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Chester County Law Reporter

(USPS 102-900)

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Mid-Atlantic Mechanical v. Davis Bucco Makara & Dorsey

Arbitration award – Waiver – Oral argument

1. Pennsylvania courts are obligated to consider questions of arbitrability with a healthy regard for the federal policy favoring arbitration.
2. Any challenge to an arbitration award must be made in an appeal to the Court of Common Pleas, by filing a petition to vacate or modify the arbitration award within 30 days of the date of the award.
3. A party must raise alleged errors in the arbitration process in a timely petition to vacate or modify the arbitration award or the claims are forever waived.
4. The language of 42 Pa.C.S.A. § 7342(b) requires a court, upon application of a party within thirty days of the arbitration award, to confirm an award and enter a judgment.
5. Chester County Rule of Civil Procedure 211.1 requires any party seeking oral argument to file a separate request for same, including a concise statement setting forth why oral argument is necessary.
6. The arbitration in this case is a matter of common law arbitration, as the law firm provided its client with a fee agreement containing an arbitration clause. The law firm submitted a demand for arbitration concerning its dispute with its client over legal fees. The client participated in discovery in the arbitration process, thereby waiving an argument that the arbitrator was without jurisdiction. The client filed a Petition for Injunctive Relief to Stay Arbitration. An evidentiary hearing was held, limited to the issue of authentication of the fee agreement, with the client arguing it never executed and returned the law firm's fee agreement and, therefore, should not be bound by its arbitration provision. The Court denied the client's Petition for Injunctive Relief to Stay Arbitration, having determined the dispute was the subject of the arbitration clause within the written fee agreement. The client did not appeal this decision by this Court. Thereafter, after notice to the parties, the client failed to appear at the arbitration, the arbitration occurred and the arbitrator awarded over \$300,000 to the law firm. The firm moved the Court to confirm the arbitration award more than thirty days after the award. A few weeks later, the client petitioned the Court to Vacate the arbitrator's award. Thereafter, the Court confirmed the award and denied the client's petition to vacate the award. The client did not request oral argument. Even if this Court had erred in not holding oral argument, it would amount to harmless error based upon the record evidence. This Court *Held* the client had waived its right to challenge the arbitrator's award because it failed to file a petition to modify or vacate the arbitration award within 30 days of the award. The client appealed to the Superior Court. This Court asks the Superior Court to affirm this Court's decisions.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil action No. 2022-01390-IR; Mid-Atlantic Mechanical, Inc. v. Davis Bucco Makara & Dorsey

Gary Schafkopf and Matthew B. Weisberg for Plaintiff
Albert A. Ciardi, III and David S. Makara for Defendant
Mahon, J., July 20, 2023:-

[Editor's note: This matter was appealed by Mid-Atlantic Mechanical, Inc. and assigned No. 1268 EDA 2023.]

MID-ATLANTIC MECHANICAL, INC.	⋮	IN THE COURT OF COMMON PLEAS
Plaintiff/Appellant	⋮	CHESTER COUNTY, PENNSYLVANIA
v.	⋮	CIVIL ACTION
DAVIS BUCCO MAKARA & DORSEY	⋮	NO. 2022-01390-IR
Defendants/Appellees	⋮	APPEAL NO. 1268 EDA 2023

Gary Schafkopf, Esquire and Matthew B. Weisberg, Esquire, Attorneys for Plaintiff
 Albert A. Ciardi, III, Esquire and David S. Makara, Esquire, Attorneys for Defendant

OPINION

AND NOW, this 20th day of July, 2023, this Opinion is filed pursuant to Pa. R.A.P. 1925(a) and in response to Plaintiff’s timely Concise Statement of Errors Complained of on Appeal.¹ The current appeal arises out of the trial Court’s Order entered in this matter on May 4, 2023, granting Davis Bucco & Makara’s (“DB&M”) Petition to Confirm Arbitration Award and denying Mid-Atlantic Mechanical, Inc.’s (“Mid-Atlantic”) Cross Petition to Vacate the Arbitration Award.

PROCEDURAL AND FACTUAL HISTORY

Preliminarily, we note that the arbitration in this case is a matter of common law arbitration, as DBM&D provided Mid-Atlantic with its fee agreement containing an arbitration clause on March 13, 2020.² See 42 Pa.C.S. § 7302(a); Runewicz v. Keystone Ins. Co., 383 A.2d 189, 191 (Pa. 1978) (stating that an arbitration clause providing for arbitration pursuant to AAA rules and indicating that the parties are bound by the arbitration decision denotes common law arbitration).

On November 4, 2021, DB&M submitted a Demand for Arbitration to the American Arbitration Association (“AAA”) naming Mid-Atlantic as the Respondent seeking to recovery payment for legal services provided to Mid-Atlantic. On February 2, 2022, Mid-Atlantic filed a Petition for Injunctive Relief to Stay Arbitration pursuant to 42 Pa.C.S.A. § 7304. On February 23, 2022, the Court issued a Rule Returnable on

¹ Filed with the Court on June 1, 2023.

² The arbitration provision of the fee agreement between Davis Bucco and Mid-Atlantic provides as follows:

“Any dispute arising out of this Fee Agreement, or our attorney/client relationship shall, in our sole discretion, be submitted to the American Arbitration Association to be resolved in accordance with its commercial dispute resolution rules in effect at the time of submission.”

See Exhibit “A” to DBM&D’s Answer to the Petition for Injunctive Relief to Stay Arbitration, 3/28/22.

the Petition for Injunctive Relief to Stay Arbitration. By Order dated July 7, 2022, an evidentiary hearing was scheduled for August 1, 2022, on the Petition for Injunctive Relief to Stay Arbitration.³ After taking testimony on September 12, 2022, and November 21, 2022, the Court denied Mid-Atlantic's Petition for Injunctive Relief to Stay Arbitration by Order of December 2, 2022.⁴ Mid-Atlantic did not appeal the December 2, 2022 Order to the Superior Court.

On January 11, 2023, the Arbitrator⁵ conducted a hearing at which each party was given a full and opportunity to present its respective positions regarding the claims and defenses thereto. Mid-Atlantic failed to appear at the hearing despite having received proper notice of the hearing from AAA. On January 18, 2023, the Arbitrator issue the arbitration award at issue. The arbitration award was issued in favor of DB&M in the amount of three-hundred and nine thousand five hundred thirty-six dollars and eighty-six cents (\$309,536.86), plus interest at the rate of 2% per month on a portion of the award. See Award of Arbitrator, attached as Exhibit B to BD&M's Petition to Confirm Arbitration.

On February 21, 2023, DB&M filed a Petition to Confirm the Arbitration Award Pursuant to 42 Pa.C.S.A. § 7341. On March 14, 2023, Mid-Atlantic filed a response to the Petition to Confirm Arbitration Award and Cross-Petition to Vacate Arbitration Award. By Order dated May 4, 2023, the Court granted DB&M's Petition to Confirm Arbitration Award and Denied Mid-Atlantic's Cross-Petition to Vacate the Arbitration Award.

On May 10, 2023, Mid-Atlantic filed a Notice of Appeal to the Superior Court from the trial Court's Order of May 4, 2023. By Order dated May 12, 2023, Mid-Atlantic was directed to file and serve upon the undersigned a Concise Statement of Errors Complained of on Appeal ("Statement"). Mid-Atlantic filed a timely Statement June 1, 2023.

DISCUSSION

In its Statement, Mid-Atlantic raises 4 issues on appeal. Those issues in Mid-Atlantic's own words are as follows:

1. Whether the Court erred in transferring this matter to extra-judicial arbitration?

³ The evidentiary hearing was limited to the sole issue of the authentication of the Fee Agreement. The evidentiary hearing was continued until September 12, 2022. See Orders, 7/29/22, 8/17/22. The crux of Mid-Atlantic's argument at the hearing was that it never executed and returned DBM&D's fee agreement, and, therefore, it should not be subject to the arbitration provision contained therein.

⁴ Pennsylvania has a well-established public policy that favors arbitration, and this policy aligns with the federal approach expressed in the Federal Arbitration Act ("FAA"). Pisano v. Extencicare Homes, Inc., 77 A.3d 651, 654 (Pa. Super. 2013). The Pennsylvania Supreme Court has emphasized, courts are "obligat[ed] to consider questions of arbitrability with a 'healthy regard for the federal policy favoring arbitration.'" Taylor v. Extencicare Health Facilities, Inc., 147 A.3d 490, 509 (Pa. 2016) (internal citations omitted).

⁵ Theodore Adler ("the Arbitrator") was appointed as the arbitrator on March 3, 2022.

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2. Whether the Court erred in incorporating a different case involving the same parties in support of its instant Order and memorandum opinion thereupon?
3. Whether the Court erred in granting Defendant's petition to confirm award of arbitration and denying Plaintiff's cross-motion to vacate, et al., for the reason expressed therein those briefs?
4. Whether the Court erred in not holding oral argument?

See Defendants' Statement, 6/1/23, at 1.

Before proceeding on the merits of Mid-Atlantic's appeal, we must first determine whether Mid-Atlantic has waived its challenge to the confirmation of the arbitration award in this matter. It is well-established law that pursuant to 42 Pa.C.S.A. § 7342(b) any challenge to the arbitration award must be made in an appeal to the Court of Common Pleas, by filing a petition to vacate or modify the arbitration award within 30 days of the date of the award. 42 Pa.C.S.A. § 7314, 42 Pa.C.S.A. § 7342(b); See Sage v. Greenspan, 765 A.2d 1139, 1142 (Pa. Super. 2000); Lowther v. Roxborough Mem'l Hos., 738 A.2d 480, 485 (Pa. Super. 1999); Beriker v. Permagrain Products, Inc., 500 A.2d 178, 179 (Pa. Super. 1985).

A party must raise alleged errors in the arbitration process in a timely petition to vacate or modify the arbitration award or the claims are forever waived. See Sage, 765 A.2d at 1142; Lowther, 738 A.2d at 488; Caron v. Reliance Ins. Co., 703 A.2d 63, 65 (Pa. Super. 1997) ("[A]ny issue related to the arbitrators' decision ... has been waived due to appellant's failure to file a timely petition to vacate, as required by 42 Pa.C.S.A. § 7314.") (internal citations omitted).

Here, Mid-Atlantic has waived its right to challenge the arbitrator's award because it failed to file a petition to modify or vacate the arbitration award within 30 days of the award. In fact, the record reveals that the Arbitrator rendered his decision on January 18, 2023. Mid-Atlantic acquiesced until March 14, 2023, to file its Response to DB&M's Petition to Confirm Arbitration Award and Cross Petition to Vacate the Arbitration Award. Thus, Mid-Atlantic's Cross Petition was filed approximately 55 days after the arbitration award.

Under the clear law of the Commonwealth, the Court may not exercise its discretion on whether to confirm the arbitration award in this matter. Rather, the arbitration award had to be confirmed by the Court pursuant to the plain language of 42 Pa.C.S.A. § 7342(b). Section 7342(b) states as follows:

Confirmation and judgment:

- (b) confirmation and judgment on application of a party made **more than 30 days after an award is made** by an arbitrator under §7341 (relating to common law arbitration). **The court shall enter an**

order confirming the award and shall enter a judgment or decree in conformity with the order.

42 Pa.C.S.A. §7342(b) (emphasis added).

Even assuming, *arguendo*, that Mid-Atlantic had filed a timely petition to vacate that arbitration award, it still would not be entitled to the requested relief. Mid-Atlantic's first three assignments of error are clearly devoid of arguable merit and can form no successful basis for relief.

The record reveals that the underlying dispute in this matter arose out of DB&M's legal representation of Mid-Atlantic in various civil matters.⁶ The issue of arbitrability of the dispute between the parties was the subject of a two-day injunction hearing held before the Court. The injunction hearing resulted in the Court's December 2, 2022 Order finding that the dispute between the parties was the subject of the arbitration clause contained in the written fee agreement provided by DB&M to Mid-Atlantic at the outset of DB&M's representation of Mid-Atlantic. In finding that that a valid fee agreement existed between DB&M and Mid-Atlantic that requires disputes be resolved through binding and enforceable arbitration before the AAA, the Court also credited the testimony of Paul Bucco and the evidence presented at the hearing by DB&M.

The record is replete with evidence that Mid-Atlantic actively participated in the AAA process challenged herein. Specifically, the evidence presented at the injunction hearing established that Mid-Atlantic, through counsel, had already begun participating in the discovery process pursuant to the arbitration schedule. Mid-Atlantic's active participation in the AAA process clearly establishes waiver or that it acquiesced to the jurisdiction of the arbitrator. Consequently, the Court denied Mid-Atlantic's Petition for Injunctive Relief to Stay Arbitration. See Order, 5/4/23.

In its Statement, Mid-Atlantic seeming misinterprets the Court's May 4, 2023 Order confirming the arbitration award. The Court did not incorporate a different case involving the same parties in support of its Order. Rather, the Court was incorporating the fact that Mid-Atlantic had previously litigated whether AAA arbitration was legally binding and enforceable in this matter during the injunction proceedings. The Court was simply pointing out that it had no basis in fact or law to deny the Petition to Confirm Arbitration as Mid-Atlantic was not entitled to a second bite at the apple. Mid-Atlantic's attempt to vacate the arbitration award on that basis is not cognizable. Accordingly, Counsel for Mid-Atlantic may not now collaterally attack the Court's December 2, 2022 Order.

The record further reveals that the Arbitrator entered the arbitration award after conducting a hearing on January 11, 2023, wherein Mid-Atlantic failed to appear despite having proper notice of the proceeding. After Mid-Atlantic failed to respond to a Motion for Reconsideration filed with the Arbitrator, the Arbitrator determined that Mid-Atlantic acquiesced in the arbitration process.

⁶ Notably, two of those civil matters involved arbitration under the auspices of the American Arbitration Association, and, as such the principals of Mid-Atlantic should be thoroughly familiar with the significance of arbitration clauses in agreements, as well as the process of arbitration of disputes in general.

With respect to Mid-Atlantic's final assignment of error, the Court is deprived of meaningful review over this issue. Specifically, Mid-Atlantic challenges whether the Court erred in not holding oral argument. Mid-Atlantic offers no explanation as to why the Court erred in not holding oral argument. Mid-Atlantic simply asserts a self-serving, boilerplate, claim without identifying what information it would have presented at the non-record, argument. Similarly, Mid-Atlantic fails to articulate how oral argument would have changed the outcome of the proceedings.

Oral argument is merely an opportunity for attorneys to emphasize certain legal points and for the Court to ask questions about the case to help clarify the parties' arguments. However, this Court has presided over this case from its inception and is very familiar with the issues and legal points contained therein. Accordingly, the Court did not require oral argument prior to issuing its May 4, 2023 Order.⁷ We write further on this issue only to point out that oral argument is governed by C.C.R.C.P. No. 211.1. Rule 211.1 states as follows:

Rule 211.1. Oral Argument

A. Cases in which any party has sought or the court has ordered oral argument shall be scheduled for argument by the court or by the court administrator. Requests for argument before a court en banc shall be presented initially to the assigned judge.

B. The court may at any time schedule oral argument or conduct an evidentiary hearing on any matter pending before it.

C. Any party may request oral argument by filing with the brief a separate "Request for Oral Argument" which shall include the following:

1. The judge to whom the matter is assigned.
2. The specific matter (Petition/Motion/Preliminary Objections, etc.) as to which oral argument is requested.
3. A concise statement setting forth why oral argument is necessary.
4. The date upon which the Praecipe for Determination was filed.

C.C.R.C.P. 211.1(c) (emphasis added).

Here, Mid-Atlantic failed to comport with Rule 211.1 by not requesting oral argument by the method specified by the rules of court. Specifically, Mid-Atlantic did not file a separate request for oral argument with its brief. Accordingly, there was not a proper request for oral argument pending before the Court when it issued its May 4, 2023 Order. Mid-Atlantic perplexingly now contends that the Court erred it not holding oral argument when Mid-Atlantic clearly did not follow the proper procedure for requesting said argument. Accordingly, this issue can provide Mid-Atlantic no successful basis for relief on appeal.

⁷ Even assuming, arguendo, that the Court erred in not holding oral argument, this would amount to harmless error in light of the record evidence.

Mid-Atlantic has waived any challenge to the Arbitrator's award and, alternatively, its assignments of error are devoid of arguable merit. The record reveals that Mid-Atlantic had a full and fair opportunity to not only raise its challenge to the arbitration clause in the fee agreement with the Court but was also granted an evidentiary hearing on the pertinent issue of the authenticity of the fee agreement. Despite having the benefit of the Court's prior injunction decision that the agreement between the parties contained a valid and enforceable arbitration clause and that the parties should arbitrate their dispute as opposed to litigating it in this Court and having proper notice; Mid-Atlantic elected not to appear at the January 11, 2023 arbitration.

For all the reasons set forth in this Opinion, we ask that the Superior Court affirm the decisions of this Court.

BY THE COURT:

/s/ William P. Mahon, J.

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

LAW NO. 2023-08801-NC

NOTICE IS HEREBY GIVEN that the name change petition of Christopher Hafich on behalf of minor child Brooklyn Patricia Melnyk was filed in the above-named court and will be heard on Monday, January 29, 2024 at 2:00:00 PM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, November 9, 2023

Name to be changed from: Brooklyn Patricia Melnyk to: Brooklyn Patricia Hafich

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

LUCAS A. CLARK, IV, Esquire
21 West Third Street
Media, PA 19063

CORPORATION NOTICE

NOTICE is hereby given that the **Certificate of Organization** has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **GOI, LLC** and the Certificate of Organization was filed on **November 6, 2023**.

The purpose or purposes for which it was orga-

nized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

Tom Mohr Law Office, P.C.
301 W. Market Street
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, December 8, 2023, effective Friday, December 8, 2023 for Wentz Funeral Home, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Funeral services.

CLIFTON R. GUISE, Esquire
Halbruner, Hatch & Guise, LLP
3435 Market Street
Camp Hill, PA 17011

CORPORATION 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 11/22/2023, for:

WES Holdings, Inc.

having a registered office address of:

1400 Weston Way
West Chester, PA 19380

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Kendall Morgan Contractors, Inc., a Pennsylvania corporation, with an address of 560 Pine Swamp Road, Elverson, PA 19520, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

GREGORY W. PHILIPS, Esquire
Yergey.Daylor.Allebach.Scheffey.Picardi
1129 E. High Street
P. O. Box 776

Pottstown, PA 19464
(610) 323-1400

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

ANDES, James Graham, a/k/a J. Graham Andes, late of East Bradford. Matthew Sloyer, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

BARAN, Janusz, late of Paoli. Julia Baran, 4 Rochsolach Rd, Paoli, PA 19301, Administratrix.

FINCH, Diane H., late of Upper Uwchlan Township. Clarke W. Finch, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

HARTSHORNE, Richard Lyndel, late of Willistown Township. Steven R. Hartshorne, 71 Trappers Run, Morgantown, PA 19543, Executor.

HARVEY, William E., late of Easttown Township. Christopher M. Harvey, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

HECKMAN, John Bruce, a/k/a J. Bruce Heckman, late of Uwchlan Township. Peter Heller Heckman, 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.

HERR, Ronald Eugene, late of West Sadsbury Township. Ronald Herr, Jr., John Herr, Robin Kurman and James Herr, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executors. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty. Phone #610-857-5500.

HIESTAND, Miriam McAvoy, late of Phoenixville. Christine M. Hyson, 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.

HOULAHAN, Thomas K., late of East Goshen Township. Kathleen M. Houlahan, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

JOHNSON, JR., Edgar L., late of West Goshen Township. Lindsay Skinner, 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.

KING, Patricia L., a/k/a Patricia Lee King, late of Uwchlan Township. Catherine A. King and Thomas Alan King, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executors. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

LUBIC, Nicholas W., late of North Coventry Township. Shawn P. Lubic, 3 Morgan Lane, Media, PA 19063 and Bethany A. Badzik, 512 Union Street, Birdsboro, PA 19508, care of DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, Executors. DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, atty.

MAGYARIK, James Edward, a/k/a James Magyarik, late of Uwchlan Township. Jacqueline A. McWilliams, 1710 Painters Crossing, Chadds Ford, PA 19317, care of ANDREW V. GUILFOIL, Esquire, 41 E. Front St., Media, PA 19063, Executrix. ANDREW V. GUILFOIL, Esquire, Holber & Guilfoil, 41 E. Front St., Media, PA 19063, atty.

McVAUGH, Nicole Christine, late of West Chester Borough. Christine DiPretore, care of KELLY C. HAYES, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Administratrix. KELLY C. HAYES, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

MURRAY, Joseph William, late of Exton. David Murray and Michael Murray, Executors.

ODORISIO, Christine Simpson, a/k/a Christine

S. Odorisio, late of East Bradford Township. Mark D. Odorisio, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

ODORISIO, Nicholas R., a/k/a Nicholas Rocco Odorisio, late of Kennett Square Borough. Mark D. Odorisio, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

QUARTO, Kathryn Patricia, late of Phoenixville. Francis G. Quarto, 159 Westridge Place South, Phoenixville, PA 19460 and Lisa A. Walton, 8603 N. Ironwood Reserve Way, Tucson, AZ 85743, care of KATHLEEN M. LOCKWOOD, Esquire, 39 Narbrook Park, Narberth, PA 19072, Executor. KATHLEEN M. LOCKWOOD, Esquire, 39 Narbrook Park, Narberth, PA 19072, atty.

RAVIELLI, Catherine T., late of East Goshen Township. Joseph A. Bellinghieri, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RICH, Constance, a/k/a Connie, late of Phoenixville. Tina Slater, 416 11th Ave N, Lake Worth Beach, FL 33460, Executrix.

ROMANO, Linda, a/k/a Linda Marie Romano, late of Westtown Township. Joseph C. Romano, 3406 Embarcadero Court, Springfield, PA 19064, care of MICHAEL K. MOLINARO, Esquire, 2327 West Chester Pike, Ste. 200, Broomall, PA 19008, Executor. MICHAEL K. MOLINARO, Esquire, 2327 West Chester Pike, Ste. 200, Broomall, PA 19008, atty.

RIGGINS, Shirley Anne, a/k/a Shirley B. Riggins and Shirley A. Riggins, late of West Caln Township. Deborah R. Messner, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

SMITH, Patricia M., late of East Fallowfield Township. Jeanette M. Lewis, care of WALTER J. TIMBY, III, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063, Executrix. WALTER J. TIMBY, III, Esquire, Gibson & Perkins, PC, 100 W. 6th St., Ste. 204, Media, PA 19063, atty.

WISNIEWSKI, Michelle Bernadette, late of New Garden Township. Edward Wisniewski, care of

EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

AMIDON, Caroline W., late of East Nantmeal Township. Elizabeth A. Kokoronis, 786 Nantmeal Rd., Glenmoore, PA 19343 and Charles S. Amidon, 15 Deer Pond Ln., Chadds Ford, PA 19317, care of MATTHEW D. GILBERT, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executors. MATTHEW D. GILBERT, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, atty.

BAUERNSCHMIDT, Dolores H., late of East Goshen. Jeffrey W. Bauernschmidt, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St, West Chester, PA 19382, atty.

BRENNAN, III, John J., late of Uwchlan Township. Steven A. East, 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.

CLARK, Marie B., a/k/a Marie Byrd Clark and Helen Marie Clark, late of West Goshen Township. Mitchell D. Clark, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

DIBERT, Louise D., late of Caln Township. Karen Mathews, 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.

EARLL, Valerie L., a/k/a Valerie Lynn Earll, late of East Caln Township. Jennifer M. Prakash, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

GRAHAM, Mary Jude Theresa, late of Malvern. Richard Morgan, 63 Black Bear Court, Honey Brook, PA 19344, Executor.

GRIEST, Everett George, late of Sadsbury Township. Kelly Lynn Worrell, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Ches-

ter, PA 19382, Administratrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HOFFMAN, Ann G., 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.

HOLSTEIN, Bernadine, late of Honey Brook Township. William B. Cooper, III, P.O. Box 673, Exton, PA 19341-0673, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

Estate of Clifford **HOYLE**
Hoyle, Clifford late of Phoenixville, PA. Karen Walsh, c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Administratrix.
Crosson Richetti & Daigle, LLC
609 W. Hamilton St.
Suite 301
Allentown, PA 18101

HUVER, John Patrick, late of Treddyffrin. Annemarie Huver McAnally, 1401 E Woodbank Way, West Chester, PA 19380, Administratrix.

KILKUCKI, Michael T., a/k/a Michael Thomas Kilkucki, late of East Vincent Township. Stephen P. Kilkucki, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executor. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

KAPLAN, Judy Linda, a/k/a Judith L. Kaplan, late of East Pikeland Township. Frederick Eisner, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms, LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

MANZ, Donald Joseph, a/k/a Donald J. Manz and Donald Manz, late of East Goshen Township. Anna Manz, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

MAPP, Yvonne L., a/k/a Yvonne Renverse Mapp, late of Oxford Borough. Laura Anderson, 305 Hudson Dr., Newark, DE 19711, care of ANITA M. D'AMI-

CO, Esquire, 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.

NEIBURG, Marie Elizabeth, late of Treddyffrin Township. Judy N. Young, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Ave, Brookhaven, PA 19015, atty.

NOEL, Verna M., late of East Pikeland Township. James H. Noel, JR., 1912 Revolutionary Dr., Phoenixville, PA 19460, care of FREDERICK M. NICE, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Executor. FREDERICK M. NICE, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

PAUL, III, Anthony J. D., late of Treddyffrin Township. Barbara D. Paul and Edward Kaier, care of WILLIAM W. KEFFER, Esquire, 1735 Market St., 19th Fl., Philadelphia, PA 19103, Executors. WILLIAM W. KEFFER, Esquire, Montgomery McCracken Walker & Rhoads, LLP, 1735 Market St., 19th Fl., Philadelphia, PA 19103, atty.

PEPPEL, Margaret E., late of Uwchlan Township. David Scott Peppel, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

Estate of Robert L. **PFALTZGRAFF, JR.**
Pfaltzgraff, Jr., Robert L. late of Treddyffrin Twp., PA. Robert Louis Pfaltzgraff, III, c/o John R. Lundy, Esq., Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Executor.
Lundy Beldecos & Milby, PC
450 N. Narberth Ave.
Suite 200
Narberth, PA 19072

STICKNEY, Roger F., late of Honey Brook Township. Bonnie Sikorski, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

USAVAGE, SR., Paul Joseph, late of West Brandywine Township. Gregory M. Usavage, 2035 Creek Lane, Green Lane, PA 18054, care of CHRISTOPHER H. MEINZER, Esquire, 516 Main Street, Pennsburg, PA 18073, Executor. CHRISTOPHER H. MEINZER, Esquire, Meinzer Law Office, 516 Main Street, Pennsburg, PA 18073, atty.

WARREN, Guy Suttle, late of Willistown Township. Phyllis Horn Epstein, 1515 Market St., Ste. 1505, Philadelphia, PA 19102, care of PHYLLIS HORN EPSTEIN, Esquire, 1515 Market St., Ste. 1505, Philadelphia, PA 19102, Executrix. PHYLLIS HORN EPSTEIN, Esquire, Epstein, Shapiro & Epstein, P.C., 1515 Market St., Ste. 1505, Philadelphia, PA 19102, atty.

WILT, Robert Jacobs, late of Southern Veterans Center, Spring City. Robert Jacobs Wilt, Jr., 122 Bucktown Crossing, Pottstown, PA 19465, Executor.

3rd Publication

BRILEY, Bruce John, a/k/a Bruce Briley, late of Kennett Square. Sharon Cosgrove, 317 S. Union Street, Kennett Square, PA 19348, care of DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Administrator. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

Estate of Adam E. **DeShong**
DeShong, Adam E. late of Devon, PA. Vicky Pyeatte DeShong, c/o John W. Richey, Esq., The Tannenbaum Law Group, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Administratrix.
The Tannenbaum Law Group
600 West Germantown Pike
Suite 400
Plymouth Meeting, PA 19462

FORMICA, Lori Petrie, late of East Brandywine Township. Brian R. Formica, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S Darlington St, West Chester, PA 19382, atty.

GILL, Lana W., late of Borough of West Grove. Elaine Ticknor, 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.

GRAY, Iris C, a/k/a Iris Gray, late of West Chester. Stephen Gray, 542 Hightop Road, West Chester, PA 19380, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, Executor. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

GULATI, Krishan L., a/k/a Krishan Lal Gulati, late of Downingtown Borough. Alok K. Gulati and Rajnish K. Gulati, 29 Carlson Way, Downingtown,

PA 19335, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administrators. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

HAEGELE, Ruth C., late of West Goshen Township. Mark Haegle, 871 Westtown Road, West Chester, PA 19382, care of DAVID J. SCHILLER, Esquire, 530 Swede Street, Norristown, PA 19401, Executor. DAVID J. SCHILLER, Esquire, 530 Swede Street, Norristown, PA 19401, atty.

JOHNSON, Dorothy Kathleen, a/k/a Dorothy K. Johnson, late of Downingtown Borough. Claude R. Johnson, 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.

JOHNSON, III, James E., a/k/a James Edward Johnson, III, late of West Chester, East Goshen Township. Michell E. Downes, 20 Rosalia Circle, York, PA 17402, care of ALEXIS K. SWOPE, Esquire, 50 East Market Street, Hellam, PA 17406, Executor. ALEXIS K. SWOPE, Esquire, 50 East Market Street, Hellam, PA 17406, atty.

KELTY, Kenneth, late of East Goshen Township. Carol Freeman and Karen A. Kelty, care of CAROL R. LIVINGOOD, Esquire, P.O. Box 191, Wayne, PA 19087-0191, Executrices. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, P.O. Box 191, Wayne, PA 19087-0191, atty.

LEVON, Gary P., late of East Marlborough Township. Richard I. Levon, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administrator. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

LOBO, Mary Olivia, late of West Chester. Brian Leipold, 135 Cloud Place, West Chester, PA 19380, Administrator.

LORBER, June, late of Kennett 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.

McCASKEY, Margaret Thompson, late of Pennsbury Township. Matthew McCaskey and Megan Johnson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MORRIS, Thomas, late of West Goshen Township. Marsha Bierds, 750 E. Marshall Street Unit 403, West Chester, PA 19380, Executrix.

O'DONNELL, JR., Martin H., late of Malvern. Kelly O. Byrne, care of JAMES F. CROTTY, Esquire, 390 Colwin Court, P.O. Box 262, Blue Bell, PA 19422, Executrix. JAMES F. CROTTY, Esquire, James F. Crotty, 390 Colwin Court, P.O. Box 262, Blue Bell, PA 19422, atty.

OTT, Collin, late of Pottstown, Warwick Township. Donna Ott Gillenwater, 458 Kolb Road, Spring City, PA 19475, Executrix.

PANNELLA, SR., Richard J., late of Phoenixville. Richard J. Pannella, Jr., 501 Emmett Street, Phoenixville, PA 19460, 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.

PIERCE, Jeffrey Allen, late of West Whiteland Township. Jasmine Pierce, 380 Hartford Square, West Chester, PA 19380, Administrator.

RAUDENBUSH, Mary J., a/k/a Mary Raudenbush, late of Exton, Uwchlan Township. Donald G. Raudenbush, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

RICH, Constance, a/k/a Connie, late of Phoenixville. Tina Slater, 416 11th Ave N, Lake Worth Beach, Florida, 33460, Executrix.

ESTATE OF MARIA SCHINDLER, late of Uwchlan Township, Chester County, Pennsylvania. Letters Testamentary of the Estate of the above named, MARIA SCHINDLER, Deceased, having been granted to the undersigned, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent are requested to make payment without delay, to Barbara M. Schindler, Executor, c/o Anthony Morris, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Attorney.

SCHUSLER, Sheryl A., late of East Goshen Township. Matthew J. Schusler, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

WILSON, Kathleen F., late of Township of

Schuylkill. Mary Wilson, care of JENNIFER A. HULNICK, Esquire, 300 S. High Street, West Chester, PA 19380, Executrix. JENNIFER A. HULNICK, Esquire, Eckert Ginty & Legg, LLC, 300 S. High Street, West Chester, PA 19380, atty.

WINCHESTER, James, late of Borough of Kennett Square. Benjamin I. Myers, 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.

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

BUSH NISSAN OF EXTON, with its principal place of business at 200 West Lincoln Highway, Exton, PA 19341. The application has been (or will be) filed on: Thursday, December 7, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Chester County Nissan, LLC, 200 West Lincoln Highway, Exton, PA 19341.
DONALD C. TURNER, Esquire
Unruh, Turner, Burke & Frees
P.O. Box 515
West Chester, PA 19381

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

GROWTHFIDENCE, with its principal place of business at 18 Hastings Lane, Spring City, PA 19475. The application has been (or will be) filed on: Thursday, December 7, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Susan Shenberger, 18 Hastings Lane, Spring City, PA 19475.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on December 5, 2023, Articles of Incorporation were filed with the Department of State for Gerald J. & Eleanor Parsons Charitable Foundation, a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, exclusively for charitable purposes. FOX ROTHSCHILD LLP, Solicitors 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is RFC Rebels. Articles of Incorporation were filed on Tuesday, August 15, 2023. The purpose or purposes for which it was organized are: Articles were filed with the Dept. of State on 08/15/2023 for RFC Rebels pursuant to the provisions of the PA Nonprofit Corporation Law of 1988. The purpose for which it was formed is Amateur Sports (youth soccer club).

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Troops of St. George, Troop 1920. Articles of Incorporation were filed on Sunday, November 19, 2023.

The purpose or purposes for which it was organized are: Troops of St. George, Troop 1920, hereby gives notice that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The corporation is organized for religious and educational purposes.

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION-LAW - No. 2023-05967-RC - Notice of Action in Mortgage Foreclosure – Franklin Mint Credit Union, Plaintiff vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms and Associations Claiming Right, Title or Interest From or Under Partha Mukherjee, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms and Associations Claiming Right, Title or Interest From or Under Samhita Chatterjee, Deceased, Defendant(s) - To: Unknown Heirs, Successors, Assigns, and All Persons, Firms and Associations Claiming Right, Title or Interest From or Under Partha Mukherjee, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms and Associations Claiming Right, Title or Interest From or Under Samhita Chatterjee, Deceased, Defendant(s). TAKE NOTICE THAT THE Plaintiff has filed an Action in Mortgage Foreclosure, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES 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 Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500.

ROBERT J. WILSON, Atty. for Plaintiff, WILSON LAW FIRM, 25 W. 2nd St., Media, PA 19063, 610.566.7080

NOTICE

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

No. 2023-06394-JD

National Bank of Malvern vs. Faunbrook Estate of West Chester, LLC

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **Faunbrook Estate of West Chester, LLC**
Your real estate located at 699 West Rosedale Avenue, West Chester, Pennsylvania is to be sold at Sheriff's Sale on Wednesday, February 15, 2024 at 11:00 a.m. via on line auction at (www.bid4assets.com) to enforce the Court Judgment in the amount of \$671,104.14 obtained by Nation Bank of Malvern.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take **IMMEDIATE ACTION:**

1. The sale will be cancelled if you pay to National Bank of Malvern, in c/o Gawthrop Greenwood, PC, Attorneys for Plaintiff, at 1273 Lancaster Avenue, Berwyn, Pennsylvania 19312, by certified check, money order, or other immediately payable funds, the amount of the Judgment, interest, costs and fees due. To find out how much you must pay, you may call: Gawthrop Greenwood, PC at (610) 889-0700.
2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See Notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find the

- price bid by calling the Chester County Sheriff's Office at (610) 344-6859.
2. You may be able to Petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff's Office at (610) 344-6859.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this scheduled unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses or ways of getting your house back if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**LAWYER REFERRAL SERVICE
CHESTER COUNTY BAR ASSOCIATION
15 EAST GAY STREET – 2ND FLOOR
WEST CHESTER, PENNSYLVANIA 19380
(610) 692-1889**

Elliot H. Berton, Esquire -- (610) 889-0700

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.

2nd Publication of 3

NOTICE

West Goshen Township vs. Jeffrey G. Jordan - No. 2019-02183-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above was named as Defendant in an action by Plaintiff to recover unpaid sewer and collection fees for property located at 1130 Grove Road, West Chester, PA, Tax Parcel #52-2L-78. A Writ of Scire Facias for \$1,029.65 was filed July 17, 2023 and reissued October 26, 2023. You are notified to plead to the Writ within 15 days of the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Lawyer Reference and Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Buckley Brion McGuire & Morris, LLP, 118 W. Market St., West Chester, PA 19382-2928, 610.436.4400.

2nd Publication of 3

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

IN RE: B.B.H., a/k/a E.J.B.
Case Number: AD-23-0037

and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child’s adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O’Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

TO: David Beard

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Lauren Hanson have to a male minor child, B.B.H., a/k/a E.J.B. (d.o.b. 9/19/21), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for January 27, 2024, at 9:00 o’clock A.M., Honorable John L. Hall in Court Room No. 1, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents