, a/k/a Bill Fowler, late of Warwick Township. Edward M Fowler, 322 Reading Furnace Rd, Elverson, PA 19520, Executor.

FRIESE, William J., a/k/a William John Friese, late of East Goshen Township. Thomas James Friese, care of THOMAS A. FANNING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. THOMAS A. FANNING, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

HOWARD, Cherie, a/k/a Cherie M. Howard, late

of Kennett Township. Kimberly A. Barker, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecziński, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

JOHNSTON, Carolyn B., late of Pennsbury Township. Stephen J. Betts, 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.

LANDIS, James S., late of West Sadsbury Township. Christine Thomas, 25 E. Highland Rd, Parkesburg, PA, 19365, Executrix.

LEVIN, Seymour, late of West Chester Borough. Iris Sabel, care of ANDREW J. CORDES, Esquire, 27 South State Street, Newtown, PA 18940, Executor. ANDREW J. CORDES, Esquire, Cordes Law, LLC, 27 South State Street, Newtown, PA 18940, atty.

McCOOL, Barbara J., a/k/a Barbara Jean McCool, late of East Bradford Township. R. Christian McCool, 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.

McFEELY, Timothy Sutton, late of Oxford Borough. Karen M. Weaver, 198 Long Lane, Kirkwood, PA 17536, care of L. PETER TEMPLE, Esquire, 123 E. Linden Street, Kennett Square, PA 19348, Administratrix. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, 123 E. Linden Street, Kennett Square, PA 19348, atty.

MEACHAM, Mary Lee H., a/k/a Mary Lee Meacham, late of Caln Township. Roger H. Meacham, Jr., 260 Thorndale Drive, Thorndale, PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MULVEY, Karen Mary, late of West Chester. Patricia Brandon, 3650 Waynesfield Dr, Newtown Square, PA 19073, Executrix.

PARKER, Constance Cary, a/k/a C. Cary Parker, late of East Vincent Township. Hope Lynn Parker, care of DENNIS R. PRIMAVERA, Esquire, 3200 Magee Ave., Philadelphia, PA 19149, Executrix. DENNIS R. PRIMAVERA, Esquire, 3200 Magee

Ave., Philadelphia, PA 19149, atty.

PERSING, Jack Alfred, a/k/a Jack A. Persing and Jack Persing, late of Uwchlan Township. David Lurio, 510 Wellington Square, Ste. 311, Exton, PA 19341, care of JUDD A. SEROTTA, Esquire, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, Executor. JUDD A. SEROTTA, Esquire, Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, atty.

RAUSER, Mildred, a/k/a Mildred Jebb, late of West Whiteland Township. Carroll Jebb Frantz, care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SCHOENINGER, Sandra Irene, late of Honey Brook Township. Douglas W. Schoeninger, 135 Freedom Boulevard, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SHEMONSKI, Irene, late of West Brandywine. Michael Shemonski, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

SNYDER, Grace Irene, late of Honey Brook Township. Jacob Douglas Snyder, Jr., 2833 Compass Road, Honey Brook, PA 19344, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

VERNON, Kathleen A., a/k/a Kathleen Ann Vernon, late of East Whiteland Township. Hallie Thompson, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

WEBER, Joan Eileen, late of New Garden Township. Amanda Bailey, care of NICOLE B. LaBLETTA, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administratrix. NICOLE B. LaBLETTA, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

WISCHUCK, Tina Louise, late of Parkesburg Borough. Charles R. Wischuck, care of JEFFREY

P. OUELLET, Esquire, 33 North Duke Street, Lancaster, PA 17602, Administrator. JEFFREY P. OUELLET, Esquire, Appel, Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

YOST, Shirley, late of North Coventry Township. Laurie Lynn Smith, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esquire, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

ZOOK, Henry A., a/k/a H. Andrew Zook, late of Caln Township. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

19330. This is filed in compliance with 54 Pa.C.S. 311.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: Anfield at Malvern Community Association, Inc.

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

DANIEL GARRISON THOMFORDE, with its principal place of business at 238 Clonmell Upland Road, West Grove, Pennsylvania 19390. The application has been (or will be) filed on: Monday, October 14, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Daniel Garrison Thomforde, 238 Clonmell Upland Road, West Grove, Pennsylvania 19390.

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 29, 2024, for **T-Bandit Books** with a principal place of business located at 3233 Limestone Rd, Cochranville, PA 19330 in Chester County. The individual interested in this business is Mark R Brandly, also located at 3233 Limestone Rd, Cochranville, PA

Public Notice
Appointment of New Magistrate Judge in the
United States District Court for the Eastern
District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters, settlement proceedings, and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it

considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$223,836.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Thursday, November 7, 2024.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to Paed_Apply@paed.uscourts.gov with the subject line "**Magistrate Judge Application.**" An /s/ or e-signature on the application will be accepted.

Please note this vacancy was previously posted on October 25, 2023 and filled by Mary Kay Costello. The vacancy has been created again due to the fact that Judge Costello has been commissioned to serve as a United States District Judge. Those persons who previously submitted applications and wish to re-apply *need not* complete a new application. Rather, it is sufficient to send an email to Paed_apply@paed.uscourts.gov indicating an intent to be considered for the current opening. Supplemental information may be forwarded to the above email. But only if it is new information that was not previously submitted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

Office Space For Rent

Two adjoining offices measuring 264 total square feet. Shared use of well-appointed conference room and kitchen. Two blocks from the Chester County Justice Center. Includes one spot in on-site parking lot. Ideal for firm seeking satellite W.C. office. \$800/month, plus utilities. Contact Wm. McLaughlin @ 610-344-7100.



Message from Family Court Administration:

Divorce Decree Deadline

The last day to file Praecipes to receive a 2024 Divorce Decree is **November 27, 2024.**

Please call Family Court Administration for more details.

610.344.5513

 This advertisement features a black and white portrait of a woman with short, curly hair, looking directly at the camera with a slight smile. To the right of the portrait, there is a list of common legal challenges:

- Skeptics say she will never start her own company.
- A lawyer says she will.*
- She is denied her loan.
- A lawyer helps her get one.*
- She can't get a lease for office space.
- A lawyer sees to it that she does.*
- She needs a business plan.
- A lawyer helps her draft one.*
- Skeptics said she would never start her own company.
- A lawyer helped her prove them wrong.*

 At the bottom right of the advertisement, it states: "You have rights. Lawyers protect them. Pennsylvania Bar Association Chester County Bar Association".



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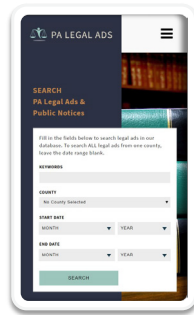
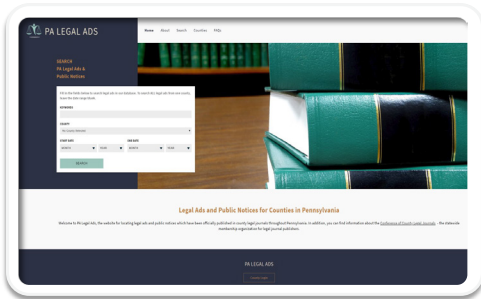
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Allows users to search by keyword, county, and publication date. Examples of ads and notices that can be found on the website include:

- Action to Quiet Title
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- Bankruptcy Filings
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- Change of Name Notice
- Dissolution
- Request for Proposals
- Estate Filings
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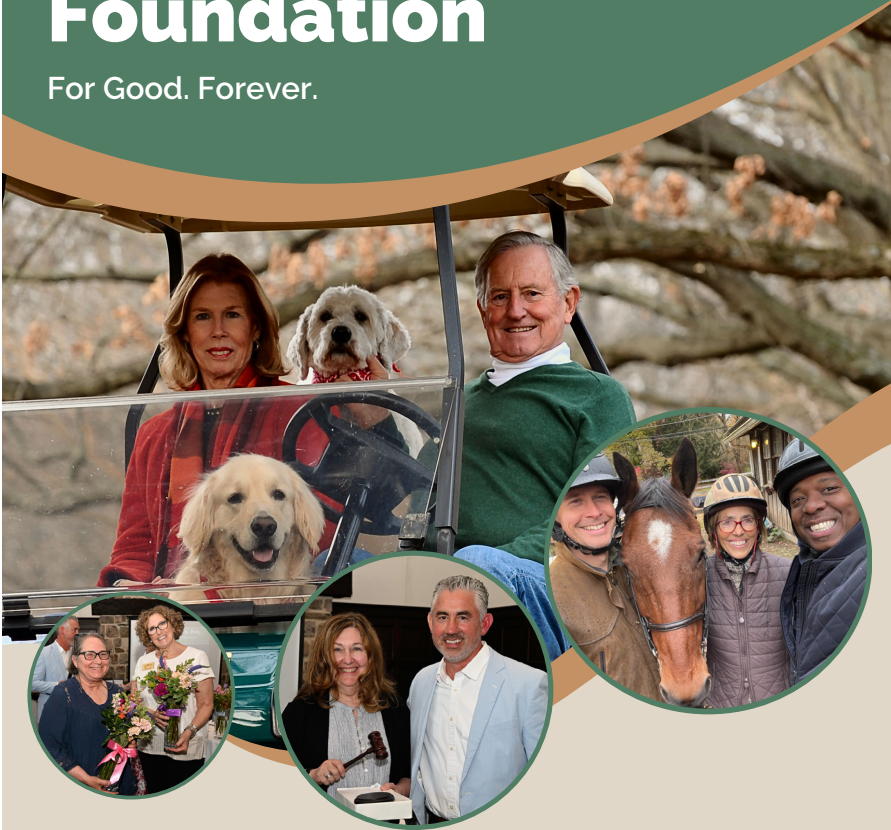
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Orphans' Court Accounts (printed monthly; 2 publications).....	\$70.00 per account
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For more information: Meredith Barr at 610-692-1889 or mbarr@chescobar.org

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1/2 Page	\$275	\$700	\$1,000	\$3,000
1/3 Page	\$175	\$500	\$750	\$2,000

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