



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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In re: Adoption of M.S.S.

Adoption – Best interests of child – Grandmother/child relationship – Separation of siblings

1. The general rule that siblings should not be separated without compelling reasons, is but one factor to be considered, together with others, in determining the best interest of the child. (In this case, M.S.S. and his half-sister were not raised together and only recently became re-acquainted.)
2. Under the Adoption Act, it is the best interests of the child that governs over other interests in determining the propriety of an adoption.
3. Familial relationship between grandmother and child are a relevant, but not controlling, consideration in a proceeding by third parties to adopt a child.
4. M.S.S.'s birth mother left the child in birth father's care when she was unable to care for him due to her substance abuse. Birth mother was found by New York authorities to have neglected M.S.S. and the child was placed in birth father's care. Birth father was in a relationship with Nicole Davidson who frequently cared for M.S.S. Maternal grandmother Sandra Kinloch was granted court-ordered visitation. After December of 2014, Father stopped making M.S.S. available for visits with Ms. Kinloch. In 2015, Ms. Davidson and birth father moved with M.S.S. to Pennsylvania. Birth father left M.S.S. with Ms. Davidson for three months. She separated from birth father and told him she was taking M.S.S. with her. Birth father acquiesced. On April 1, 2016, birth father executed a Power of Attorney appointing Ms. Davidson as his agent, giving Ms. Davidson permanent physical and legal custody of M.S.S. Ms. Davidson filed for custody of M.S.S. in July 2016. In July of 2017, Ms. Kinloch filed a complaint for partial custody of M.S.S. in Pennsylvania. On October 4, 2017, Ms. Davidson was granted legal custody of M.S.S. in Pennsylvania. Thereafter, Ms. Davidson filed petitions to terminate the parental rights of birth mother and birth father. On July 12, 2018, she filed a petition for adoption. This Court terminated the parental rights of birth mother and birth father. On January 9, 2019, Ms. Kinloch filed a petition for adoption. Ms. Davidson has been the consistent caregiver for M.S.S. for at least 5 of his 8 years and has provided M.S.S. with a stable and loving environment after his birth parents abandoned him. M.S.S. has a strong attachment to Ms. Davidson's parents in West Chester. When the Kinlochs located Ms. Davidson and M.S.S. in Pennsylvania, Ms. Kinloch was diligent in her pursuit of maintaining visits with her grandson. This Court found Ms. Davidson credible in her testimony that she was unaware that Ms. Kinloch had court ordered visits. M.S.S. repeatedly expressed strong preference to be adopted by Ms. Davidson as he identifies her as his parent figure. Their bond is deep and a healthy one for

M.S.S. and disrupting it would be traumatic for him and detrimental to him. This Court granted Ms. Davidson's petition for adoption and denied Ms. Kinloch's petition for adoption.

R.E.M.

C.C.P., Chester County, Pennsylvania, Orphans' Court Division, AD-18-0049; In re: Adoption of M.S.S.

Susan M. Potts for Nicole Davidson
Jeremiah F. Kane for Sandra Kinloch
Carrie A.S. Kennedy for Adoptee
Platt, J., December 2, 2019:-

[Editor's note: Affirmed by Superior Court on 5/1/20, 2759 EDA 2019.]

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: ADOPTION OF M.S.S.
AD-18-0049
SUPERIOR COURT NO. 2759 EDA 2019**

Susan M. Potts, Esquire, Attorney for Nicole Davidson
Jeremiah F. Kane, Esquire, Attorney for Sandra Kinloch
Carrie A.S. Kennedy, Esquire, Attorney for Adoptee

OPINION

Sandra Kinloch appeals to the Superior Court from this Court's Summary Decision and Order dated August 28, 2019, and the Amended Order dated September 5, 2019. I write now in fulfillment of the mandate of 1925(b) of the Pennsylvania Rules of Appellate Procedure.

Background

M.S.S. was born in New York on May 3, 2011. M.S.S.'s birth mother left the child in birth father's care when she was unable to care for him due to her substance abuse. Birth mother was found by New York authorities to have neglected M.S.S. in November of 2012. The child was placed in birth father's care ("paroled" in New York parlance) in February of 2013. At that time birth father was in a relationship with Nicole Davidson ("Ms. Davidson"). Ms. Davidson frequently cared for M.S.S. when he was in birth father's custody. In September of 2014, maternal grandmother Sandra Kinloch ("Ms. Kinloch") was granted court-ordered visitation by the New York Family Court (by agreement with birth father). After December of 2014, Father stopped making M.S.S. available for visits with Ms. Kinloch.

In 2015, Ms. Davidson and birth father moved with M.S.S. to Pennsylvania. Ms. Davidson claimed that at some point in 2015, birth father left M.S.S. with her for three months. She separated from birth father and told him she was taking M.S.S. with her. Birth father acquiesced. On April 1, 2016, birth father executed a Power of Attorney appointing Ms. Davidson as his agent, giving Ms. Davidson permanent physical and legal custody of M.S.S. Ms. Davidson filed for custody of M.S.S. in July 2016. In July of 2017, Ms. Kinloch filed a complaint for partial custody of M.S.S. in Pennsylvania. On October 4, 2017, Ms. Davidson was granted legal custody of M.S.S. in Pennsylvania. Thereafter Ms. Davidson filed petitions to terminate the parental rights of birth mother and birth father. On July 12, 2018, she filed a petition for adoption.

On December 20, 2018, after hearings, I terminated the parental rights of birth mother and birth father. On January 9, 2019, Ms. Kinloch filed a petition for adoption. I held hearings on March 13, 2019, March 14, 2019, August 16, 2019 and August 19, 2019. I also interviewed M.S.S. in chambers on the record in the presence of his attorney Carrie A.S. Kennedy and the Guardian *ad litem* Kelly Hockenberry. On August 28, 2019, I granted Ms. Davidson's petition for adoption and denied Ms. Kinloch's petition for adoption. On September 27, 2019, Ms. Kinloch filed the instant appeal.

Discussion

In her Statement of Errors Raised on Appeal, Ms. Kinloch contends that the Court erred in granting Ms. Davidson's petition and denying Ms. Kinloch's petition by:

1. Believing the needs and welfare of M.S.S. (the "best interests" standard) would be promoted by granting the adoption petition of Ms. Davidson and denying the adoption petition of Ms. Kinloch.

2. Knowing Ms. Davidson committed actions and non-actions for years of obstructive behavior aimed at thwarting Ms. Kinloch's maintenance of a relationship with her grandson.

3. Knowing that Ms. Davidson obtained temporary guardianship of M.S.S. from birth father; she knowingly failed to comply with an existing New York State Custody Order granting Ms. Kinloch visitation with M.S.S. and knowingly kept the child from his true family.

4. Knowing and overlooking the actions of Ms. Davidson filing for custody of M.S.S. through the Chester County Court of Common Pleas and knowingly lying in her Complaint for Custody when she failed to comply with the Rules of Civil Procedure and lied and misled the Court that there was no outstanding and existing New York State Custody Order granting grandmother Ms. Kinloch visitation with M.S.S.

5. Knowing and overlooking the continuing actions of Ms. Davidson in failing to follow a Chester County Order granting Ms. Kinloch, in response to her own Custody Complaint in Chester County, visitation and phone contact, when Ms. Davidson failed to set up visits and phone calls on a consistent basis between M.S.S. and his grandmother, sister, aunt and other family members from 2016 through 2019.

6. Knowing and overlooking the continuing actions of Ms. Davidson in swearing to and filing legal documents, including but not limited to,

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maintaining M.S.S. had post-traumatic stress disorder (“PTSD”) and had undergone years of needed therapy when it was shown through testimony that much of this was untrue.

7. Giving too much weight and credence to the “strong, repeated preference” of an eight year old child who maintained that he wanted to be adopted by the person who maintained control of his life for the vast majority of the time leading up to the time of his meeting and discussion with the Lower Court and for failing to rule knowing the child was only eight years of age and was obviously influenced by the current guardian who was housing and feeding him while continually maintaining onerous influence upon the child.

8. Knowing that grandmother Ms. Kinloch wanted the child to be raised with his family in New York with his own sister, when it ignored its own findings in an earlier court case when it stated that the policy in Pennsylvania is that, absent compelling reasons to the contrary, siblings should be raised together and that this factor is not diluted when the children involved are half brothers and sisters that this decision also flies in the face of Family Finding and Kinship Care Statutes of the State of Pennsylvania which mandates that family should be the first resource for a child in this type of situation.

9. Relying on the opinions of the GAL, the child’s counsel and his school counsellor when they showed obvious bias for Ms. Davidson and against the maternal grandmother throughout the proceedings in court.

The evidence at the termination hearings and the adoption hearings showed that Ms. Davidson has been the consistent caregiver for M.S.S. for at least 5 of his 8 years. She has provided M.S.S. with a stable and loving environment after his birth parents abandoned him. M.S.S. has a strong attachment to Ms. Davidson’s parents in West Chester. He calls them Nana and Pops and sees them almost every day when they care for him while Ms. Davidson works. M.S.S. attends Media Providence Friends School. His second grade teacher and his counselor testified that M.S.S. has support in the community at school and in Westtown where he lives with Ms. Davidson. Ms. Davidson is actively involved in M.S.S.’s education.

Ms. Kinloch and her daughter Simone Kinloch testified that as a toddler M.S.S. had many pleasant visits with their family at their apartment in New York (the Polo Grounds Towers). M.S.S. and his half-sister I.D., who is few years older than him, had a friendly relationship. M.S.S.’s birth father stopped bringing M.S.S. to visits with his grandmother. For at least two years Ms. Kinloch was unaware that birth father and Ms. Davidson moved with M.S.S. to Pennsylvania. Birth father did not return the Kinlochs’ phone calls and on one occasion they believe that Ms. Davidson or her friend

answered birth father's phone and told Simone Kinloch that she had the wrong number (for birth father).

When the Kinlochs located Ms. Davidson and M.S.S. in Pennsylvania, Ms. Kinloch was diligent in her pursuit of maintaining visits with her grandson. As Ms. Kinloch's Concise Statement states, Ms. Davidson knew that there was an existing custody order granting Ms. Kinloch visitation, and she failed to comply with that order by bringing M.S.S. to New York for visits. I credit Simone Kinloch and Ms. Kinloch's testimony that in 2013 – 2014, Ms. Davidson drove birth father and M.S.S. to Ms. Kinloch's apartment for one or more of M.S.S.'s visits; she knew where the building was located despite her claims that she did not know Ms. Kinloch's address. However, I found Ms. Davidson credible in her testimony that she was unaware that Ms. Kinloch had court ordered visits. She was not a party to the New York Dependency proceedings. Ms. Davidson claimed that birth father did not speak well of the Kinlochs and he did not inform Ms. Davidson of his legal obligations. She claimed she did not have Ms. Kinloch's contact information. When Ms. Davidson filed for custody in Pennsylvania in 2016, she failed to send notice to the correct addresses for birth mother and birth father.

As I stated in the Summary Decision, had birth father left M.S.S. in Ms. Kinloch's care or let her know that he was not parenting M.S.S., she would have stepped up to fill that void. However, M.S.S. has been in the daily care of Ms. Davidson since he was a toddler. His strong, repeated preference is to be adopted by Ms. Davidson. He identifies her as his parent figure. He knows that she will provide a safe, secure and loving home and family life; she will protect and nurture him physically, emotionally and spiritually – because that is what she has always done for him as long as she has been in his life. Their bond is deep and a healthy one for M.S.S. and disrupting it would be traumatic for him. Guardian *ad litem* Kelly Hockenberry testified that Ms. Davidson has been the one consistent in M.S.S.'s life. To interfere with that attachment would be detrimental to the child.

Ms. Kinloch's Concise Statement notes that I ignored my findings in another case where I stated that the policy in Pennsylvania is that absent compelling reasons to the contrary, siblings and half siblings should be raised together, and family should be the first resource for a child in this type of situation. In that case, another contested adoption, the child had regular and frequent visits with his grandfather and half siblings, and there was minimal disruption to his daily life to move permanently from his foster parents to his grandfather's house. See *Mahoney v. Mahoney*, 512 A.2d 694, 697 (Pa. Super. 1986) (the general rule that siblings should not be separated without compelling reasons, is but one factor to be considered, together with others, in determining the best interest of the child). While I respect the relationship between M.S.S. and his half-sister I.D., and hope that it continues, M.S.S. and I.D. were not raised together and only recently became re-acquainted. Adoption by Ms. Davidson is not "separating" half siblings who have never lived together.

Under the Adoption Act, it is the best interests of the child that governs over other interests in determining the propriety of an adoption. *In re Adoption of Hess*, 608

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A.2d 10, 14 (Pa. 1992). Here, I found that the best interests of M.S.S. will be served by granting Ms. Davidson's petition for adoption and denying Ms. Kinloch's petition for adoption. Ms. Davidson has nurtured and loved M.S.S. for nearly his entire life and can provide for his daily physical, emotional, developmental and educational needs. *See In re Adoption of D.M.H.*, 682 A.2d 315 (Pa. Super. 1996) (familial relationship between grandmother and child was relevant, but not controlling, consideration in proceeding by third parties to adopt the child).

Based on the foregoing, the Summary Decision and Order of August 28, 2019 was the proper relief in this matter and amply supported by the evidence.

BY THE COURT:

December 2, 2019

/s/ Katherine B. L. Platt, J.

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

LAW NO. 2201-02613-NC

NOTICE IS HEREBY GIVEN that the name change petition of Insun Lee on behalf of minor child Elim Sarai Lee was filed in the above-named court and will be heard on Monday, July 26, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, April 21, 2021

Name to be changed from: Elim Sarai Lee to: Elim Sarah Lee

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

DISSOLUTION NOTICE

The shareholders of JENNERSVILLE MEDICAL ASSOCIATES, PC, a Professional Corporation, have approved a proposal that the corporation dissolve voluntarily, and the Board of Directors is now engaged in winding up and settling the affairs of the corporation in the manner prescribed in Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

WENDY F. BLECZINSKI, Solicitor
Valley Forge Square, II
661 Moore Rd., Ste. 105
King of Prussia, PA 19406

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

ATKINS, Roger William, late of East Marlborough Township. Gaetano F. Miceli, 702 Pheasant Run, Kennett Square, PA 19348, Executor. D. SCOTT BONEBRAKE, Esquire, Noel and Bonebrake, 25 E. Second Street, Media, PA 19063, atty.

BANKS, SR., Jerry W., a/k/a Jerry W. Banks, late of Caln Township. Jerry W. Banks, Jr., 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.

BUCK, David M., a/k/a David Michael Buck, late of Phoenixville Borough. Kiersten Vuocolo, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Administratrix. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

CLARKE, Donald F., late of Easttown Township. Elizabeth C. Werwinski and David M. Clarke, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CROSSAN, Randall K., late of London Grove Township. Tina McLennan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GRIM, Robert Richard, a/k/a Rob, late of West Chester. Kim Szymura, 813 Kenmara Drive, West Chester, PA 19380, Executrix.

KISIELOWSKI, Eugene, late of Schuylkill Township. Christine Gehman Kisielowski, care of RONALD R. BOLIG, Esquire, 301 N. Main Street, Telford, PA 18969, Executrix. RONALD R. BOLIG, Esquire, Lechowicz and Bolig, 301 N. Main Street, Telford, PA 18969, atty.

LANGHORNE, Audrey Ann, a/k/a Audrey H. Langhorne, Audrey Langhorne, late of East Goshen Township. Wistar Hardison, 9405 Lomax Forest Drive, Manassas, VA 20112, Executrix. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, 211 N. Walnut St, 1st Floor, West Chester, PA 19380, atty.

LILLMARS, Donna M., late of Phoenixville. Steven A. Lillmars, 80 Edgewood Drive, Danville, PA 17821, Executor. TAMMY A. WEBER, Esquire, Marshall Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701, atty.

LOOFT, Richard A., a/k/a Richard Arthur Looft, late of Uwchlan Township. Richard A. Looft, Jr., 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.

McCLINTOCK, Thelma M., late of Sadsbury Township. Jeffrey M. Reeser, 306 West 1st Avenue, Parkesburg, PA 19365, & Raymond D. Pirches, 106 Compass Road, Parkesburg, PA 19365, Executors. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

MILEWSKI, John J., late of East Pikeland Township. Donna M. Milewski, 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.

MILLER, Hazel June, late of Penn Township. Pamela Blakeslee, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MUNDY, Paul M., late of Westtown. Michael P. Mundy, care of KYLE A. BURCH, Esquire, 22 State Road, Media, PA 19063-1442, Executor. KYLE A. BURCH, Esquire, 22 State Road, Media, PA 19063-1442, atty.

PILOTTI, SR., William, late of Caln Township. Staci L. King, 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.

RICHARDS, C. Victor, late of Franklin Township. C. Timothy Richards and Jonathan T. Richards, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box

384, Kennett Square, PA 19348, atty.

SCHNEIDER, Lily S., late of West Goshen Township. Timothy J. Schneider, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

SIMON, Colleen P., late of Tredyffrin Township. Francis Edward Simon, 5 White Woods Lane, Malvern, PA 19355, Executor. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

STRAHAN, Johanne C., late of Pennsbury Township. Kelly A. Wellborn, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

TWADDLE, Thomas C., late of Tredyffrin Township. Schuyler Twaddle, care of MICHAEL T. PIDGEON, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137, Administrator. MICHAEL T. PIDGEON, Esquire, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137, atty.

VANORE, Joseph T., late of West Chester Borough. Salvatore Vanore, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Administrator. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

WITMYER, Frank Robert, a/k/a F. Robert Witmyer, late of North Coventry Township. Randall O. Witmyer, 505 S. Hanover St., Pottstown, PA 19465, Executor.

WOHL, Faith Avidon, late of Kennett Square. Michael A. Wohl, 2874 Lake Forest Circle, Talbott, TN 37877, Executor.

2nd Publication

ASHBROOK, Joan Lorraine, late of Spring City Township. Glindon Ashbrook, Jr., care of DANIEL D. HILL, Esquire, 3198 East Market Street, York, PA 17402, Executor. DANIEL D. HILL, Esquire, Belomo & Associates, LLC, 3198 East Market Street, York, PA 17402, atty.

BENNETT, Clayton, late of West Caln Township. Penelope L. Smith Bennett, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382,

Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

BROCK, Sandra C., a/k/a Sandra Chambers Brock, Sandra M. Brock and Sandra Mae Brock, late of West Brandywine Township. Jay G. Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

DEITZER, Angela, a/k/a Angie Deitzer, late of Westtown Township. Doree Roller, care of GEORGE ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. GEORGE ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

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GALLAGHER, Irene M., a/k/a Irene Gallagher, late of East Goshen Township. Christine M. Shindler, care of JOHN J. McANENEY, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. JOHN J. McANENEY, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

GOOCH, Michele R., late of Downingtown. Denise H. Gooch & Michael E Gooch, 4 E. Yorktown Road, Milford, DE 19963, Executors. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

HEEB, Gail R., late of East Goshen Township. Wilhelm M. Heeb, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

HIGGINS, Jerilyn Ilene, late of West Brandywine Township. A. Mark Edwards and Patricia E. Edwards, care of DIANE H. YAZUJIAN, Esquire, P.O. Box 1099, North Wales, PA 19454, Executors. DIANE H. YAZUJIAN, Esquire, P.O. Box 1099, North

Wales, PA 19454, atty.

JONES, Donna Marie, late of Phoenixville. Jennifer L. Jones, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301-0494, atty.

LEE, Sharon L., late of Kennett Square Borough. Cornelio Guillen, 6 Tulip Lane, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

MATTIONI, Mary L., late of Downingtown Borough. Nancy M. McFalls, care of DENISE ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

MAUGER, Gloria Ann, a/k/a Gloria Mauger, Gloria A. Mauger, late of East Coventry Township. Patricia L. Miller, 38 Country Lane, Pottstown, PA 19465 & Ruth Plumley, 72 East Main Street, Pottstown, PA 19465, Executors. LEE F. MAUGER, Esquire, Mauger Law, LLC, 1800 East High Street, Suite 375, Pottstown, PA 19464, atty.

McGEEHAN, John Herman, a/k/a John H. McGeehan, late of Downingtown Borough. Edward A. McGeehan, 253 South Homestead Drive, Landisville, PA 17538-1378, Administrator. DANA C. PANAGOPOULOS, Esquire, Appel, Yost & Zee, LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

PACH, Ronald F., late of West Goshen Township. Thomas Quinn, 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.

RAMBO, Janet M., late of Coatesville. Lyn M. Brown, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SEUFFERT, Mark C., late of West Bradford Township. Samantha Conlan, care of STEPHEN M. PORTER, Esquire, 17 W. Miner St., West Chester, PA 19832, Administratrix. STEPHEN M. PORTER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

WELLS, Shirley Taylor, late of Coatesville. George H. Taylor, care of JANIS M. SMITH, Es-

quire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

WILSON, Virginia S., a/k/a Virginia Wilson, late of West Goshen Township. Joan Wilson, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WIRBISKY, Theodore J., late of New London Township. Alan G. Wirbisky, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

3rd Publication

AMENT, Ronald Kenneth, late of New London Township. Sharon L. Hall, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BONAKDARPOUR, Parvaneh, late of Tredyffrin Township. Kuross Bonakdarpour, care of BARRY M. MILLER, Esquire, 54 East Penn Street, Norristown, PA 19401, Executor. BARRY M. MILLER, Esquire, Law Office of Barry M. Miller, 54 East Penn Street, Norristown, PA 19401, atty.

BORR, Eric J., late of Spring City. Cynthia Levan, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BRANNEN, Raymond Irving, a/k/a Raymond I. Brannen, late of Sadsbury Township. Deborah B. Daley, 447 S. Bonsall School Rd., Coatesville, PA 19320, Administratrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

BRUMBACH, Deborah A., late of Wayne. G. Elias Ganim, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301-0494, atty.

CARMOSINO, Russell A., late of Coatesville. Toni M. Jaros, 602 Foothill Drive, West Chester, PA 19382, Executrix.

D'ANGELO, Elaine John, a/k/a Elaine J. Fesak, Elaine J. D'Angelo, late of East Fallowfield Township. Matthew L. Fesak, 3504 Air Park Rd, Fuquay Varina, NC 27526, Executor. ANITA M. D'AMICO, Esquire, D'AMICO LAW, P.C., 65 S. Third St., Oxford, PA 19363, atty.

EDWARDS, JOSEPH O., late of New Garden Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C. 65 S. Third St., Oxford, PA 19363, atty.

GELSINGER, Meredith Fran, late of Honey Brook Borough. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GREENLAND, Margaret H., late of Penn Township. Barbara M.G. Cooch and John N. Greenland, care of GREGORY G. ALEXANDER, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, Executors. GREGORY G. ALEXANDER, Esquire, Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, atty.

HAINES, Gwendolyn W., late of East Goshen Township. Susan Casso Rogers, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

HARMAN, Ruth J., late of East Pikeland Township. Bennet M. Harman & David W. Harman, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

HASIAK, Patricia Ann, late of West Pikeland Township. Alicia Hasiak, 4638 Weybridge Street, Sarasota, FL 34235 and Michael Hasiak, 1203 Carriage Hill Drive, Phoenixville, PA 19460, Executors. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

HASIAK, Joseph A., late of West Pikeland Township. Alicia Hasiak, 4638 Weybridge Street, Sarasota, FL 34235 and Michael Hasiak, 1203 Carriage Hill Drive, Phoenixville, PA 19460, Executors. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

HECKMAN, Curtis Ariste, late of Thornbury Township. Margaret H. Heckman, care of DO-LORES M. TROIANI, Esquire, 1273 Lancaster Av-enue, Berwyn, PA 19312, Administrator. DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Ber-wyn, PA 19312, atty.

HOLLABAUGH, Jean M., late of West Whiteland Township. Nickijean Laster, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

HOLMES, Betty L., late of West Chester. Keith Holmes, care of TIMOTHY J. TROTT, Esquire, 882 S Matlack St, Bldg 101, West Chester, PA 19382, Administrator. TIMOTHY J. TROTT, Esquire, Carosella & Associates, PC, 882 S Matlack St, Bldg 101, West Chester, PA 19382, atty.

JAYCOX, Julie, late of West Chester. Gary Jaycox, care of TIMOTHY J. TROTT, Esquire, 882 S Matlack St, Bldg 101, West Chester, PA 19382, Administrator. TIMOTHY J. TROTT, Esquire, Carosella & Associates, PC, 882 S Matlack St, Bldg 101, West Chester, PA 19382, atty.

KEEHN, Eva May, late of Valley Township. Christen DiDonato, 901 Raintree Ln., Malvern, PA 19355, Executrix. JEAN MOSKOW, Esquire, Knight & Moskow, P.C., 215 N. Olive St., Ste. 203, Media, PA 19063, atty.

KHAJAVI, Farazandeh Nourai, a/k/a Farazandeh Khadjavi. Laya Khadjavi & Roya Khadjavi, care of ALBERT G. WEISS, Esquire, 1515 Market Street, Suite 1200, Philadelphia, PA 19102, Executrices. ALBERT G. WEISS, Esquire, Binder & Weiss, P.C., 1515 Market Street, Suite 1200, Philadelphia, PA 19102, atty.

KNAUER, Georgiann T., late of New Garden Township. Ryan T. Geracimos, 132 Ayrshire Dr., Landenberg, PA 19350, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

LATTANZIO, John A., late of New Garden Township. Theresa M. Zuzino, 123 State Rd., West Grove, PA 19390, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

Le SAGE, Veronica R., late of East Goshen. Veronica L. Carrone, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack St, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S Matlack St, Suite 101, West Chester, PA 19382, atty.

LIERSCH, Kristin, late of Penn Township. Victoria L. Spater, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MANGAN, William J., a/k/a William J. Mangan, Sr., late of Willistown Township. Caroline F. Mangan, 133 Hedgerow Ln., West Chester, PA 19380-6503, Executrix. MARK T. CARLIDGE, Esquire, Nachmias Morris & Alt, P.C., 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, atty.

MARTINO, Louis E., late of West Goshen Township. Steven D. Martino, 10 Shepherd Rd., Malvern, PA 19355 & Tina Cunningham, 909 Kenmara Dr., West Chester, PA 19380, Co-Executors.

McLEAN, SR., Charles W., late of Uwchlan Township. Betty L. Dawson, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

PORTER, Valeria K., late of Westtown Township. Stephanie P. Boyce, 8 Downing Avenue, Downingtown, PA 19335, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

PERSENAIRE, Jean Martin, a/k/a Maarten Persenaire, late of Schuylkill Township. Sabine Persenaire, 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.

RAIMONDO, Madeline Dolores, late of Kennett Township. Robert T. Raimondo, Sr., 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.

RYAN, Jeanne, a/k/a Jeanne Smoker, late of Downingtown Borough. Daniel Smoker, 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.

SABBI, Kathryn E, late of Phoenixville Borough. Kathryn A. Sabbi, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

SMALL, Constance T., late of Chester County. Kevin J. Small, care of MARK A. MATEYA, Esquire, 55 W. Church Avenue, Carlisle, PA 17013, Executor. MARK A. MATEYA, Esquire, Mateya Law Firm, P.C., 55 W. Church Avenue, Carlisle, PA 17013, atty.

SMITH, Nancy C., late of East Pikeland Township. George A. Smith, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19832, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

TRICOME, Vincent J., late of West Pikeland Township. Maureen DeCecco, 901 Belmont Avenue, Secane, PA 19018, Executor. HENRY A. CARPENTER II, Esquire, Bucks County Elder Law, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067, atty.

WALKER, Golda Arbogast, late of Sadsburyville. Keith A. Walker, Sr., care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executor. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

WANG, Richard Y. C., late of Uwchlan Township. Janet C. C. Wang, care of PAMELA A. RAAB, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. PAMELA A. RAAB, Esquire, Palmarella, Curry & Raab, P.C., 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

WHITE, William L., late of Honey Brook. Barbara J. White, 120 Pequea Ave., Honey Brook, PA 19344, Executrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

WINSTINE, Sherry A., a/k/a Sherry Campbell, late of Pocopson Township. Todd E. Harris & Jeffrey B. Romig, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Larmore Scarlett LLP. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FICTITIOUS NAME

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

Carmon Commercial Cleaners, with its principal place of business at 2257 Jones Rd., Pottstown, PA 19465. The application has been (or will be) filed on: Wednesday, June 30, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Daniel B. Carmon.

LLAP Real Estate, with its principal place of business at 60 Andover Road, Glenmoore, PA 19343. The application has been (or will be) filed on: Thursday, June 17, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Gerald McClain.

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about June 25, 2021, for:

EverVet Veterinary Services of Pennsylvania, P.C.
1419 Carolina Place
Downingtown, PA 19335

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about June 22, 2021, for:

Oaktree Family Fund
501 Beechwood Drive
Kennett Square, PA 19348

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

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

ASSOCIATE ATTORNEY

LaMonaca Law is seeking associate attorneys to join our expanding main line law firm. Required: minimum of 2 years family law experience, transportation, career oriented, ability to multi-task in a fast paced environment. Send resume and salary requirements to Kristy@LaMonacaLaw.com.