



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

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H.S. v. J.P.S, et al.

Custody – Standing – Waiver – Best interests of the child – Grandparent rights – Due process

1. Step-grandparents lack standing to participate in custody matters.
2. Issues not raised in the trial court, or raised with a lack of specificity, are deemed waived on appeal by Pa.R.A.P. 1925(b)(4).
3. Granting an emotionally entitled child *carte blanche* to terminate a visit at any time for any reason is inappropriate.
4. The temptation for the well-off parent to buy the affection of the children, and the tendency of the children to favor the parent who provides them with a more attractive lifestyle are factors that do not serve the best interests of the children.
5. In evaluating whether a modification of custody is in a child's best interest, the court has an obligation to consider all relevant factors that could affect the child's wellbeing.
6. The Court has made clear that 23 Pa.C.S. §5325 infringes upon the right of parents to make decisions regarding the care, custody, and control of their children, a fundamental right that is protected by the Fourteenth Amendment's due-process and equal-protection guarantees.
7. Formal notice and an opportunity to be heard are fundamental components of due process when a person may be deprived in a legal proceeding of a liberty interest, such as physical freedom, or a parent's custody of her child.
8. Grandparents do not have a constitutionally protected fundamental right to custody of a child.
9. Grandparents' standing to seek custody is a creature of statute and they generally lack substantive rights with regard to their grandchildren.
10. The trial court's primary duty in a custody case is to determine what is in the best interests of the child.
11. The best-interests standard, decided on a case-by-case basis, considers all factors which legitimately have an effect upon the child's physical, intellectual, moral and spiritual well-being.
12. Father filed an appeal from the trial court's Order regarding custody. Grandparents filed a cross-appeal from the trial court's Order. In response to the Concise Statement of Matters Complained of on Appeal, the Court issued its Opinion pursuant to Pa.R.A.P. 1925(a).

P.McK.

Lindsay H. Childs for Plaintiff/Mother
Lance Nelson for Defendant/Father
Carolyn M. Zac for Intervenors/Grandparents
Verwey, J., January 9, 2023:-

[Editor's note: These appeals were affirmed by the Superior Court at Docket Nos. 2894 EDA 2022 & 3028 EDA 2022 on August 1, 2023, with the exception of paragraph 12 of the trial court's custody order being vacated.]

 [71 Ches. Co. Rep. **H.S. v. J.P.S., et al.**

H.S.	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	CHESTER COUNTY, PENNSYLVANIA
v.	:	NO. 2018-01294-CU
J.P.S.,	:	IN CUSTODY
Defendant	:	SUPERIOR COURT DOCKET NOS.
Di.R. and D.R.,	:	2894 EDA 2022 and 3028 EDA 2022
Intervenors	:	(CONSOLIDATED - 2894 EDA 2022)

OPINION

Pursuant to Pa. R.A.P. 1925(a)

On November 15, 2022, Defendant, J.P.S. (Father), filed an appeal to the Pennsylvania Superior Court from the trial court’s Order of October 17, 2022. On November 29, 2022, Intervenors, Di.R. and D.R. (Grandparents), filed a cross-appeal from the trial court’s October 17, 2022, Order. This Opinion is submitted to the Court in response to the Concise Statement of Errors Complained of on Appeal filed by both Father and Grandparents.

PROCEDURAL BACKGROUND

Plaintiff H.S. (Mother) and Father are the parents of one Child, who is now 14 years of age. Grandparents are Child’s paternal grandparents. This matter began with Mother’s filing of a complaint in custody in February of 2018. The trial court will not recite all of the intervening litigation between the parties prior to the present matter, except to note that Grandparents filed a Petition to Intervene in Custody, on June 6, 2019. The Petition Primarily focused on allegations that Mother was not permitting Grandparents to have custody if it interfered with her custodial time. Grandparents relied on 23 Pa.C.S. § 5325(2) as the statutory basis for the grant of standing. Grandparents were granted standing by Order dated September 10, 2019.¹

A Stipulation dated March 26, 2020, was entered by Mother and Father wherein they shared legal and physical custody of Child. The Stipulation provided that Grandparents would have a one-week vacation with Child during the summer and have a long weekend with Child during the winter. The parties stipulated that the summer vacation and long weekend in the winter shall occur on Father’s custodial time.

¹ Although the trial court must defer to its learned colleague on the grant of standing, it is clear, as a matter of law, that Grandfather has no legal interest in this matter. Grandfather, who never adopted Father, and remains Child’s step-grandfather, and should have been dismissed as a party. *Hill v. Divecchio*, 625 A.2d 642, 647–48 (Pa. Super. 1993) (dismissing child’s step-grandfather as a party to a custody matter based on unambiguous use of word “grandparent” in statute); *see also*, 23 Pa.C.S. § 5325 (“Grandparents and great-grandparents may file an action . . .”).

Custody of Child was modified by an Order dated October 28, 2021, which granted Father primary physical custody of Child and granted Mother partial physical custody. The parties continued to share legal custody of Child. Five months later, on March 28, 2022, Father filed a Petition to Modify Custody. On April 27, 2022, Mother filed a Petition to Modify Custody. Hearings were held September 20, 2022, though September 22, 2002. The trial court issued a Final Custody Order (Order) and Memorandum in Support of Custody Order on October 17, 2022 (Memorandum). Father filed an appeal of the Order, on November 15, 2022, and Grandparents filed a cross-appeal on November 29, 2022.

DISCUSSION

Dr. Dawn Sheehan (Dr. Sheehan) was appointed as a custody evaluator in this matter. A Custody Evaluation Report dated October 19, 2021 (Exh. J-1), was prepared by Dr. Sheehan. Although the Report was nearly a year old when it was submitted as an exhibit, it was considered by the trial court. In the Report, Dr. Sheehan stated, *inter alia*, that:

Mother currently has physical custody on Tuesdays until 8 pm and every other weekend. This schedule may be appropriate to continue so long as Mother engages in appropriate treatment recommendations and Child remains in counselling. *Overnights or extended periods of time with Mother should be contingent on Mother's willingness or some other safeguard allowing the child to leave and diffuse conflict.*

(Exh. J-1 at 77 ¶2) (emphasis added). Prior to the trial court's Order Child had "a break" from Mother and spent no time with her in the month before trial. (N.T. 9/21/22 p. 142). Father sought an additional "break," which Child echoed by requesting "a very long break." (N.T.III p. 52-53).

Based on the trial court's consideration of the factors set forth in 23 Pa.C.S. § 5328(a),² it granted Father primary physical custody with a schedule that only allows Mother custodial time on 58 of 365³ days each year. Even then, Mother's custodial time is limited to a number of hours on each of those days, generally no more than three in duration. Once *per year*, Mother has twelve uninterrupted hours with Child. Pursuant to the trial court's Order, Mother will have custody only 183 of the 8,760⁴ hours in each year, which amounts to approximately 2% (183/8,760) of the available hours. Father on the other hand has sole physical custody of Child on 307 days and 8,577 (98%) of the available hours, in a year.

² The trial court utilized the factors set forth in 23 Pa.C.S. § 5328(c) with regard to Grandparents' request for custodial time.

³ The trial court notes that years ending in zero and four, "leap years," have 366 days.

⁴ This number does not account for leap years.

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Grandparents have unfettered access to Child during Father's custodial time and therefore have significantly more access to Child than her own Mother.⁵ Father's appeal and Grandparents' cross-appeal, take the position that having Child spend 2% of the available hours in a year with Mother, denying Grandparents the ability to take time from Mother as they please, or placing Father and Grandparents on equal footing with Mother with regard to spending on Child, are simply a bridge too far.

The trial court considered the Report prepared by Dr. Sheehan, as well as her testimony. Dr. Sheehan's Report made clear that, "no party should discuss any matters related to the legal *or evaluative process of this case with the child.*" (Exh. J-1 at 78 ¶8) (emphasis added). Dr. Sheehan further wrote that, "this report, or any part herein, shall not be disseminated to any person or in any manner without express permission of all parties or persons assessed herein." (Exh. J-1 at 78 ¶8). Dr. Sheehan also testified that "I would have concerns that [Father] allowed the child to read any portion of the evaluation. It specifically indicates that the child should not be provided with that information." (N.T. 9/21/22 p. 17-18). The record makes clear to the trial court that Father allowed Child to read the Report.

Ms. Jenny Krumenacker (Ms. Krumenacker), Child's therapist testified that she didn't "know how much [Child] has read, but she has seen the report." (N.T. 9/20/22 p. 55). When asked by the trial court where Child read the Report, Ms. Krumenacker stated that she believed it was at Father's house. (N.T. 9/20/22 p. 69). While Father later testified that "there were a couple of sentences that I allowed [Child] to read off the computer looking over my shoulder," (N.T. 9/20/22 p. 98), this testimony, like much of the rest, was not credible. During Child's interview she stated that she read parts of the report and her response seemed prepared and a nearly verbatim recitations of Father's testimony. (N.T. 9/20/22 p. 47-48). The trial court did not find Child credible with regard to this testimony.

The trial court concluded that Child's reading of the Report, whether in whole or part, tainted her perception of Mother, as well as the therapeutic and evaluative process. After Child was allowed to read the report, conflict between Mother and Child increased in frequency and intensity. (Father's 3/28/22 Petition to Modify at ¶7). During Child's interview, she stated that "I feel like there's a lot of things that [Mother] needs to work on, like, because she still doesn't realize no matter how many times I have to tell her, her therapist tells her in the joint sessions, Ms. Jenny says, she still doesn't, like, hear what she needs to work on." (N.T. 9/22/22 p. 55). Child admitted that her therapist, Ms. Krumenacker, tells her that Mother "needs to work on things," both in joint sessions and privately. (N.T. 9/22/22 p. 55). In this context, the trial court found Child's statements regarding Mother to be inconsistent with her age, education, and maturity level.

⁵ In Dr. Sheehan's recommendations she noted that Grandparents', "*time with Child is sufficient and can be negotiated with Father*, particularly if Mother's physical custody remains [sic] limited. *They are urged to be mindful of their involvement in this case and how it may affect the child.*" (Exh. J-1 at 78 ¶7) (emphasis added).

FATHER'S APPEAL - 2894 EDA 2022

Father raises seven alleged errors in his Concise Statement. The trial court will endeavor to address each seriatim.

FATHER'S ALLEGED ERROR #1

The trial court erred as a matter of law or abused its discretion by inappropriately applying the factors pursuant to 23 Pa. C.S. §5328(a) contrary to the weight of evidence presented at trial, in particular, factors 2, 4, 7, 8, 9, 10, and 15.

The trial court did not so err. Father waived the error(s) set forth in Alleged Error #1. Father fails to specify in what way the trial court committed an error of law or abused its discretion with regard to 23 Pa.C.S. § 5328(a)(2), (4), (7), (8), (9), (10), or (15), nor does he provide any specificity as to how the trial court allegedly inappropriately applied those factors. Father's Alleged Error #1 is inadequate, vague, and not sufficiently specific to permit the trial court to address the issue(s) set forth therein. Father's Alleged Error #1 does not merit appellate review and Father has waived any alleged error by the trial court. See, Pa.R.A.P.1925(b)(4)(ii) (requiring sufficient detail to identify the issue for the judge); Pa.R.A.P.1925(b)(4)(vii) (Issues not raised in accordance with Rule are waived.); *T.T.H. v. P.L.K.*, 253 A.3d 318 (Pa. Super. 2021) (unpublished) (finding waiver of issue due to lack of specificity); *In re A.B.*, 63 A.3d 345, 350 (Pa. Super. 2013) (finding waiver based on boilerplate concise statement).

However, should the Court not find waiver, the trial court submits that its findings were amply supported by the record.

FATHER'S ALLEGED ERROR #2

The trial court erred as a matter of law or abused its discretion by disregarding the opinions of Jenny A Krumenacker (Minor Child's court-mandated treating therapist), Dr. Dawn Sheehan (court-appointed psychologist), and Mother's own testimony all of whom concluded that it would be in the best interest of the Minor Child to have a break in custody with Mother, particularly after Mother failed to present any contrary expert testimony at trial.

The trial court did not so err. The trial court's Order is amply supported by the record in this regard. Although the Report, which Father permitted Child to read, contained no recommendation that there be a "break" in custody, Child had "a break" from Mother and spent no time with her in the month before trial. (N.T. 9/21/22 p. 142). The trial court's Order was consistent with the Dr. Sheehan's statement that "Mother currently has physical custody on Tuesdays until 8 pm and every other weekend. *This schedule may be appropriate to continue so long as Mother engages in appropriate treatment recommendations and Child remains in counselling.*" (Exh. J-1

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at 77 ¶2) (emphasis added).⁶

Mother is in therapy with Beth Higgins (Ms. Higgins) and was ordered to continue such therapy by the trial court. Child is in therapy with Ms. Krumenacker and was likewise ordered to continue with such therapy by the trial court. Mother and Child were also ordered to participate in reunification therapy. The trial court eliminated Mother's weekend custodial time and as discussed hereinabove, with the exception of a 12 hour visit once a year on Mother's Day, Mother's custodial time on any given day never exceeds three hours.

In its Memorandum, the trial court also addressed its misgivings about placing Child "in the echo chamber of Father and Grandparents' disparaging comments regarding Mother, which Father reinforced by allowing [Child] to read the Report," and excluding Mother. The trial court concluded that to do so "would be damaging to both [Child] and her relationship with her Mother." Based on the foregoing the trial court did not commit an error of law or abuse its discretion.

FATHER'S ALLEGED ERROR #3

The trial court erred as a matter of law or abused its discretion by disregarding the opinions of Jenny A Krumenacker and Dr. Dawn Sheehan that reunification therapy or joint/family counseling was not recommended between Minor Child and Mother until both parties made progress with their individual therapy efforts.

The trial court did not so err. At the outset, it is important to note that Ms. Krumenacker was not offered nor accepted by the trial court as an expert witness. Therefore, she was not qualified to opine as to whether reunification or joint/family counselling was appropriate in this instance. Dr. Sheehan was qualified as an expert. Although Dr. Sheehan opined that joint/family counselling was not recommended *at the time the Report was prepared* (Exh. J-1 at 73), she did not take the same position with regard to reunification therapy even though it was discussed by Heather Goldner Kinsey⁷ (Ms. Kinsey). Ms. Kinsey expressed to Dr. Sheehan that she believed Mother and Child "could benefit from engaging in some reunification work." (Exh. J-1 at 56). Dr. Sheehan was never asked about reunification therapy during her testimony and made no recommendation contrary to Ms. Kinsey's statement.

The trial court agreed that Mother and Child could benefit from reunification therapy especially where, as here, Child claims to know almost nothing about her

⁶ Although Dr. Sheehan was accepted as an expert by the trial court, Ms. Krumenacker was not offered as an expert witness. In addition, and as set forth in its Memorandum, the trial court did not find Ms. Krumenacker to be credible on a number of issues. Her bias, based on a personal conflict with Mother, was also clear to the trial court.

⁷ Ms. Kinsey mediated a session between Mother and Child in August of 2021, and discussed that session with Dr. Sheehan.

Mother. (N.T. 9/22/22 p. 19). The trial court did not direct joint/family counselling in its Order.

FATHER’S ALLEGED ERROR #4

The trial court erred as a matter of law or abused its discretion by not allowing Minor Child to adequately express her feelings, thoughts, and concerns regarding her relationship with Mother.

The trial court did not so err. Father’s Alleged Error #4 has no basis in the record. The trial court engaged in a lengthy and far-reaching interview with Child. (N.T. 9/22/22 p. 3-57). The trial court specifically asked Child to tell it about her Mother. (N.T. 9/22/22 p. 19-23). Child was asked to describe her Mother, what she liked most about her, and what she liked least, and whether Mother encouraged Child’s relationship with Father. (N.T. 9/22/22 p. 23). The trial court also asked Child whether there was “anything you want to talk about that we haven’t discussed,” and she responded “no.” (N.T. 9/22/22 p. 56). The trial court followed up with at least two more opportunities for Child to provide any information she thought to be important, and she declined. (N.T. 9/22/22 p. 56-57).

FATHER’S ALLEGED ERROR #5

The trial court erred as a matter of law or abused its discretion by removing the provision contained in the October 28, 2021, Order providing the Minor Child the ability to terminate visitation with Mother during high-conflict situations, despite expert and witness testimony supporting a continued need for this provision in Minor Child’s best interests.

The trial court did not so err. The trial court’s Order is amply supported by the record in this regard. Dr. Sheehan’s recommendations included the following, “[o] vernights or extended periods of time with Mother should be contingent on Mother’s willingness or some other safeguard allowing the child to leave and diffuse conflict.” (Exh. J-1 at 77 ¶2). The trial court eliminated Mother’s weekend custodial time and as discussed hereinabove, with the exception of a 12 hour visit once a year on Mother’s Day, Mother’s custodial time on any given day never exceeds three hours.

Based on the short custody windows granted to Mother in the Order, the trial court concluded that granting an emotionally entitled Child⁸ *carte blanche* to terminate a visit at any time for any reason as inappropriate. Especially where, as here, Father allowed Child to read Dr. Sheehan’s Report. The trial court was and remains unwilling to provide Child with a cudgel that can be used whenever it appears that Mother may deny her undivided attention, a request, demand, or threaten discipline. Creating

⁸ Dr. Sheehan found that Child, “does present with some emotional entitlement.” (Exh. J-1 at 73). The trial court also noted the Child’s general sense of entitlement during its interview.

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or permitting such a dynamic is not in the best interests of Child. Based on the foregoing the trial court did not commit an error of law or abuse its discretion.

FATHER'S ALLEGED ERROR #6

The trial court erred as a matter of law or abused its discretion by assuming facts not of record and, *sua sponte*, implementing spending restrictions (by both item and price) on Father despite no party asking for such relief and no evidence or testimony at trial to justify the same.

The trial court did not so err. When asked about obtaining material things from Father, Child indicated that she need only ask for something. (N.T. 9/22/22 p. 50). Based on Grandparents' enmeshment with Father and their propensity to indulge Child, the trial court limited Grandparents spending in the best interests of Child. Limits were placed on Father to both address his agreeing to Child's requests, which is not in Child's best interest, and to avoid his acting as a conduit for Grandparents indulgences. As our Supreme Court has noted, "the temptation for the well-off parent to buy the affection of the children, and the tendency of the children to favor the parent who provides them with a more attractive lifestyle are *factors that do not serve the best interests of the children.*" *Colonna v. Colonna*, 855 A.2d 648, 651 n.5 (Pa. 2004) (discussing, *inter alia*, the interrelationship between support and custody) (emphasis added).

"[I]n evaluating whether a modification of custody is in a child's best interest, the court has an obligation to consider *all relevant factors* that could affect the child's wellbeing." *Johns v. Cioci*, 865 A.2d 931, 937 (Pa. Super. 2004) (emphasis added). In the present matter and after consideration of the record, the trial court concluded that controls on Father and Grandparents' spending were in the best interests of the Child.

FATHER'S ALLEGED ERROR #7

The trial court erred as a matter of law or abused its discretion by failing to incorporate adequate provisions regarding Father's ability to vacation or plan extracurricular activities with the Minor Child pursuant to Paragraphs 3(a)(i) & (ii) of the October 17, 2022 Order.

The trial court did not so err. With the exception of certain enumerated holidays, Father has custody of Child a total of 307 days a year. Father has custody from 8:00 p.m. each Tuesday, until 5:00 p.m. the following Tuesday, 52 weeks a year, which includes 52 weekends, with some possible exceptions. Father has more than an adequate amount of time to take a vacation, at his leisure, during his custodial time. His 52 weekends of custodial time, some of which are extended by holidays, also provide a plethora of opportunities for Father to plan extracurricular activities.

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Chester County Court of Common Pleas
 Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 18
WEDNESDAY, DECEMBER 06, 2023 09:00 AM

WILLIAM M. WISE SR. **1516-0725**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

JOHN ALEXANDER GAGLIARDI KAREN V. GRIFFY, EXECUTOR

JOSEPH CLAVIUS WOODWARD **1521-1238**
CALL OF THE AUDIT LIST
INTERIM ACCOUNT

SEAMUS M. LAVIN ARLENE WALSH, EXECUTOR

MANFRED MUELLER **1522-1577**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

ANDREW H. DOHAN, ESQUI TIMOTHY MUELLER, EXECUTOR
 SCOTT E. YAW, ESQUI

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persons interested may appear and show cause, if any, why the request the Petitioner should not be granted.

Douglas W. Olshin, Esquire
Attorney for Petitioner
442 North High Street
West Chester, PA 19380
(610) 692-2800

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.

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION

LAW NO. 2023-06399-NC

NOTICE IS HEREBY GIVEN that the name change petition of Margaret Chambers Collins was filed in the above-named court and will be heard on Monday, December 4, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, September 1, 2023

Name to be changed from: Margaret Chambers Collins to: Meg Chambers Hoffer-Collins
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

1st Publication

BRENZ, Howard R., late of East Vincent Township. Robert L. Freedman, care of REBECCA ROSENBERGER SMOLEN, Esquire, 1 Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004, Administrator CTA. REBECCA ROSENBERGER SMOLEN, Esquire, Bala Law Group, LLC, 1 Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004, atty.

CATELL, John, late of West Bradford Township. Rick Morton, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Administrator. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

CONDON, Alice, a/k/a Alice G. Condon and Alice Godfrey Condon late of Birmingham Township. Russell F. Waters and Alison Waters Murphy, care of JOSEPH E. LASTOWKA, JR., Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. JOSEPH E. LASTOWKA, JR., Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

DUDT, Ruth G., a/k/a Ruth Graul Dudd, late of East Goshen Township. Brian W. Dudd, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executor. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

ELLIS, Elizabeth M., a/k/a Elizabeth Blanche

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION

LAW NO. 2023-09150-NC

NOTICE IS HEREBY GIVEN that on November 17, 2023, the Petition of Lauren Marie Lesch was filed in the above court, requesting an order to change the name of Lauren Marie Lesch to Lauren Marie D'Amore.

The Court has fixed the 26th day of February, 2023, at 2:00 p.m. in Courtroom 3, as the time and place for the hearing of said Petition, when and where all

McGill and Elizabeth McGill Ellis, late of Honey Brook Township. Lisa E. Betz, 2917 Oak Lane, Morgantown, PA 19543, care of MATTHEW A. BOLE, Esquire, 661 Andersen Drive, Foster Plaza 7, Ste 315, Pittsburgh, PA 15220, Executrix. MATTHEW A. BOLE, Esquire, Fiffik Law Group, P.C., 661 Andersen Drive, Foster Plaza 7, Ste 315, Pittsburgh, PA 15220, atty.

FOLKS, Laura W., late of Coatesville City. Laurie L. Folks, care of KRISTEN L. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN L. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

FRANCHI, Lorraine, late of Willistown Township. Louis F. Fortunato, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

HERNANDEZ ORTIZ, Noel, a/k/a Noel H. Ortiz, late of Oxford, East Nottingham Township. Patricia J. Looby, 355 Redbud Drive, Oxford, PA 19363, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Personal Representative. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

JAESCHKE, Luisa R., late of Birmingham 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.

KEENAN, Anne Elizabeth, a/k/a Anne E. Keenan, late of East Goshen Township. Katherine K. Minshall, care of MARY ANN PLANKINTON, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

McHARG, Carol Smyser, a/k/a Carol S. McHarg, late of Pennsbury Township. Ian William McHarg, 29 Laurel Ridge Dr., Mills River, NC 28759 and Andrew M. McHarg, 1423 E. Berks St., Philadelphia, PA 19125, care of MICHAEL V. NASEEF, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Executors. MICHAEL V. NASEEF, Esquire, M. Lyons Law Group LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

PENNEV, Dean, late of Chadds Ford. Flavia Richards, 101 East Gay Street Unit 3073, West Chester, PA 19380, care of MICHAEL P ROWAN,

Esquire, 101 East Gay Street Unit 3073, West Chester, PA 19380, Executrix. MICHAEL P ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

PHIPPS, William, late of Pennsbury. Dorothy Phipps, 2026 West Street Road, West Chester, PA 19382, care of TIMOTHY E POSSENTI, Esquire, 3101 Chichester Avenue, Upper Chichester, PA 19061, Executrix. TIMOTHY E POSSENTI, Esquire, 3101 Chichester Avenue, Upper Chichester, PA 19061, atty.

QUIRPLE, Ann M, a/k/a Ann Marie Quirple, late of East Coventry Township. Daniel J Quirple, 904 Oak Drive, Pottstown, PA 19464, care of JOSEPH QUINN, Esquire, 192 S Hanover Street, Suite 101, Pottstown, PA 19464, Executor. JOSEPH QUINN, Esquire, Ross, Quinn & Ploppert, P.C., 192 S Hanover Street, Suite 101, Pottstown, PA 19464, atty.

Estate of Ann G. Reilly aka Ann Gloria Reilly Reilly, Ann G. aka Reilly, Ann Gloria late of Westtown Twp., PA. John F. Reilly, Jr., 350 Kerwood Drive, Wayne, PA 19087, Executor. John P. McGuire, Esq. 552 Ridge Road Telford, PA 18969

RILEY, Patricia Ann, late of Caln. Charles V Daylor Jr, 129 Nevins Way, Coatesville, PA 19320, care of MICHAEL P ROWAN, Esquire, 101 East Gay Street Unit 3073, West Chester, PA 19380, Administrator. MICHAEL P ROWAN, Esquire, Michael P Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

ROWE, Ruth K., late of West Goshen Township. Caley A. Rowe, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

STEELE, John E., late of East Nottingham Township. John E. Steele, Jr. and Connie S. Slauch, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

WHITE, Marilyn H., a/k/a Marilyn Louise Hunger, late of Tredyffrin Township. Nancy W. Hicks, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

LETTERS OF TESTAMENTARY for the Estate

of Nelson **White, Jr.**, deceased, late of Schuylkill Township, Chester County, Pennsylvania, having been granted to the undersigned on October 3, 2023, all person indebted to the Estate are requested to make immediate payment and those having claims against the Estate are requested to present them for settlement without delay to:

Lisa M. White, Executrix
c/o CLIFTON R. GUISE, Esquire
Halbruner, Hatch & Guise, LLP
3435 Market Street
Camp Hill, PA 17011

ZEIBARI, Nevart, a/k/a Nevart Rose Zeibari and Nevart Rose Ziebari, late of Pocopson Township, Christine Davidian, 650 Timber Dr., Wayne, PA 19087, care of DENISE M. CORDES, Esquire, 206 State Rd., Media, PA 19063, Executrix. DENISE M. CORDES, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

2nd Publication

BRILEY, II, William J., late of Phoenixville. Leslie B. Briley, care of EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, atty.

DAVIS, Jane M., late of London Grove Township. Victor Dennis Troutman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DEWEY, Phillip Bishop, late of Kennett Township. Patricia M. Dewey, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

EGOVILLE, Christopher, late of Tredyffrin. Sarah Egoville, 583 Weadley Road, Radnor, PA 19087, Executrix.

FARINA, Alice W., a/k/a Alice Farina, late of East Fallowfield Twp.. Michael J. Farina, 795 Buck Run Road, Coatesville, PA 19320, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executor. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

FORD, Constance Ann a/k/a Connie Ford, late of West Chester. Robert Ford, 157 Spring Oak Dr, Mal-

vern, PA 19355, Executor.

HAGAN, Margaret L., late of West Whiteland Township. Leah M. Hagan, 1059 Harriman Court, West Chester, PA 19380, care of JOHN F. McKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOHN F. McKENNA, Esquire, MacElree Harvey LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HOFFMAN, G. Robert, a/k/a George Robert Hoffman, late of Willistown Township. Robert F. Hoffman, 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.

JAUSLIN-GATTI, Eleonora Sonja, a/k/a Eleonora Sonja Jauslin and Eleonora S. Jauslin-Gatti, late of Easttown Township. Sylvia E. Gelb, 17 Milyko Dr., Washington Crossing, PA 18977, care of JAMES G. LARE, Esquire, 595 Bethlehem Pike, Suite 105, Montgomeryville, PA 18936, Executrix. JAMES G. LARE, Esquire, Lare Law Firm, LLC, 595 Bethlehem Pike, Suite 105, Montgomeryville, PA 18936, atty.

KERSHNER, Mary Carol, late of Penn Township. Jennifer Everlof and Kelly Lebano, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KUNTZLEMAN, Richard B., late of North Coventry Township. Chad S. Kuntzleman and Donna J. Henry, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executors. JESSICA R. GRATER, Esquire, Monas-tra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

LAFFERTY, Gary Thomas, late of Penn Township. Andrew Lafferty, 1008 Regas Dr S, Atlantic Beach, FL 32233, Administrator.

LARNEY, Patrick, late of Exton. Taylor Larney, 18 Rutgers Dr, Exton, PA 19341, Executrix.

LILLEY, Charles J, late of West Chester. Richard Lilley, 259 Spicer Rd, Lynchburg, VA 24504, Administrator.

MAGILL, David R., late of East Bradford Twp.. Patricia M. Gauger, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

McDONAUGH, James R., late of London Grove Township. James J. McDonough, 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.

McHUGH, Helen A., late of Birmingham Township. Peter G. McHugh and Patrick J. McHugh, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executors. LOUIS N. TETI, Esquire, MacElree Harvey LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

MILANI, Maria D., late of Tredyffrin Township. Patricia M. Ciervo and Joseph D. Milani, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

Mary Fernald **Myers**, late of Franklin Township, Chester County, Pennsylvania died August 14, 2023. The Executrix of the Estate is Trudy G. Myers of Lincoln University, PA.

All persons having claims or demands against the Estate of said decedent are requested to make known the same, and all persons indebted to the decedent to make payment without delay to Trudy G. Myers c/o George S. Donze, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348.

NUDY, Dominick J., a/k/a Dominick J. Nudy, Sr., late of Tredyffrin Township. Dominic J. Nudy, care of JAMES M. PIERCE, Esquire, 125 Stafford Ave., Ste. 110, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce Caniglia & Taylor, 125 Stafford Ave., Ste. 110, Wayne, PA 19087, atty.

SEYMOUR, Doris Anne, late of Caln Township. Sandy L. Davis, 845 Longview Lane, Gap, PA 17527, Mandy J. Seymour, 85 Merion Court, Coatesville, PA 19320, and Wendy J. Seymour, 130 E. State Street, Quarryville, PA 17566, care of KIM CARTER PATERSON, Esquire, 2703 Willow Street Pike, N., Willow Street, PA 17584, Administrators. KIM CARTER PATERSON, Esquire, Paterson Law, LLC, 2703 Willow Street Pike, N., Willow Street, PA 17584, atty.

SHELTON, Dorothy Goodwin, late of East Whiteland Township. Elizabeth Page Hinkle, 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, Downing-

town, PA 19335, atty.

SHERMAN, Marshall, late of Birmingham Township. Brandon Sherman, 1212 Blue Bird Court W, Bel Air, Maryland 21015, care of GLENN A. HENKEL, Esquire, 76 E Euclid Avenue Suite 300, Haddonfield, New Jersey 08033, Executor. GLENN A. HENKEL, Esquire, Kulzer & DiPadova, 76 E Euclid Avenue Suite 300, Haddonfield, New Jersey 08033, atty.

WELLMON, Edith E., late of East Goshen Township. Baxter Drew Wellmon, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

3rd Publication

ANGELONI, Robert Andrew, late of New Garden Township. Eileen Angeloni, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

CALKINS, Howard W., late of West Chester. Rosalie Calkins White, care of PAUL D. NELSON, Esquire, 334 West Front Street, Media, PA 19063, Executrix. PAUL D. NELSON, Esquire, 334 West Front Street, Media, PA 19063, atty.

FULTON, Ella E., a/k/a Ella Edna Fulton, late of East Nottingham Township. Bethany A. Freeman, 89 Red Pump Road, Rising Sun, MD 21911, care of GRACE C. NGUYEN BOND, Esquire, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889, Executrix. GRACE C. NGUYEN BOND, Esquire, Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889, atty.

GREEN, JR., Walter Edd, a/k/a Walter E. Green, Jr. and Walter E. Green, late of Upper Uwchlan Township. Raquel A. Green, 202 Equestrian Way, Downingtown, PA 19335, care of DAVID LYLE SEGAL, Esquire, 121 S. Broad St., Ste. 1700, Philadelphia, PA 19107, Executrix. DAVID LYLE SEGAL, Esquire, 121 S. Broad St., Ste. 1700, Philadelphia, PA 19107, atty.

HARPER, Ronald F., a/k/a Ronald Forsythe Harper, late of Easttown Township. Nancy W. Harper, 900 N. Atwater Dr., Apt. 335, Malvern, PA 19355, 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.

HOY, Joyce Thomas, late of West Chester (Bar-

clay Friends). Beth Fitzgerald, 7 Pump House Circle, Hockessin, DE 19707-2030, care of KRISTINE F. HUGHEY, Esquire, 22 West Second St, Media, PA 19063, Executrix. KRISTINE F. HUGHEY, Esquire, Speare and Hughey, 22 West Second St, Media, PA 19063, atty.

McGOVERN, III, George H., late of Easttown Township. Mary Jill Neyer and James Lynch, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087-0191, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., Wayne, PA 19087-0191, atty.

PAUL, Jonathan Wortley, late of West Whiteland Township. Stacey Holland, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

POWERS, Lawrence T., late of Uwchlan Township. Steven Powers and Lori Brecht, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Co-Executors. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

REVES, Rita E., late of Willistown Township, Malvern. Maura C. Popp, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Road, Malvern, PA 19355-3049, atty.

REWKOWSKI, Tamara S., late of Honey Brook Township. CarrieAnn R. Broderick and Andrew John Rewkowski, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Co-Administrators. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SAWYER, Joan Carolyn, late of Westtown Township. Glenn D. Sawyer, 1005 Martone Road, West Chester, PA 19382, care of DANIEL HOLLANDER, Esquire, 32 South Church Street, West Chester, PA 19382, Administrator. DANIEL HOLLANDER, Esquire, Noone & Borger, LLC, 32 South Church Street, West Chester, PA 19382, atty.

SHEETS, Elaine C., late of Oxford. Brinton Sheets, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

SLABAUGH, Phyllis Ruth, late of East Nottingham. Kenneth Slabaugh, c/o J.P. Bryman 225 Wilmington West Chester Pk Suite 200, Chadds Ford,

PA 19317, care of JEFF P. BRYMAN, Esquire, 225 Wilmington West Chester Pike, Suite 200, Chadds Ford, PA 19317, Administrator. JEFF P. BRYMAN, Esquire, Pyle & Bryman, 225 Wilmington West Chester Pike, Suite 200, Chadds Ford, PA 19317, atty.

TREMBICKI, Richard J., a/k/a Richard J. Trembicki Sr., late of West Caln Township. Richard J. Trembicki, Jr., care of SEAN J. O'BRIEN, Esquire, 534 Court Street, Reading, PA 19601, Executor. SEAN J. O'BRIEN, Esquire, Dautrich & O'Brien Law Offices, P.C., 534 Court Street, Reading, PA 19601, atty.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 27, 2023, for **Canna Crunchers CBD** with a principal place of business located at 30 Horizon Dr., Coatesville, PA 19320 in Chester County. The individual interested in this business is Zachary K. A. Prescott Browne, also located at 30 Horizon Dr., Coatesville, PA 19320. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 19, 2023, for **Stone and Hyde** with a principal place of business located at 355 Octorara Rd., Parkersburg, PA 19365 in Chester County. The individual interested in this business is Libby Howe, also located at 355 Octorara Rd., Parkersburg, PA 19365. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 15, 2023, for **Tara Lerch Creative** with a principal place of business located at 8 Pinewood Dr, Downingtown, PA 19335 in Chester County. The individual interested in this business is Tara Lerch, also located at 8 Pinewood Dr, Downingtown, PA 19335. This is filed in compliance with 54 Pa.C.S. 311.

1st Publication of 3

TRUST NOTICE

THE ANNE E. KEENAN PERSONAL TRUST AGREEMENT U/A 9/15/2017 AMENDED AND RESTATED 5/22/2020

ANNE E. KEENAN, 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 KATHERINE K. MINSHALL, TRUSTEE, c/o Mary Ann Plankinton, Esq., 17 E. Gay St., Ste. 100, West Chester, PA 19380, Or to her Attorney: MARY ANN PLANKINTON GAWTHROP GREENWOOD, P.C. 17 E. Gay St., Ste. 100 West Chester, PA 19380

NOTICE

IN THE COURT OF COMMON PLEAS Chester COUNTY CIVIL ACTION - LAW ACTION OF MORTGAGE FORECLOSURE Term No. 2022-07220-RC NOTICE OF ACTION IN MORTGAGE FORECLOSURE ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Plaintiff vs. CAMERON BROWN Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRON GOINS Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRY GOINS JR, Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TIERRA GOINS Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, The Unknown Heirs of Terry Louis Goins r, Deceased & SHANEA ROBINSON Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased Mortgage and Real Owner Defendant

TO CAMERON BROWN Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRON GOINS Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRY GOINS JR, Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TIERRA GOINS Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased,

The Unknown Heirs of Terry Louis Goins Sr, Deceased & SHANEA ROBINSON Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 10 Lafayette Avenue Coatesville, PA 19320.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. You are hereby notified that Plaintiff ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2022-07220-RC wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 10 Lafayette Avenue Coatesville, PA 19320 whereupon your property will be sold by the Sheriff of Chester.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or 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 OR CANNOT AFFORD ONE, 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 AND INFORMATION SERVICE Chester County Bar Association

15 West Gay Street
West Chester, PA 19380
610-429-1500

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

NOTICE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
JASON DIONISIO, PA I.D. NO. 333475
SAMANTHA GABLE, PA I.D. NO. 320695
LESLIE J. RASE, PA I.D. NO. 58365
HEATHER RILOFF, PA I.D. NO. 309906
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616
ELIZABETH L. WASSALL, PA I.D. NO. 77788
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 23-069667
Carrington Mortgage Services LLC
PLAINTIFF
VS.
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Warren G. Denen, deceased
DEFENDANT
COURT OF COMMON PLEAS
CIVIL DIVISION
CHESTER COUNTY
NO: 2023-07585-RC

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Warren G. Denen, deceased: TAKE NOTICE THAT THE Plaintiff, Carrington Mortgage Services LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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 NOTICE 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.

Chester County Lawyer Referral Service
Chester County Bar Assn.
15 W. Gay Street, 2nd Floor
West Chester, PA 19380

NOTICE

NOTICE IS HEREBY GIVEN that the Consolidated Return of the Tax Claim Bureau of Chester County with respect to tax sales of real estate held on September 11, 2023 has been presented to the Court of Common Pleas of Chester County, Pennsylvania, which on November 20, 2023 confirmed said tax sales nisi. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi; otherwise said return will be confirmed absolute.

TAX CLAIM BUREAU OF CHESTER COUNTY

Jonathan B. Schuck, Director

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 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: 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;

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;

Be less than seventy years old; and

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 \$213,992.00. 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 Friday, December 15, 2023.

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.

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.