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Turning to the factors this Court was required to consider before sentencing this Defendant, starting with consideration of the time he has spent serving his prior Orders of probation, the record discloses that Defendant has historically been unable to complete even two (2) years of his probationary sentences at the above-captioned dockets without incurring new violations, including new, and often violent, charges. Examining his prior record, age, personal characteristics, and potential for rehabilitation, we observed that, at the time of his sentencing on the above-captioned VOP's, Defendant was a "hefty, strong looking" man (Sentencing Transcript, 11/28/16, N.T. 41), aged thirty-five (35) years old (*See* Nos. 15-CR-0000871-2016 and 15-CR-0001193-2016, Pre-Trial/Guilty Plea Transcript, 9/13/16, N.T. 36) and had a Prior Record Score of 5. (Sentencing Transcript, 11/28/16, N.T. 4). His prior record is lengthy and quite disturbing. As the prosecutor summarized from the PSI at sentencing,

His first convictions occurred in 2004 for a possession offense and he got six of those between 2004 and 2008. After that, all of his convictions stem from multiple assaults and for drug dealing. He has been assaulting people since he was a child.

As we learned in the pre-sentence investigation he was kicked out of Coatesville Area High School in the ninth grade for fighting. He then goes to Alabama. He's kicked out of Alabama in the tenth grade for fighting. And that, your Honor, we learned from the mental health evaluation included in the PSI.

. . .

In 2008 he has his first simple assault conviction. In that case he beat up the mother of his youngest child, Crystal Johns. He punched her in the face multiple times. Officers arrived on scene. They found her hysterically crying with a black eye and scratches on her face and neck. When she called the police, the defendant fled from the residence. . . . Then he, as police were on scene and he running, calls her and tells her that he's going to kill her for calling the cops.

When he is imprisoned on that case, he gets his next aggravated assault. That was an extremely violent and scary situation. He was incarcerated at Chester County Prison. He was told by a correction officer to get back into his cell and he became combative and attacked the CO. He knocked the CO to the ground during the assault. The CO hit his head on the cement floor. [The Defendant] then climbed on top of him, straddled him, and choked him. He told him when they were finally able to get [the Defendant] off of the correctional officer he shouted out a bunch of racial slurs at the COs and told them that he was going to "F" him up. And he was going to come back when he got out of prison, find him, and kill him later.

His next assault occurred in 2011. He, again, beat up Crystal Johns who was the victim of his 2008 assault and by that time had had his child. She had attempted to break up with him. He attacked her. He struck her in the face. At the time she was holding their infant baby who was only four months old. The attack on her caused her to drop her infant child. The child then suffered a laceration above the eye. The defendant then picked up the baby, struck Ms. Johns under her heart on her rib cage and her hip and said he would kill her. When officers arrived on scene and saw Ms. Johns she had injuries that corroborated all of this. She had injuries to her face. She had injuries under her heart to her chest and a dark bruise on her hip as well. The baby did have a laceration above the eye when the officer showed up.

... When he's on parole from the 2011 simple assault, he is then convicted of possession with intent to deliver in 2012. He has a total

of six prior possessions, two prior simple assaults, the prior aggravated assault on law enforcement, and a prior PWID.

(Sentencing Transcript, 11/28/16, N.T. 18-20). (*See also* Post-Sentence Motion Hearing, 12/20/16, N.T. 11-15, 36-38). Defendant, who has lost several people in his family and social circle to domestic violence, acknowledged during the Pre-Sentence Investigation that he has anger management issues. (Sentencing Transcript, 11/28/16, N.T. 21, 36). Although Defendant self-reports as suffering from bi-polar disorder, attention deficit disorder and depression (Nos. 15-CR-0001193-2016; 15-CR-0000871-2016, Pre-Trial/Guilty Plea Transcript, 9/13/16, N.T. 37), the PSI records that he did not meet the clinical eligibility criteria for mental health court. (Sentencing Transcript, 11/28/16, N.T. 28). As can be seen from his prior record, Defendant comes from a family where substance abuse was a factor and he himself has substance abuse issues. (Sentencing Transcript, 11/28/16, N.T. 25, 41). Despite his appalling prior record, Defendant has never served a State prison sentence. (Sentencing Transcript, 11/28/16, N.T. 20). Given his lengthy violent prior record, his repeated violations of probation and parole, his anger and mental health issues, his chronic substance abuse, his avoidance of responsibility for his actions as evidenced by his Fleeing or Attempting to Elude Police Officer conviction and prior status as a fugitive, and the severity of his new convictions, his potential for rehabilitation, at least at the County level, is not promising.

Turning to the circumstances of the offenses, i.e., the present violations, the Adult Probation Officer who appeared at Defendant's November 28, 2016 sentencing hearing had the following to say about his conduct under supervision.

Good morning, your Honor, Anthony Lauria with Adult Probation. The defendant under Case No. 3534 of 2008, aggravated assault, originally was sentenced in 2009 before your Honor on that term Number. Also in addition is 335 of 2008 it's a remaining three year probation for drug possession.

In May of 2015 a violation petition was filed as Mr. Washington had been using drugs on the following dates: May 4, 2015; August 10, 2015; September 9, 2015. In May it was for marijuana, Oxycodone, and cocaine there was a positive drug test. He used marijuana in September and in August 2015.

In addition, he had failed to comply with outpatient treatment. Mr. Washington had been attending CAD, the Center for Addictive Diseases. In 2015 he was discharged due to poor behavior. After that he was discharged unsuccessfully from Coatesville Gaudenzia in July of 2015 for poor behavior as well. In September of 2015 he was attending Holcomb; however, he never followed through with outpatient treatment recommendations. Mr. Washington was under the CSAP supervision, the Chronic Substance Abuse Program with Adult Probation. He has failed to complete that program.

I want to amend the petition to include Mr. Washington leaving the State of Pennsylvania without permission as information was gathered by the DA's Office that he was in the State of Alabama.

A level two Gag 2 hearing was scheduled before Judge Shenkin on October 21, 2015. Mr. Washington was given notice of that hearing. He had failed to appear that day. A warrant was issued. A failure to appear warrant was issued by Judge Shenkin. It was signed October 22, 2015.

Mr. Washington at the time was being supervised by Luke Walker from our department. There was a phone conversation between Mr. Washington and Officer Walker where the defendant asked if he had an active warrant. Mr. Walker stated, yes, that he had failed to show up for his level two before Judge Shenkin. The defendant said okay and hung up the phone. That was two weeks after the scheduled Gag 2 hearing.

In addition, violations include a new crimi-

nal felony conviction and misdemeanor conviction as stated before the Court this morning, your Honor, including the burglary, aggravated assault, terroristic threats, possession of instrument of crime, simple assault, recklessly endangering another person, criminal trespass, fleeing and eluding an officer, possession of drug paraphernalia, and driving while under suspension. This is the 4th violation on term 3534 of 2008, which is the aggravated assault case, and the 5th violation of 335 of 2008, which is the drug possession case.

Some other background information: Mr. Washington has drug abuse issues with marijuana, PCP, and cocaine during the time of his supervision with the court. He does have a work history of construction work and other related labor jobs while under court supervision as recently as September 2015, the last time he reported to the court. As I stated before, he was residing in Coatesville and the defendant does have four children.

(Sentencing Hearing, 11/28/16, N.T. 53-55).

As the Adult Probation Officer related, Defendant, in addition to his technical violations and drug abuse, has incurred very serious and disturbing new convictions, the facts of which are quite heinous. On the night of January 19, 2016 at approximately 8:15 p.m., while not only under supervision at both of the above-captioned dockets but also while an active bench warrant had already been issued for pending probation violations, Defendant broke into the home of his female cousin, breaking down her back door, and beat her and her “god-sister” with his closed fists, delivering a couple of blows to his cousin’s head, and the metal handle of a broom, with such force that the metal handle bent in multiple places; he then pushed his cousin down a flight of stairs and threatened to kill her, all while several young children were present in the home. (Trial Transcript, 9/14/16, N.T. 22-37, 69-70, 75-76, 81, 86-91, 105-109, 117-18, 134-35, 137). Defendant, who took the stand on his own behalf at trial, testified that his motive in breaking down his cousin’s door and beating the women up was to recover some drugs he claimed were stolen from him. (Trial Transcript, 9/15/16, N.T. 196-98). One of the women he beat in the stomach with his fists had just gotten out of the hospital. (Trial Transcript, 9/14/16, N.T. 37). She went back in the

next day. (Trial Transcript, 9/14/16, N.T. 122, 133). The other woman is heard vomiting in the background on the 9-1-1 call made January 19, 2016 that was played to the jury at trial. (9/14/16, Ex. C-4; Trial Transcript, 9/14/16, N.T. 45). Officer Benjamin Brown, one (1) of the two (2) officers who responded to the scene following the 9-1-1 call (Trial Transcript, 9/14/16, N.T. 65-67, 79, 81-82), described both victims as “hysterical”, “nervous”, and “scared” when he encountered them that night. (Trial Transcript, 9/14/16, N.T. 83, 88).

An arrest warrant was issued for the Defendant. (Trial Transcript, 9/14/16, N.T. 101). On the morning of February 18, 2016, Coatesville Police Department Corporal Kenneth Michels, Jr. was on duty conducting a traffic detail. (Trial Transcript, 9/15/16, N.T. 150, 152-53). As Defendant’s bluish-gray Chevrolet Malibu drove by, Corporal Michels’s patrol vehicle’s License Plate Reader (“LPR”) alerted him to the outstanding warrant for Aggravated Assault associated with the Defendant. (Trial Transcript, 9/15/16, N.T. 153-55). Corporal Michels activated his overhead lights and attempted to initiate a traffic stop. (Trial Transcript, 9/15/16, N.T. 155). Defendant ignored the Corporal’s lights and continued to flee at a high rate of speed. (Trial Transcript, 9/15/16, N.T. 155). Corporal Michels activated his sirens. (Trial Transcript, 9/15/16, N.T. 155). Defendant proceeded to lead Corporal Michels on a high speed chase through numerous residential streets in the City of Coatesville, including through a “very busy intersection with a lot of school children waiting for the school bus[.]” (Trial Transcript, 9/15/16, N.T. 155-56). Corporal Michels estimated that Defendant was traveling at a rate of speed between sixty (60) to eighty (80) miles per hour in a twenty-five (25) mile per hour speed zone. (Trial Transcript, 9/15/16, N.T. 156-57). Corporal Michels testified that “there was heavy foot traffic as well as vehicle traffic” in the neighborhood and that Defendant ignored several stop signs. (Trial Transcript 9/15/16, N.T. 157). When Defendant finally stopped his vehicle, he exited the vehicle and fled on foot. (Trial Transcript, 9/15/16, N.T. 156-58). He was shortly thereafter apprehended by another officer. (Trial Transcript, 9/15/16, N.T. 165).

Subsequent to his apprehension following this chase, Defendant made a recorded phone call to another male, wherein he told the male, in reference to the assault upon his cousin and her “god-sister”,

So I’m going to tell you anyway, I’m shaking,
I’m shaking and moving and shit. So I go to
mess with these thieves one night. They try to
get fast on me. They try to get fast on me. *I*
fucked everybody up in the house. You know
how I roll. You know what I’m saying. So
when I tell everybody, I’m like, yo, *I’m going*
to come up and knock all you off for the sec-
ond shit you all tried to do. I’m going to
come up and fuck you all up.

(Trial Transcript, 9/15/16, N.T. 203-04)(emphasis added). The Commonwealth played this recorded phone call for the jury. (9/15/16, Ex. C-12).

The facts underlying Defendant's new convictions are quite grave. Defendant, while he was not only under court supervision at both of the above-captioned dockets but while an active bench warrant had already been issued for his arrest due to other pending violations of probation, engaged in a vicious forcible entry into an occupied structure late in the evening and beat two (2) defenseless women such that one vomited from the force of the beating, as can be heard on the 9-1-1 call, and the other had to go to the hospital with a head injury. Defendant fled from the scene on the night of this crime, and when he was ultimately discovered driving around Coatesville on February 18, 2016, he led police on a high speed chase through a residential neighborhood with heavy vehicle and pedestrian traffic, including children waiting for their school bus, in the area. His actions on both days demonstrate a callous disregard for the value of human life and, as also supported by his own trial testimony, a pervasive inability or unwillingness to accept responsibility for his conduct.

For all of the foregoing reasons, we determined, for purposes of his VOP sentences, and choosing, as we are permitted to do, from among the same sentencing options as were available to the Court at Defendant's original sentencing hearing on the convictions which formed the basis of the above-captioned cases, that revocation of his probation and recommitment of this Defendant to prison were necessary.

It is the law of this Commonwealth that once probation has been revoked, a sentence of total confinement may be imposed if any of the following conditions exist in accordance with section 9771(c) of the Sentencing Code:

- (1) the defendant has been convicted of another crime; or
- (2) the conduct of the defendant indicates that it is likely that he will commit another crime if he is not imprisoned; or
- (3) such a sentence is essential to vindicate the authority of the court.

Commonwealth v. Ahmad, 961 A.2d 884 (Pa. Super. 2008)(citing 42 Pa. C.S.A. § 9771(c)).

Here, all three (3) of these prerequisites have been satisfied. Defendant has been convicted of new, serious, and violent criminal offenses, thereby satisfying the first of these three (3) prerequisites. Defendant's repetitive probation and parole violations, including his repetitive commission of new offenses, some of

which have been grotesquely violent, leads this Court to conclude that his conduct demonstrates that it is likely that he will commit another crime if he is not incarcerated, thereby satisfying the second of these three (3) disjunctive prerequisites. Finally, as Defendant has never been able to comply with the terms of his probation and/or parole for even two (2) consecutive years, and has incurred new, grave, and violent convictions, among which include Fleeing or Eluding Police Officer, an offense which shows disrespect for the authority of the law as well as for the authority of the Court, and has been a fugitive from justice in the past, Defendant's circumstances satisfy the third of these three (3) disjunctive prerequisites, leading this Court to determine that a VOP sentence of total confinement was necessary and appropriate in the above-captioned matters.

In terms of total incarceration, the sentencing options available to the Court at the time of Defendant's initial sentencing on the Possession (Second or Subsequent Offense) and Driving Under Suspension convictions at docket number 15-CR-0000335-2008 included a statutory maximum on the Possession conviction, for which Defendant had not yet served a day of prison, of one and a half (1 ½) to three (3) years in prison. *See* 35 P.S. § 780-113(b); *Commonwealth v. Wallace*, 870 A.2d 838 (Pa. 2005)(trial court re-sentencing a defendant after a probation revocation is not limited by the sentence imposed under the original plea agreement); *Commonwealth v. Tann*, 79 A.3d 1130 (Pa. Super. 2013), *reargument denied* (December 19, 2013), *appeal denied*, 94 A.3d 1009 (Pa. 2014)(same proposition). *See also Commonwealth v. Short*, 2016 WL 5857347 (Pa. Super. 2016)(citing *Commonwealth v. Coolbaugh*, 770 A.2d 788, 792 (Pa. Super. 2001))(at the time of re-sentencing following revocation of probation, the sentencing court is limited only by the maximum sentence it could have ordered at the time it imposed the original sentence of probation); *Commonwealth v. Crump*, 995 A.2d 1280, 1285 (Pa. Super. 2010), *appeal denied*, 13 A.3d 475 (Pa. 2010)(as long as the new sentence imposed does not exceed the statutory maximum when factoring in the incarcerated time already served, the sentence is not illegal). The Driving Under Suspension conviction was only punishable by a fine of \$200.00, which had already been assessed at Defendant's original sentence, so we did not impose that obligation again. *See* 75 Pa. C.S.A. § 1543(a). However, with respect to the Possession conviction, we could have sentenced Defendant, for his fifth VOP at this docket, to the maximum sentence permissible under law. However, considering the amount of time he would be serving on his new convictions, we sentenced him instead to a term of six (6) to twenty-three (23) months in prison, a sentence which falls within the standard range of the statewide Sentencing Guidelines and the mitigated range of the VOP sentencing guidelines.³

³ The VOP sentencing guidelines were eight (8) to twelve (12) months. (Sentencing Hearing, 11/28/16, N.T. 60).

(Sentencing Hearing, 11/28/16, N.T. 60; Post-Sentence Motion Hearing, 12/20/16, N.T. 34-35).

At docket number 15-CR-0003534-2008, regarding Defendant's Aggravated Assault conviction, the statutory maximum was five (5) to ten (10) years in prison. 18 Pa. C.S.A. § 1103(2). His statewide Sentencing Guidelines range was six (6) months mitigated, twelve (12) to eighteen (18) months in the standard range, and twenty-four (24) months in the aggravated range. Again, considering the amount of time he would be spending in prison on his new convictions, we sentenced Defendant on his fourth violation at this docket to a term of six (6) to twenty-three (23) months in prison, to run concurrent to the VOP sentence imposed at docket number 15-CR-0000335-2008, a sentence which reflects the mitigated range of both the statewide Sentencing Guidelines and the VOP sentencing guidelines. (Sentencing Hearing, 11/28/16, N.T. 60; Post-Sentence Motion Hearing, 12/20/16, N.T. 34-35). As mentioned, we ordered Defendant's VOP sentences to run concurrently with each other, but consecutively to the sentences on his new charges at docket numbers 15-CR-0000871-2016 and 15-CR-0001193-2016. However, we structured Defendant's sentences such that he received credit for time served on his VOP's in the amount of six (6) months, allowing him thereby to be deemed to have already served his VOP sentences before serving the State sentence on his new convictions and paroling him immediately at the above-captioned dockets, which were then closed.

It is difficult to conceive how concurrent sentences of six (6) months to twenty-three (23) months for fourth and fifth VOPs, whether considered alone or in conjunction with the sentences imposed on his new convictions, which themselves were all standard range sentences (Sentencing Hearing, 11/28/16, N.T. 4-8, 40-66; Post-Sentence Motion Hearing, 12/20/16, N.T. 34), can be considered excessive on the facts of this record, particularly as we gave Defendant credit for six (6) months' time served on his VOP's and paroled him immediately at the above-captioned dockets, closing these cases. We structured his credit for time served such that he would be deemed to have served his VOP sentences first in order for Defendant to begin serving his State sentence on the new convictions without a detainer on him, so that he would be immediately eligible to participate in the rehabilitative programs that are available to him at the State Prison in order to address his personal issues concerning his disruptive childhood, his family's history of substance abuse, his own struggles with addiction, and his underlying mental health concerns, as listed in Defendant's Concise Statement of Errors Complained of on Appeal. (See Sentencing Transcript, 11/28/16, N.T. 52-66; Post-Sentence Motion Hearing, 12/20/16, N.T. 34-35). Far from failing to adequately consider these alleged mitigating factors, they were given significant weight in the deliberation of the undersigned in order to fashion an individualized sentence accounting for all of the concerns reflected in the Sentencing Code. As we stated at Defendant's sentencing hearing,

All right. Well, as I always say, sentencing is one of the most difficult aspects of being a judge. Anyone who has sat on the bench will state that. However, our legislature has given us factors for the Court to consider in fashioning the appropriate sentence. And it starts off with the following: the general principal of sentencing should it call for confinement is a system of protection of the public, the gravity of the offense as it relates to the impact on the life of the victim or victims, as well as on the community.

Furthermore, you must also consider the rehabilitative needs of the defendant. And then the Court is required to consider the guidelines. I can deviate above or below or stay within the standard range. If I go above or below the guidelines, I have to designate the reasons why I did such.

Furthermore, the Court has to—and this is the hardest part—consider the factors specified in my Sentencing Code, and then I have to balance those factors against the specific background, character, and circumstances of the defendant with the circumstances of the crime and whether there is a need to incarcerate him to prevent future offenses by him and the possibility of rehabilitation.

As you can see, it's a mouthful. In doing my balance I'm going to put some things out here. He was exposed to substance abuse at a very young age, as well as domestic violence at a young age. He is the father of – is it four children, I believe?

[DEFENSE COUNSEL]: Yes, your Honor.

THE COURT: And then I balance that with

the circumstances of the crime, as well as considering the recommendation from the prosecution, as well as the defense.

So here's what I'm going to do. I know it's difficult on the family members and Mr. Washington as well, but I'm going to sentence on Term No. – and for the clerk's sake, I want to make sure she knows I'm going not by the count numbers on the verdict slip, but the count numbers as they relate to the Information.

So on Count 1 charging Burglary, felony of the first degree, I'm sentencing him to within the standard range of the guidelines, which is – just give me a moment here. I want to make sure. I'm going to sentence him within the standard range of the guidelines. I could have easily deviated up or below.

Let me point out some of the things that stand out to me. I mentioned earlier hearing the 911 calls where you could actually hear one of the victims and it sounded like vomiting from the severity of the beating that was inflicted upon her by the defendant. The offense here of the burglary—I mean, most burglaries, as we all know, involve people going in to steal or to destroy, like a mischievous thing.

Here this was – the intended crimes the jury convicted this fellow of, being aggravated assault and/or simple assault, so they were violent crimes as the intended crime of the burglary, which is concerning to this Court. And Mr. Washington did this while out on an outstanding bench warrant for probation violation was in place and not executed upon. So he's committed this while under court supervision.

He has serious drug issues that don't seem – through all the sentences – these sentencings he's had to have been – he hasn't been rehabilitated as evidenced by the convictions. in fact, one of the drug convictions from 2012 was possession with intent to deliver. Before that the simple assault and the aggravated assault before that and a simple assault and then possession, then possession, possession, possession, possession, possession. So drugs have been I think his downfall, and yet there's no rehabilitation after all these drug convictions.

I've considered that the victims here were women. Mr. Washington is a pretty hefty, strong looking young man who is powerfully built who can inflict serious bodily harm upon someone. I know the jury convicted in this particular case on aggravated assault for attempting to cause or intentionally, not only causing bodily injury to Ms. Pate, but there was extreme physical cruelty inflicted on the victims here.

I understand he cares about his children but he is in arrears for child support. He has a history, as I said earlier, of substance abuse beginning at the age of 14 and yet has not come up from it. His violence started at a young age. He was expelled from high school according to the PSI for fighting. So it's clear he has anger management issues which he, himself, mentioned in the PSI.

So when you combine that instability that Mr. Washington has with the substance abuse and put on top of that anger issues, I have to consider the protection of the public as well as these offenses themselves that are quite serious. I could have easily gone aggravated.

. . .

All right. I've considered everything as I stated here, but the protection of the public from your violent behavior called for a state prison sentence, Mr. Washington. You were exposed to violence in the family and you continue to expose others to your own violent behavior which is quite shocking.

(Sentencing Hearing, 11/28/16, N.T. 38-42, 47). Specifically with regard to Defendant's VOP sentences, the following record colloquy is demonstrative of the consideration the undersigned gave to the individualized circumstances of this Defendant.

THE COURT: . . . Now we have the violations of probation and/or parole.

. . .

THE COURT: I'm thinking if I give him consecutive time, there will be a detainer on him for his 9 and a half years. And if I recall correctly from Department of Corrections, if there is a detainer on the felony, he's not able to participate in any programs that the state correctional institution offers.

Does anyone have a difference of opinion on that?

[DEFENSE COUNSEL]: That is correct, your Honor.

[THE ADULT PROBATION OFFICER]: That could come into play in addition to each sentence your Honor aggregates. This violation will aggregate the new sentence though.
THE COURT: Here's my question, if I go along with the recommendation of consecutive time, will a detainer be lodged on him?

[DEFENSE COUNSEL]: That's typically

what I see, your Honor.

[THE ADULT PROBATION OFFICER]: I am not sure, your Honor.

THE COURT: I think there will be. See that's the issue here.

[THE PROSECUTOR]: I honestly can't say either way, your Honor. I don't want to speak out of turn.

THE COURT: But it brought something to mind that I overlooked earlier today that I ordered on the aggravated assault—and let me go back to that for a moment and check back on the original sentence.

On the burglary charge, I have imposed a psychiatric evaluation and to follow all recommended treatment. I also want to include on that count of the burglary, which is Count I, a drug and alcohol evaluation and follow any and all recommended treatment for the state sentence.

It's problematic. I gave him sufficient time, I believe, on that because I don't know what it would serve, an extra 6 months that would prohibit him from—when you look at the scheme of things of 9 and a half years form any chance of rehabilitation. That's my concern.

I know it aggregates but there's still if he's paroled at the minimum when he's at the state prison unless there's a detainer on them, he's not going to serve the six months. So the question becomes could the six months be served first?

[THE PROSECUTOR]: He could get credit

on the VOP. That would be the way to structure—

THE COURT: But I don't know if there was a detainer placed on him.

[THE PROSECUTOR]: There was, your Honor.

THE COURT: When?

[THE ADULT PROBATION OFFICER]:
When he failed—

[DEFENSE COUNSEL]: February 18.

[THE PROSECUTOR]: So if your Honor was looking to give him six months—

THE COURT: February 18th of '16. *So I'm trying to fashion a sentence that allows you to better yourself while you are incarcerated in state prison versus just sitting there and rotting away. So you could take advantage of programs. You still have time, young man. According to the PSI you are, what, 35?*

[THE DEFENDANT]: Yes.

THE COURT: You still have time. So this is a county parole. February 18th, March, April, May, June, July, August, would be what? Anyone do the math about what, August 18? If I give him maybe this—I'm going to have the clerk correct the original sentencing that I imposed on the other two offenses because this impacts it, and I don't want to rub it in to this fella. He got what he deserved.

So here's what I'm going to do. Mr. Washington, it's time to change. It's your 4th violation on 3534 of '08 and your 5th violation

on 335 of '08. I don't get you. What are the guidelines for this?

[THE ADULT PROBATION OFFICER]: 8 to 12 months.

THE COURT: 8 to 12, so you're recommending less.

Especially when you are running from the police. The bench warrant was out on you. One of these bench warrants, I should say. I understand what your lawyer is saying, but there has to be some component of punishment with this. And the reason being is you've committed new crimes, a very serious one while under supervision. Your conduct indicates that it's likely you may commit another crime when not in prison and that's why I imprisoned you. And furthermore such a sentence is because you essentially you disregard the authority of this Court. I mean, you're running away from the police.

So here's what I'm going to do. I'll ask the clerk to correct it. The credit on 871 of '16 should run from August 18, 2016 until today. So I'm going give [sic] you 6 months credit on the violation that way you don't have a detainer. Understood? And you can participate in things. As you can see I've given this great thought.

On 3534 of '08 the Court finds he's on his 4th violation and there's two years probation. His probation is therefore revoked. He's sentenced to not less than 6 nor more than 23 months in Chester County Prison with credit for time served from February 18, 2016 until August 18, 2016. He's eligible for immediate parole. The parole will terminate while he's incarcerated.

[THE ADULT PROBATION OFFICER]: It will close the case.

THE COURT: Well, if I make it consecutive to 871 of '16—well, no, this sentence is being imposed first.

[THE ADULT PROBATION OFFICER]: Yeah, now.

THE COURT: This is being imposed first to avoid that issue. I should have thought of it beforehand. All terms and conditions to be reimposed.

On Term No. 335 of '08, 5th violation, the three year probation is revoked and he's sentenced to serve not less than 6 nor more than 23 months at Chester County Prison with credit from February 18, 2016 until August 18, 2016. He is eligible for immediate parole and that's running concurrently with 3534 of '08. All original terms and conditions reimposed.

[THE ADULT PROBATION OFFICER]: And that case will be closed as well.

THE COURT: That case is closed upon his—I guess now. Are you asking it to be closed now?

[THE ADULT PROBATION OFFICER]: Yeah. He served his six months.

THE COURT: Yeah. He's going to be under supervision for the next 20 years.

Any objection?

[THE PROSECUTOR]: No, your Honor.

[DEFENSE COUNSEL]: No.

THE COURT: All right. Those cases are now closed. So I didn't pile it on here, Mr. Washington. . . .

(Sentencing Hearing, 11/28/16, N.T. 52-62)(emphasis added).

As these excerpts from the sentencing transcript demonstrate, we fashioned an individualized sentence for this Defendant “consistent with the protection of the public, the gravity of the offense as it relates to the impact on the life of the victim and on the community, and [his] rehabilitative needs.” 42 Pa. C.S.A. § 9721(b). Further, while we have herein largely focused on Defendant’s VOP sentences alone, because there has been no formal consolidation of the new convictions with the VOP cases for purposes of appeal nor have we yet received a Concise Statement of Errors Complained of on Appeal concerning the new convictions, we would respectfully submit, insofar as this Honorable reviewing Court may deem it appropriate to examine Defendant’s sentences on his new convictions at this time as well, that our sentences at docket numbers 15-CR-000871-2016 and 15-CR-0001193-2016, the new conviction dockets, are also reasonable, necessary and justified, whether considered separately from the VOP sentences or in the aggregate, for all of the reasons state herein. Our rationale applies equally to both the VOP dockets and the new conviction dockets.

Finally, we would respectfully suggest that the fact that Defendant has never served State time before, a factor Defendant cites in support of his claim that Defendant’s sentence is excessive, is of little moment to the reasonableness of Defendant’s sentences. He has demonstrated time and time again that the leniency this Court has offered him by keeping him in the County for the last nine (9) years is unappreciated and has been consistently abused. It has done nothing to improve Defendant’s conduct or promote his rehabilitation. It is time for a State sentence. While defense counsel suggested that running his six (6) month VOP sentences consecutively to his State sentence is akin to throwing “salt in the wound” (Sentencing Hearing, 11/28/16, N.T. 57), *but see Commonwealth v. Moury*, 992 A.2d 162 (Pa. Super. 2010)(a claim that the sentencing court erred in the exercise of its discretion to impose sentences consecutively or concurrently does not ordinarily present a substantial question for purposes of triggering appel-

late review),⁴ Defendant's fourth and fifth probation violations, especially in light of the violent new offenses he committed, his flight from law enforcement as well as failure to appear at his Gag II hearing and his absconding to another State without permission, may also be deemed to be "salt in the wound" to the citizens of the Commonwealth of Pennsylvania, who have suffered with Defendant's disrespect for the rule of law for far too long. Accountability is required.

Under 42 Pa. C.S.A. § 9781, an appellate court is empowered to vacate a sentence and remand a case to the sentencing court with instructions if it finds:

(1) the sentencing court purported to sentence within the sentencing guidelines but applied the guidelines erroneously;

(2) the sentencing court sentenced within the sentencing guidelines but the case involves circumstances where the application of the guidelines would be clearly unreasonable; or

(3) the sentencing court sentenced outside the sentencing guidelines and the sentence is unreasonable.

⁴ "The key to resolving the preliminary substantial question inquiry is whether the decision to sentence consecutively raises the aggregate sentence to, what appears upon its face to be, an excessive level in light of the criminal conduct at issue in the case." *Commonwealth v. Raven*, 97 A.3d 1244, 1253 (Pa. Super. 2014), *appeal denied*, 105 A.3d 736 (Pa. 2014)(*quoting Commonwealth v. Mastromarino*, 2 A.3d 581, 587 (Pa. Super. 2010), *appeal denied*, 14 A.3d 825 (Pa. 2011)). We would respectfully submit that our decision to run Defendant's VOP sentences of six (6) to twenty-three (23) months concurrently with each other and consecutively to the sentences imposed on his severe new convictions, does not raise Defendant's aggregate sentence to what appears, upon its face or even upon deeper examination, an excessive level in light of Defendant's criminal conduct, particularly when taking into consideration the number of probation violations Defendant has committed, the new and serious charges he has repeatedly incurred while on supervision at the above-captioned dockets, the gravity of the latest series of offenses he has committed, and the fact that, through the undersigned's structuring of Defendant's credit for time served, he is deemed to have already served his VOP sentences and has been released at those dockets and the cases have been closed. Consequently, we would respectfully submit that, to the extent this Honorable reviewing Court deems it appropriate to consider Defendant's claim, made at sentencing but not included in his Concise Statement, that running Defendant's VOP sentences consecutively to the sentences imposed on his new convictions is somehow unfair, Defendant has not raised a substantial question for purposes of appellate review. Should this Honorable reviewing Court disagree, we would respectfully submit, for all of the reasons set forth in the body of this Opinion, that Defendant's claim has no substantive merit.

42 Pa. C.S.A. § 9781(c). “In all other cases the appellate court shall affirm the sentence imposed by the sentencing court.” 42 Pa. C.S.A. § 9781(c).

We would respectfully submit, for all of the reasons stated above, that our decision to sentence Defendant to two (2) concurrent terms of six (6) to twenty (23) months’ imprisonment on his fifth and fourth violations of probation, respectively, at the above-captioned dockets, to run consecutively to the sentences imposed on his new convictions at docket number 15-CR-0000871-2016 and 15-CR-0001193-2016, does not implicate any one (1) of the three bases for vacating a sentence and remanding the case back to the sentencing court outlined in the 42 Pa. C.S.A. § 9781(c). Nor do the sentences we imposed on Defendant’s new convictions at docket number 15-CR-0000871-2016 and 15-CR-0001193-2016 offend any of the three (3) section 9781(c) bases for appellate relief. *See* 42 Pa. C.S.A. § 9781(c). Our sentences, whether viewed separately as VOP sentences and new conviction sentences, or viewed together in the aggregate, are reasonable, necessary and appropriate under the circumstances. They are not manifestly excessive in any respect. Accordingly, we would respectfully submit that we did not commit an abuse of discretion or error of law by sentencing Defendant as discussed above, whether this Honorable reviewing Court deems it appropriate to consider only the VOP sentences imposed at the above-captioned dockets or to consider all of the sentences imposed upon this Defendant in the aggregate, his new conviction sentences included.

For all of the foregoing reasons, we would respectfully submit that Defendant’s appeal from the Judgment of Sentence entered on November 28, 2016 at the above-captioned dockets has no merit and should be denied and dismissed.

BY THE COURT:

April 6, 2017

Date

/s/ Anthony A. Sarcione, J.

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NOTICES

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CORPORATION NOTICE

Rosa's Washington Ave. Corp. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. **KLINE, TOPOLEWSKI & FISHBERG**
P. O. Box 571
Valley Forge, PA 19481

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

BLASEK, Michele A., late of East Vincent Township. Matthew Blasek, 132 Keen Road, Spring City, PA 19475, Skippack, PA 19474-1368, Administrator. **HARRIET R. LITZ**, Esquire, Mullaney & Mullaney, LLC 3881 Skippack Pike, P.O. Box 1368, Skippack, PA 19474-1368, atty.

BOUDREAU, Dillon Chase, late of East Fallowfield Township. Kalee A. Boudreau, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

BRIDNLE, Mark, late of West Whiteland Township. Therese M. Brindle AKA Therese A. Brindle, care of **SHILPA P. KHARVA**, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executrix. **SHILPA P. KHARVA**, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

BRISTOL, Nancy A., late of West Goshen Township. Andrew R. Bristol and Emily A. Bristol care of **JANET M. COLLITON**, Esq., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executors. **JANET M. COLLITON**, Esq., Colliton Law Associates, P.C. 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executors.

CANTERA, Daniel G., late of the Borough of West Chester. John F. McKenna, 17 W. Miner St., West Chester, PA 19382, Administrator. **JOSEPH A. BELLINGHIERI**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

CHAMP, Mildred G., late of Willistown Township. Dale T. Champ, care of **CHRISTOPHER P. MULLANEY**, Esquire, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024, Executor. **CHRISTOPHER P. MULLANEY**, Esquire, Mullaney Law Offices, 598 Main Street, P.O. Box 24 Red Hill, PA, 18076-0024, atty.

COOLEY, William L., late of West Chester, PA. Daniel Berman, 755 North Monroe Street, Media, PA 19063, Executor. **LINDSEY J. CONAN**, Esquire, Conan Law Offices, LLC, 755 North Monroe Street, Media, PA 19063, atty.

FRIEL, John F., a/k/a John Edward Friel, late of the Borough of Spring City. Jules Falasco, 1515 North Valley Road, Malvern, PA 19355, Executor. **JOHN J. KILCOYNE**, Kilcoyne & Kelm, LLC, P. O. Box 528, Worcester, PA 19490, atty.

HEYDE, Carmel A, a/k/a Carmela Heyde and Cappy Heyde, late of Chester Springs. Susan Heyde Wanger, care of **MATTHEW L. CONLEY**, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. **MATTHEW L. CONLEY**, Esquire, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

JUMP, Katie H., late of Pottstown, North Coventry Township. Teresa L. Jackson, 294 Barnwell Lane, Palmyra, PA 17078, Administratrix. ADAM SAGER, Esquire, Sager & Sager Associates, 43 East High Street, Pottstown, PA 19464, atty.

KINNEY, James D., late of Schuylkill Township. Branch Banking and Trust Company, Attn: Tammy L. Bender, CTFA, 1340 Broadcasting Rd., Ste. 100, Wyomissing, PA 19610, Executor. JOSEPH K. KOURY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464-5426, atty.

MARSDEN, JR., William, late of New Garden Township. Ellen Jones Marsden, care of DANIELLE FRIEDMAN, Esq., 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. DANIELLE FRIEDMAN, Esq., Palmarella, Curry & Raab, P.C., 1255 Drummers Lane., Ste. 105, Wayne, PA 19087, atty.

NYE, Carol Jean, late of Modena, PA. Donald C. Broomell, care of ALBERT M. SARDELLA, Esq., 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esq., 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

PRODEHL, Donald K, late of Malvern. Rick Morton, Esquire, 220 West Gay Street, West Chester, PA 19380, Administrator.

PUTT, Joyce E., late of West Chester. William E. King, care of JANICE E. FALINI, Esquire, 310 North High Street, West Chester, PA 19380, Executor. JANICE E. FALINI, Esquire, Falini Law Office, LLC, 310 North High Street, West Chester, PA 19380, atty.

REED, Martha M., late of West Nantmeal Township. Ann Leslie Reed, 8913 Mears Street, Fairfax, VA 22031, Executrix. JAMES D. SCHEFFEY, Esquire, YERGEY DAYLOR ALLEBACH SCHEFFEY PICARDI, 50 S. Pine St., PO Box 526, Elverson, PA 19520-0526, atty.

SCHWARTZ, Eleanore M, a/k/a Eleanor Schwartz, late of Paoli. Lynn S. Miner and Lori S. Long, care of MITCHELL MINERD, Esquire, 101 Red Nine Lane, Lawrence, PA 15055, Executrices. MITCHELL MINERD, Esquire, 101 Red Nine Lane, Lawrence, PA 15055, atty.

2nd Publication

ABRAMS, Mildred R., late of North Coventry Township. Lee A. Yost, care of ERIC C. FREY, Esquire, 224 King Street, Pottstown, PA 19464, Administrator. ERIC C. FREY, Esquire, Dischell, Bartle & Dooley, PC, 224 King Street, Pottstown, PA 19464, atty.

AGLIANO, Margaret Elizebeth, a/k/a Peggy, late of Westtown. William S. Agliano, 2564 Wagner Rd., Gilbertsville, PA 19525, Executor.

BRANDON, Marquis A., late of Coatesville. Lorie D. Brandon, 404 Community Lane, Coatesville, PA 19320, care of DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, Administratrix. DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, atty.

BRIGGS, ELINOR P., late of Pennsbury Township. Barbara B. Montabana, 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.

BROWN, William Edward, late of West Chester. Margaret Brown Foster, 1308 West Chester Pike, Apartment I-3, West Chester, PA 19382, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, Administratrix. Deirdre A. Agnew, Esquire, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

CANIPE, Duane Allen, late of New Garden Township. Gary D. Canipe, care of SEAMUS M. LAVIN, Esquire, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 199380, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 199380, atty.

DABLIN, Miriam, late of Paoli, PA. Donna Roche, 1849 Hawthorne Place, Paoli, PA 19301, Executor.

EBREY, JR., Henry J., late of Borough of Oxford. Christine E. Taylor and Hollister Ebrey, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382, Co-Executors. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382, atty.

ELLIS, Carolyn, a/k/a Carolyn R. Ellis, late of East Pikeland Township. Stephen W.R. Ellis and Carolyn E. Slack, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executors. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

FAUST, Robert D., late of East Coventry Twp., Chester County, PA. Janice D. Faust, care of JESSICA R. GRATER, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Wolf, Baldwin & Associates, P.O. Box 444, Pottstown, PA 19464, atty.

JEZIORSKI, Joseph A., late of Tredyffrin Township. Joseph A. Jeziorski, Jr., care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382, atty.

JORDAN, Edwin C., late of Pennsbury Township. Frederick W. Jordan, 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.

KATZ, Bruce E., late of Kennett Square. Vicki B. Katz, 102 Sassafras Drive, Kennett Square, PA 19348, Executrix. JANICE M. MATIER, Esquire, Richards, Layton & Finger, P.O. Box 551, Wilmington DE 19899, atty.

KLIMA, Marie S., late of West Brandywine Township. Katherine M. Klima and Michael S. Dinney, care of MICHAEL S. DINNEY, Esquire, P.O. Box 128, Bryn Mawr, PA 19010, Executors. MICHAEL S. DINNEY, Esquire, Shea Law Offices, LLP, P.O. Box 128, Bryn Mawr, PA 19010, atty.

LOGAN, Robert Westfall, a/k/a Robert W. Loagn, late of East Goshen Township. Amy C. Hart, care of P. KRISTEN BENNETT, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381, Executor. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381, atty.

MATHES, Margaret C., late of East Goshen Township, Chester County. Susan M. Rosso and Steven A. Rosso, care of KENNETH R. WERNER, Esquire, 203 W. Miner Street, West Chester, PA 19380, Executors. KENNETH R. WERNER, Esquire, Werner & Wood, 203 W. Miner Street, West Chester, PA 19380, atty.

MCHUGH, JR., Thomas Joseph, a/k/a Thomas J. McHugh, Jr., late of East Goshen Township. Kelli R. McHugh, 1058 Harriman Court, West Chester, PA 19380, Executor. MICHAEL J. SANGEMINO, Esquire, 933 South High Street, First Floor North, West Chester, PA 19382, atty.

OSTERHOLM, Jewell L., a/k/a Jewell Osterholm, late of West Brandywine Township. Jewell L. Osterholm, Jr., care of MELISSA GROSSMAN, Esquire, 1650 Market Street, Suite 2800, Philadelphia, PA 19103, Executor. MELISSA GROSSMAN, Esquire, Cozen O'Connor, 1650 Market Street, Suite 2800, Philadelphia, PA 19103, atty.

RAIMATO, Janet, late of Franklin Township. Deborah Falgowski, 755 North Monroe Street Media PA 19063, care of LINSDEY J. CONAN, Esquire, 755 North Monroe Street, Media, PA 19063, Executrix. LINSDEY J. CONAN, Esquire, Conan Law Offices, LLC 755 North Monroe Street, Media, PA 19063, atty.

REDIFER, Patricia P., late of Borough of Kennett Square, Chester County, PA. Wendy E. Neel and Heather R. Ramsey, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executors. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

SEVERN, Helen E., a/k/a Helen Severn, late of Caln Township. Kenneth R. Severn, 3246 West Summit Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

TARASCHI, JR., Paul, late of Borough of Downingtown. Christopher Taraschi, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike #400, Plymouth Meeting, PA 19462, Executor. ROBERT M. SLUTSKY, Esquire, Robert M. Slutsky Associates, 600 W. Germantown Pike #400, Plymouth Meeting, PA 19462, atty.

TIMPERIO, Mark D., late of Chester Springs. Ottavia Burke, 2418 Copper Creek Road, Chester Springs, PA, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19425, Executrix. DONALD F. KOHLER, JR., Esquire, Kohler Law Offices, 27 South Darlington Street, West Chester, PA 19425, atty.

TOLTZIS, Barry S, late of Downingtown. William J Luttrell III, 11 S. Olive St., Foor 4, Media, PA 19063, care of WILLIAM J LUTTRELL III ESQ, Esquire, 11 S. Olive St., Foor 4, Media, PA 19063, Executor. William J Luttrell III Esq, Esquire, Luttrell Law Offices, 11 S. Olive St., Floor 4 Media PA 19063, atty.

UCHIN, Florence, late of West Vincent Township. Lewis J. Gordon, care of DANIEL J. SIEGEL, Esquire, 66 W. Eagle Road, Suite 1, Havertown, PA 19083, Executor. DANIEL J. SIEGEL, Esquire, Law Offices of Daniel J. Seigel, LLC, 66 W. Eagle Road, Suite 1, Havertown, PA 19083, atty.

WARNE, Phyllis M., late of Willistown Township. William Edward Warne, c/o 19 Waterloo Avenue, Berwyn, PA 19312, care of THOMAS W. FLYNN, III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Executor. Thomas W. Flynn, III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

WARREN, Betty Lou, late of Cochranville, PA. William Warren, Executor, 1877 Nobel Road, Kirkwood, PA 17536.

3rd Publication

CARFAGNO, Joseph John, a/k/a Joseph J. Carfagno, late of Tredyffrin Township, Chester County, PA. John J. Carfagno, care of ELIZABETH Z. MILNE, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executor. ELIZABETH Z. MILNE, Esquire, Connor Weber & Oberlies, P.C., 171 W. Lancaster Ave., Paoli, PA 19301, atty.

CRAIG, Barbara Hope, a/k/a Barbara H. Craig, late of Tredyffrin Township, Chester County, PA. David Craig and Michael Craig, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executors. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St. West Chester PA 19382, atty.

FINO, John M., a/k/a Dr. John M. Fino, late of East Goshen Township, Chester County, PA. Lisa Fino and Carla Wagner, care of RICHARD I. TORPEY, Esquire, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, Executrices. RICHARD I. TORPEY, Esquire, Howland, Hess, Guinan, Torpey Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

FLOECK, Frederick M., late of East Goshen Twp. Eva E. Kaeten, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

HENDERSON, Verline, late of West Caln Township. Romy Jenkins, 716 West Kings Highway, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

ISAAC, Deborah Jean, late of West Whiteland Township. Elisa Wiah, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

KOUGH, Joan, late of Phoenixville, PA. Deborah McFarlane, 7 Daffodil Place, Newtown, PA 18940, Executrix.

POWELL, Walter A., late of Honey Brook Township. Martin L. Lockhart, 403 W. Lincoln Hwy., Exton, PA 19341, Executor.

SMITH, JR., Vernon T., late of Borough of Honey Brook, Chester County, PA. Mark A. Smith, 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, Sloan, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

STRATTON, Cleavonne S., late of Borough of Parkesburg, Chester County, PA. Eva M. Smith, care of CATHERINE SUE CLARK, Esquire, 313 N. Fairfield Rd., Devon, PA 19333, Executrix. CATHERINE SUE CLARK, Esquire, 313 N. Fairfield Rd., Devon, PA 19333, atty.

WILLIAMS, Sandra S., late of Tredyffrin Township, Paoli, Chester County, PA. H. Drake Williams, Jr., care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

YANKANICH, JR., Stephen, late of Westtown Township, Chester County, PA. Kathy Michel, care of CHRIS PIELLI, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. CHRIS PIELLI, Esquire, Pine & Pine, LLP, 104 S. Church St. West Chester, PA 19382, atty.

FICTITIOUS NAME

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

Electric Man LLC d/b/a Simply Water, with its principal place of business at 641 Lancaster Ave, Ste 1014, Frazer, PA 19355. The application has been (or will be) filed on: November 27, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Bernard A. Purcell III, Electric Man LLC, 641 Lancaster Ave, Ste 1014, Frazer, PA 19355

NOTICE OF CIVIL ACTION

In the Court of Common Pleas of Chester County, PA
No. 2016-04322-CT

Richard Zimny, Susan D. Zimny, Robert Duncan, and Christina Duncan

v.

Wilkinson Residential Construction, *et al*

v.

Cill Dara Plastering, Inc., *et al*

To: **CILL DARA PLASTERING, INC.**

NOTICE

You have been sued in court. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
Chester County Bar Association
15 W. Gay St., 2nd Fl.
West Chester, PA 19380
(610) 692-1889

BY: Michael A. Boomsma, Esq., POST & SCHELL, P.C., 1869 Charter Lane, P.O. Box 10248,
Lancaster, PA 17605-0248, 717-291-4532

Chester County
Court of Common Pleas
Number: 2016-07795

Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff v. Galen Barger, Known Surviving Heir of James Barger and Unknown Surviving Heirs of James Barger, Defendants

TO: Unknown Surviving Heirs of James Barger. Premises subject to foreclosure: 1095 West Valley Hill Road, Malvern, Pennsylvania 19355. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this 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. **Lawyer Referral Service, Chester County Bar Association, 15 W. Gay Street, P.O. Box 3191, West Chester, Pennsylvania 19380, (610) 429-1500.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Philadelphia., PA 19109, 215-790-1010

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
CHESTER COUNTY**

Number 15-08798

LSF10 Master Participation Trust

vs.

Mark Hauck a/k/a Mark A. Hauck and Jennifer Knauss-Hauck a/k/a Jennifer K. Hauck

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Mark Hauck a/k/a Mark A. Hauck and Jennifer Knauss-Hauck a/k/a Jennifer K. Hauck

Your house (real estate) at **115 Arianna Lane, Coatesville, Pennsylvania 19320** is scheduled to be sold at Sheriff's Sale on **April 19, 2018 at 11:00 a.m.** at Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania 19380 to enforce the court judgment of \$191,830.30 obtained by LSF10 Master Participation Trust against the above premises.

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 canceled if you pay to LSF10 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
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.

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 the following notice 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 out the price bid by calling McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street
P.O. Box 3191
West Chester, Pennsylvania 19380
(610) 429-1500**

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad Street, Suite 1400
Philadelphia PA 19109
215-790-1010

2nd Publication of 3

**ADVERTISEMENT OF EXISTENCE
OF TRUST NOTICE**

Trust Estate of **Edwin C. Jordan**, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **Edwin C. Jordan** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to: Frederick W. Jordan, Trustee, c/o Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.
L. PETER TEMPLE, Esquire
Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, January 18th, 2018 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, February 19th, 2018.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County".** within twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

1st Publication

**SALE NO. 18-1-1
Writ of Execution No. 2012-05935
DEBT \$603,502.71**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania bound and described according to a Plan of Subdivision for John J. Horna, Jr. made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA dated 8-8-1979 and last revised 10-17-1979 and recorded as Chester County Plan #2782 as follows, to wit:

BEGINNING at a point on the southwesterly side of a 40 feet wide common access right of way at the southeasterly corner of Lot No. 4, said point being measured south 44 degrees 26 minutes 00 seconds west 246.2 feet from a monu-

ment at the southwesterly corner of land now or late of Hugh Kenworthy, Jr. and the southeasterly corner of Lot No. 1 as measured along the northwesterly right of way line of Newcomen Road (LR 15189) (50 feet wide right of way) as shown on said Plan; thence leaving said Newcomen Road extending along the southwesterly side of said common access easement and along Lot No. 4 the 2 following courses and distances

(1) NORTH 51 degrees 17 minutes 30 seconds west 402.00 feet to a point at the northeasterly corner of said Lot No. 4 and

(2) STILL along the same south 57 degrees 02 minutes 04 seconds west 215.98 feet to a point at the northwesterly corner of said Lot No. 4 in line of land now or late of Robert L. Cahoon, et ux, as shown on said Plan;

THENCE extending along said land now or late of Michael J. Papay, north 51 degrees 30 minutes 58 seconds west 515.54 feet to a monument at the northwesterly corner of this about to be described lot, a corner of land now or late of Walter A. Cubberly and Hugh Kenworthy, Jr. as shown on said Plan; thence extending along said Kenworthy's land, north 49 degrees 04 minutes 14 seconds east 230.82 feet to a point at the northwesterly corner of Lot No. 2 as shown on said Plan; thence extending along the same south 51 degrees 17 minutes 30 seconds east crossing the northerly terminus of said 40 feet wide common access right of way 945.93 feet to a point where the center line of the same intersects the northwesterly right of way line of said Newcomen Road as shown on said Plan; thence extending along the same south 44 degrees 26 minutes 00 seconds west 20.10 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 40 feet wide right of way as and for rights of way, passage and watercourses, utilities, at all times, hereafter forever in common with the owners, tenants and occupiers thereof the said 40 feet wide right of way running in a westerly direction from Newcomen Road a distance of approximately 420 feet.

BEING Parcel ID No. 34-6-8.2

UPI # 34-6-8.2

BEING the same premises which Carl J. Ferris and Lucy M. Ferris, husband and wife, by Deed dated June 28, 2000 and recorded July 20,

2000 in the Recorder of Deeds Office in and for Chester County in Book 4787, Page 2084, Instrument Number 0046299 granted and conveyed unto Michael W. Barbera and Carol A. Barbera, husband and wife.

PLAINTIFF: The Bank of New York Mellon Bank F/K/A The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A. as Trustee for Holders of SAMI II Trust 2006-ARI, Mortgage Passthrough Certificates Series 2006-ARI

VS

DEFENDANT: **CAROL A. BARBERA and MICHAEL W. BARBERA**

SALE ADDRESS: 400 Cedar Ridge Lane, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-855-9521**

SALE NO. 18-1-4

Writ of Execution No. 2017-03930

DEBT \$23,150.71

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, Pennsylvania, dated 8/10/2001, last revised 5/20/2003 and recorded 8/29/2003 as Plan No. 16725, as follows, to wit:

BEGINNING at a point on the northeasterly side of Bradford Way, said point being a corner of Lot No. 35 (as shown on said Plan); thence from said point of beginning extending along said road on line curving to the left having a radius of 175 feet an arc distance of 20.09 feet to a point, being a corner of Lot No. 33; thence leaving said road extending along Lot No. 33 passing through the partition wall dividing the buildings on Lot No. 3 and No. 34 north 29 degrees 32 minutes 52 seconds east 91.45 feet to a point in line of Open Space, being a corner of Lot No. 33; thence extending partially along said Open Space south 60 degrees 27 minutes 8 seconds east 20 feet to a point, being a corner of Lot No. 35; thence leaving said Open Space extending along Lot No. 35 passing through the partition wall dividing the building on Lots No. 34 and No. 35 south 29 degrees 32 minutes 52 seconds west 89.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 34 on the above mentioned Plan.

BEING sold subject to mortgage

BEING known as 5 Branford Way.

BEING UPI #9-10-47.34

BLR# 09-10-47.34

TITLE to said premises vested in James T. Ringgold and Carmen M. Ringgold, husband and wife by Deed from S. Denise Frame, dated 5/6/2005 and recorded 5/25/2005 in Book 6501 Page 196

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: PLAINTIFF: The Bank of New York Mellon Bank F/K/A The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A. as Trustee for Holders of SAMI II Trust 2006-ARI, Mortgage Passthrough Certificates Series 2006-ARI

VS

CARMEN M. BURGOS F/K/A CARMEN M. RINGGOLD and JAMES T. RINGGOLD

SALE ADDRESS: 5 Branford Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, ESQ., 610-328-2887**

SALE NO. 18-1-5

Writ of Execution No. 2016-11483

DEBT \$640,380.09

PROPERTY situate in the Upper Uwchlan Township, Chester County, Pennsylvania
BLR# 32-3-543

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2006-Wf3

VS

DEFENDANT: **PETER A. ADEBANJO and DORIS S. ADEBANJO a/k/a DORIS I. STIENE-ADEBANJO**

SALE ADDRESS: 508 Benson Lane, Chester Springs, PA 19425-3644

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-6
Writ of Execution No. 2014-00405
DEBT \$190,026.38

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of Honey Brook, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land, hereditaments and appurtenances, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, shown as Lot 14 on Site Plan and Utility Plan of Honey Brook Village, Drawing No. 87-22, dated July 28, 1987, latest revision of May 27, 1988, prepared by Lester R. Andes, Professional Engineer, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly face of Unit #14 and on a line in the middle of the party wall of Units #13 and #14; thence continuing on said line north 14 degrees, 16 minutes, 42 seconds east, a distance of 38.33 feet to a point; thence south 75 degrees, 43 minutes, 18 seconds east, a distance of 38.33 feet to a point; thence on a line passing through the party wall of Units #14 and #15, south 14 degrees, 16 minutes, 42 seconds west, a distance of 38.33 feet to a point; thence along the southerly face of Unit #14, north 75 degrees, 43 minutes, 18 seconds west, a distance of 21.75 feet to a point, the place of beginning.

BEING known as Unit #14 on the above mentioned Plan.

BEING UPI Number 12-4-213

PARCEL No.: 12-4-213

BEING known as: 427 Cahill Circle, Honey Brook, PA 19344

BEING the same property conveyed to Erica Eckman, adult individual and Rorece Johnson, adult individual who acquired title by virtue of a deed from Marc P. Dojka and Jennifer L. Dojka, husband and wife, dated September 18, 2009, recorded September 24, 2009, at Instrument Number 10964500, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **ERICA ECKMAN**
anS RORECE JOHNSON

SALE ADDRESS: 427 Cahill Circle, Honey Brook, PA 19344ORECE JOHNSON

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

SALE NO. 18-1-7
Writ of Execution No. 2013-07369
DEBT \$44,182.14

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built Plan for the Hankin Group, made by Henry C. Conrey, Inc., Paoli, PA., dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No.: 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending north 48 degrees 21 minutes 14 seconds east 24.00 feet to a point; thence extending south 41 degrees 38 minutes 46 seconds east along line of Unit 112 on said plan 40.50 feet to a point; thence extending south 48 degrees 21 minutes 14 seconds west along Limited Common Area 24.00 feet to a point; thence extending north 41 degrees 38 minutes 46 seconds west along line of Unit 114 on said Plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No. 113 on said Plan.

BEING Parcel ID No 54-3B-205

UPI # 54-3B-205

BEING the same premises which Carl J. Ferris and Lucy M. Ferris, husband and wife, by Deed dated June 28, 2000 and recorded July 20, 2000 in the Recorder of Deeds Office in and for Chester County in Book 4787, Page 2084, Instrument Number 0046299 granted and conveyed unto Michael W. Barbera and Carol A. Barbera, husband and wife.

PLAINTIFF: Partners for Payment Relief DE, III, LLC

VS

DEFENDANT: **JUDITH E. KIESEL,**
UNITED STATES OF AMERICA and
DEPARTMENT OF JUSTICE

SALE ADDRESS: 113 Putney Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-855-9521**

SALE NO. 18-1-9
Writ of Execution No. 2017-07226
DEBT \$221,004.34

ALL THAT CERTAIN message and lot of land, with the buildings and improvements

thereon erected, situate in Toughkenamon, in New Garden Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road or street and in the middle of the track of the Philadelphia and Baltimore Central Railroad; thence along the middle of said street by land formerly of Louisa A. Porter, south 26 degrees east 122 feet; thence south 64 degrees west 16.5 and south 26 degrees east 165 feet, thence by land of Isaac Larkin, south 64 degrees west 144 feet to land late of William Sharpless; thence by said Sharpless land, north 6 degrees west 148 feet to the middle of the aforesaid railroad track, thence along the middle of the said track, north 64 degrees east 107 feet to the place of beginning.

BEING UPI No. 60-3-53

RECORD title: The title to said premises appears to be vested in Lee Smith Investments, LLC, a Pennsylvania limited liability company, by Deed from D.H. Lane Properties, LLC, a Pennsylvania limited liability company, dated 8/10/2007 and recorded 8/30/2007 in Chester County in Record Book 7253 Page 1255.

ASSESSMENT: \$96,210.00

PLAINTIFF: Hayden Asset X, LLC

VS

DEFENDANT: **LEE SMITH INVESTMENTS, LLC**

SALE ADDRESS: 123 Reese Street, Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

SALE NO. 18-1-10

Writ of Execution No. 2017-07227

DEBT \$67,723.47

ALL THAT CERTAIN lot or piece of ground with the building and improvements, thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester, ad State of PA, bounded and described according to a survey and subdivision of land for Herman Hillman, made by C. Timothy Slack, Registered Professional Engineer, dated 12/2/95 as follows, to wit:

BEGINNING at a point in the title line of the bed of West Chester Road (40 feet wide) measured south 69 degrees 36 minutes east 197.46 feet from a point marking the intersection of the same with the extension of the easterly side of the extension of South 10th Avenue (as shown on said

Plan); thence extending from said beginning point along Lot No. 2 on said Plan, north 29 degrees 20 minutes east, crossing over an 8 inch sewer line and a 6 inch water line and passing along the southeasterly terminus of a 15 foot wide water and sewer right of way for the herein described lot 127.20 feet to a point, a corner of Lot No. 3 on said Plan; thence extending along the same south 60 degrees 40 minutes east, 85 feet to a point in line of land now or late of William P. Cox et ex; thence extending along the same 29 degrees 20 minutes west recrossing the aforesaid sewer line, 119.25 feet to a point in the title line in the bed of West Chester Road; thence long the same north 68 degrees 36 minutes west, recrossing the aforesaid water line 84.97 feet to the first mentioned point and place of beginning.

CONTAINING 10,405.70 square feet of land, be the same more or less.

BEING Lot No. 4 as shown on said Plan.

TOGETHER with as to Lot No. 4 above described and reserving as to Lot No. 2 above described the free and common use, right, liberty and privilege of the aforesaid 15 feet water and sewer right of way for the use of Lot No. 4 above described as and for a right of way for the purposes aforesaid, the said 15 feet wide right of way being entirely within the bounds of the said Lot No. 2 as shown on said Plan and being bounded and described as follows:

BEGINNING at a point on the southerly side of Oak Street 40 feet wide measured north 85 degrees 3 minutes east, 230 feet from a point marking the intersection of the same with the easterly side of the extension of South 10th Avenue (as shown on said Plan); thence extending from said beginning point along the southerly side of Oak Street north 85 degrees 3 minutes east, 15 feet to a point, a corner of Lot No. 3 on said Plan; thence extending along the same south 4 degrees 57 minutes east 83.12 feet to a point, a corner of Lot No. 4 on said Plan; thence extending partly along the same south 29 degrees 20 minutes west, 27.12 feet to a point; thence extending through Lot No. 2 on said Plan north 4 degrees 57 minutes west 106 feet to the first mentioned point and place of beginning.

BEING UPI No. 16-7-300.2

RECORD title: the title to said premises appears to be vested in Lee A. Smith, by Deed from Lois Elaine Irwin, dated 12/27/2002 and recorded 3/21/2002 in Chester County in Record Book 5618 Page 189.

ASSESSMENT: \$78,230.00
PLAINTIFF: Hayden Asset X, LLC
VS

DEFENDANT: **LEE A. SMITH**
SALE ADDRESS: 1009 West Chester

Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

SALE NO. 18-1-11
Writ of Execution No. 2017-03865
DEBT \$310,912.29

PROPERTY situate in the
Downingtown Borough, Chester County,
Pennsylvania

UPI# 40-2E-66

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: J.P. Morgan Alternative
Loan Trust 2006-S4, Mortgage Pass-Through
Certificates, U.S. Bank National Association, as
Trustee, by PHH Mortgage Corporation as
Servicer with Delegated Authority Under the
Transaction Documents

VS

DEFENDANT: **BRIAN T. STILLMAN and JOANNE M. KOONS STILLMAN**

SALE ADDRESS: 332 North
Woodmont Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-12
Writ of Execution No. 2017-05283
DEBT \$69,136.90

ALL the right, title, interest and claim
of Gilda Parker aka Gilda Butler of, in and to:

ALL the following described real estate
situate in the Borough of South Coatesville,
County of Chester Commonwealth of
Pennsylvania. Having erected thereon a dwelling
known and numbered as 1235 Youngsбург Road,
Coatesville, PA 19320. Deed Book 4644, Page
1457, Parcel Number 09-10-0046.060.

PLAINTIFF: The Bank of New York
Mellon, as Trustee for Cit Mortgage Loan Trust
2007-1

VS

DEFENDANT: **GILDA PARKER aka GILDA BUTLER**

SALE ADDRESS: 1235 Youngsбург
Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KERI P. EBECK, ESQ., 412-434-7955**

SALE NO. 18-1-13
Writ of Execution No. 2017-05145
DEBT \$151,955.08

PROPERTY situate in the Westtown
Township, Chester County, Pennsylvania

BLR# 67-4C-187

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Bank of America, N.A.
VS

DEFENDANT: **JAMES J. MALONEY**

SALE ADDRESS: 1576 S Coventry
Ln, a/k/a 576 S. Coventry La, West Chester, PA
19382-7592

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-14
Writ of Execution No. 2015-11969
DEBT \$246,512.41

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of West Bradford,
County of Chester, State of Pennsylvania, and
described according to a Subdivision Plan known
as 'Marshallton Manor' said Plan made by Henry
S. Conrey, Inc., Division of Chester Valley
Engineers, Civil Engineers dated 1/30/65 and
revised 2/4/65, said plan being recorded in the
Office for the Recording of Deeds in and for the
County of Chester at Chester at West Chester, Pa.,
in Plan Book 20 Page 7 on 2/10/65 as follows, to
wit:

BEGINNING at a point on the north-
westerly side of Carriage Lane (50 feet wide) a
corner of Lot #30, said point being measured by
the 4 following courses and distances from a point
of curve on the northwesterly side of Northbrook
Road (L.R. 15077) (said side of Northbrook Road
being at the distance of 30.00 feet northwest of the
center line thereof); (1) leaving Northbrook Road
on the arc of a circle curving to the right having a
radius of 25 feet the arc distance of 39.27 feet to a
point of tangent on the northeasterly side of
Carriage Lane; (2) north 81 degrees 35 minutes 20

seconds west along the northwesterly side of Carriage Lane 90.20 feet to a point of curve in the same; (3) northwestwardly and southwestwardly partly along the northeasterly and partly along the northwesterly sides of Carriage Lane on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 173.66 feet to a point of tangent on the northwesterly side of Carriage Lane and (4) south 71 degrees 52 minutes 3 seconds west along the northwesterly side of Carriage Lane 208.20 feet to the point of beginning; thence extending from said point of beginning along the northwesterly side of Carriage Lane south 71 degrees 52 minutes 43 seconds west 100.00 feet to a point, a corner of Lot #32; thence extending partly along Lot #32 and partly along Lot #35, north 18 degrees 07 minutes 17 seconds west 349.13 feet to a point in line of Lot #36; thence extending along Lot #36, north 74 degrees 22 minutes 43 seconds east 27.13 feet to a point a corner of Lot #38; thence extending partly along Lot #38, and partly along Lot #39, north 75 degrees 58 minutes 22 seconds east 73.08 feet to a point, a corner of Lot #30; thence extending along Lot #30 south 19 degrees 07 minutes 17 seconds east 142.73 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Jason C. Gray by Deed from Thomas Poplawski and Barbara Poplawski dated October, 26 2009 and recorded October 29, 2009 in the Chester County Recorder of Deeds in Book 7800, Page 214 as Instrument Number 10970445.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JASON C. GRAY**

SALE ADDRESS: 1411 Carriage Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MIL-STEAD & ASSOCIATES, LLC, 856-482-1400**

SALE NO. 18-1-15

Writ of Execution No. 2017-07035

DEBT \$181,673.61

PARCEL NO.: 17-7-21.15

The land referred to herein is situated in the County of Chester, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground situate on the southeastern side of Chestnut Hill Road, between Nottingham Road and Melville Road in the Township of North Coventry, County of Chester, and State of Pennsylvania, being the

whole of Lot No. 15 as shown on a map or plan of the development known as Chester Hills, Section No. 1, as laid out by Glen H. Krouse and Marie L. Krouse, his wife, in June 1959, bounded on the northwest by Chestnut Hill Road (60 feet wide), on the northeast by Lot No. 14, on the southeast by residue property belonging to Krouse Corporation, and on the southwest by Lot No. 16, being more fully bounded and described as follows, to wits:

BEGINNING at a corner in the northern building line of Chestnut Hill Road, a distance of sixty-three and forty-five one-hundredths feet (63.45) measured along the aforesaid Chestnut Hill Road in a southwesterly direction from a marble stone at a point of tangency in the aforesaid Chestnut Hill Road, the aforesaid point of beginning being the northeastern corner of Lot No. 15 and the northwestern corner of Lot No. 14; thence leaving the aforesaid Chestnut Hill Road and along the aforesaid Lot No. 14, south thirty-four degrees fifteen minutes east (S. 34° 15' E.) a distance of two hundred feet (200') to a corner; thence along other property belonging to Krouse Corporation and along the center line of a ten feet (10') wide reservation for public utilities, south fifty-five degrees forty-five minutes west (S. 55°45' W.), a distance of one hundred forty feet (140') to a corner; thence along the northeastern side of Lot No. 16, north thirty-four degrees fifteen minutes west (N. 34° 15' W.) a distance of two hundred feet (200') to a corner in the southeastern building line of the aforesaid Chestnut Hill Road; thence along the same north fifty-five degrees forty-five minutes east (N. 55° 45' E.) a distance of one hundred forty feet (140') to the place of beginning.

CONTAINING twenty-eight thousand (28,000) square feet.

PARCEL ID: 17-7-21.15

FEE simple title vested in Louise F. Boyer by Deed from, Louise F. Boyer and Ronald D. Boyer, her husband, dated 10/18/1991, recorded 10/28/1991, in the Chester County Recorder of Deeds in Deed Book 2640, Page 418.

PLAINTIFF: Plaza Home Mortgage, Inc.

VS

DEFENDANT: **LOUISE F. BOYER**

SALE ADDRESS: 1462 Chestnut Hill Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

SALE NO. 18-1-16
Writ of Execution No. 2016-07689
DEBT \$479,156.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Salsbury, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge" dated 11/3/1997 and recorded in Chester County, Plan File #15071, as follows, to wit:

BEGINNING at a point on the easterly side of Flagstone Circle, said point being a corner of Lot #120; thence extending from said point of beginning along Lot #120, north 60 degrees 44 minutes 57 seconds east 186.74 feet to a point in line of land of William and Jane Teter; thence along the same and along lands of Alvin and Dorothy Shumate the (2) courses and distances; (1) south 37 degrees 59 minutes 52 seconds east 42.28 feet to a point and (2) south 15 degrees 59 minutes 46 seconds east, 70.37 feet to a point a corner of Lot #123, thence along the same south 74 degrees 27 minutes 34 seconds west, 190.39 feet to a point of curve on the easterly side of Flagstone Circle; thence along the same on the arc of a circle curving to the left, having a radius of 275.00 feet, the arc distance of 65.80 feet to the first mentioned point and place of beginning.

BEING Lot #121 as shown on said Plan.

BEING UPI #37-4-153
BLR# 37-04-0153

TITLE to said premises vested in Maureen M. Stanbury by Deed from Christopher J. Hilden and Karen R. Hilden, dated 9/24/2004 and recorded 10/13/2004 in Book 6306 Page 2167

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")
VS

DEFENDANT: **MAUREEN M. STANBURY**

SALE ADDRESS: 314 Flagstone Circle, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, ESQ., 610-328-2887**

SALE NO. 18-1-17
Writ of Execution No. 2016-04241
DEBT \$195,230.20

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the West Ward of Downingtown Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle of Downing Avenue, a corner in the north line of the lot and premises now or late of the Alert Fire Company #1 of the Downingtown, PA; thence by said line, north 68 degrees 03 minutes east, 151.8 feet to a corner; thence south 38.5 degrees east, 4.2 feet to a corner in the north line of a proposed alley; thence along said north line, north 51.5 degrees east, 50 feet to the west line of a proposed alley; thence along said west line, north 38.5 feet west, about 45 feet to the south line of the premises now or late of E. Vinton Philips; thence along said south line, south 68 degrees 03 minutes west, 189.7 feet to a corner in the middle of said Downing Avenue; thence along the middle of same, south 21 degrees 57 minutes east, 50 feet to the place of beginning.

TITLE to said premises vested in Joseph Michael Lannutti, Jr. and Holly C. Lannutti by Deed from Timothea K. Pyle, Executrix for the Estate of Onorina Dipietro, deceased dated March, 30 2009 and recorded March 31, 2009 in the Chester County Recorder of Deeds in Book 7627, Page 2146 as Instrument Number 10913290.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **HOLLY C. LANNUTTI AND JOSEPH MICHAEL LANNUTTI, JR.**

SALE ADDRESS: 19 Downing Avenue, Downingtown, PA 19335-2616

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

SALE NO. 18-1-18
Writ of Execution No. 2009-09917
DEBT \$339,856.43

ALL THAT CERTAIN lot or tract of land, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a new survey

thereof made by Thomas B. Colesworthy, County Surveyor, June 25, 1951 as follows, viz:

TAX I.D. #: 51-5R-46

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York as Indenture Trustee for the Asset-Backed Securities, Series 2004-SD1

VS

DEFENDANT: **DANA A. BRINTON**

SALE ADDRESS: 735 Price Street, West Chester, Pennsylvania 19382

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

SALE NO. 18-1-19

Writ of Execution No. 2016-08204

DEBT \$868,720.95

ALL THAT CERTAIN tract of land with the buildings and improvements erected thereon.

SITUATE along the northerly side of Wheatland Street situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey by William Conner, professional land surveyor dated 11/19/1983 Plan No. C83-068.

BEING the same premises which Theodore R. Flint and Deborah D. Flint, husband and wife, by Deed dated 8/8/2008 and recorded 9/9/2008 in the County of Chester in Deed Book 7512 Page 1483 conveyed unto 723 Wheatland, LLC, in fee.

PARCEL No. 15-8-25.1

PLAINTIFF: First CornerStone Bank, a Division of First-Citizens Bank & Trust Company

VS

DEFENDANT: **723 WHEATLAND, LLC**

SALE ADDRESS: 723 Wheatland Street, Phoenixville, PA

PLAINTIFF ATTORNEY: **PHILLIP D. BERGER, ESQ., 610-668-0800**

SALE NO. 18-1-20

Writ of Execution No. 2017-04817

DEBT \$151,454.46

ALL THAT CERTAIN lot or piece of ground situate in Highland Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Plan for

Jeffrey L. Booth made by Howard W. Doran surveyor dated 10/27/1999, last revised 7/20/2004 and recorded in Chester County as Plan #17496, as follows, to wit:

BEGINNING at a point on the east side of Five Points Road at a corner of Lot 2, as shown on said Plan, thence along the east side of Five Points Road the following courses and distances (1) north 28 degrees 40 minutes 40 seconds east 121.14 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 1025 feet the arc distance of 72.73 feet to a point of tangent (3) north 22 degrees 32 minutes 13 seconds east 23.41 feet to a point of curve (4) on the arc of a circle curving to the left having a radius of 65 feet and the arc distance of 39.67 feet to a point a corner of the lands of Sewalt and Cohen, thence along said lands, north 78 degrees 00 minutes 00 seconds east 243.88 feet to a point in the bed of Buck Run said point also being on or near the boundary line between East Fallowfield and Highland Townships, thence along and through the bed of the said Buck Run the following courses and distances (1) south 75 degrees 46 minutes 08 seconds east 101.82 feet (2) north 71 degrees 39 minutes 08 seconds east 156.46 feet (3) north 51 degrees 31 minutes 31 seconds east 147.06 feet (4) south 84 degrees 18 minutes 00 seconds east 117.60 feet (5) south 65 degrees 32 minutes 41 seconds east 106.98 feet (6) south 88 degrees 29 minutes 00 seconds east 66.32 feet (7) south 62 degrees 21 minutes 16 seconds east 68.82 feet (8) south 84 degrees 24 minutes 10 seconds east 15.70 feet to a point a corner of Lot 2, thence along Lot 2 the following courses and distances (1) south 30 degrees 31 minutes 45 seconds west crossing a common access easement 800.96 feet (2) north 59 degrees 28 minutes 15 seconds west 307.81 feet (3) north 17 degrees 52 minutes 34 seconds west 120.39 feet (4) north 79 degrees 46 minutes 19 seconds west crossing a sanitary sewer easement and a common access and utility easement 230.73 feet (5) north 59 degrees 31 minutes 10 seconds west 138.36 feet to the point and place of beginning.

BEING Lot 1 on said Plan
CONTAINING 10.1459 acres gross as shown on said Plan

BEING Tax Parcel No. 45-3-53.2

BEING the same premises which the Tax Claim Bureau of Chester County granted and conveyed to CJD Group, LLC by virtue of Upset Sale Deed dated January 15, 2016 and recorded

January 29, 2016 in the Chester County Recorder of Deeds Office in Book 9255 at Page 2201.

PLAINTIFF: Landis & Setzler, P.C.

VS

DEFENDANT: **CJD GROUP, LLC**
and JEFFERY BOOTH

SALE ADDRESS: ES N. Five Points Road, Lot 1, Highland Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQ., 610-696-8500**

SALE NO. 18-1-21

Writ of Execution No. 2017-06131

DEBT \$72,036.58

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north curb line of East Chestnut Street marking the division wall between the double frame house distant approximately 88 feet 30-3/4 inches eastwardly from the east curb line of North Eighth Avenue; extending eastwardly along Chestnut Street 19 feet 8 inches to a point and northwardly 86.75 feet through the division line between property herein described and property herein described and property No. 805 immediately on the west; thence eastwardly by a line parallel to East Chestnut Street 19.8 feet to a point in the division line between this and the property adjoining on the east; thence southwardly 86-3/4 feet to the first mentioned point and place of beginning.

BEING known as 807 East Chestnut Street.

BEING the same premises in which Eleanor Yearsley aka Eleanor Y. Bennett, by her Attorney-in-Fact Alden S. Bennett, by Power of Attorney dated 10/16/92 and recorded in Book 3392 Page 37, granted and conveyed unto Russell T. Flamer and Linda C. Flamer, husband and wife, in fee.

PARCEL # 16-2-328

PLAINTIFF: Banc of America Funding Corporation 2007-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **BJH REALTY, LLC**
SALE ADDRESS: 807 East Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

SALE NO. 18-1-22

Writ of Execution No. 2016-07440

DEBT \$187,241.48

PROPERTY situate in Township of West Caln

TAX Parcel #Tax ID / UPI Parcel No.
28-02-0055.01B/28-2-55.1B

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **THE UNKNOWN HEIRS OF JILLMARIE JOHNSON a/k/a JILL MARIE JOHNSON, DECEASED, JOSEPH C. JOHNSON, SOLELY IN HIS CAPACITY AS HEIR OF JILLMARIE JOHNSON a/k/a JILL MARIE JOHNSON, DECEASED**

SALE ADDRESS: 308 Hill Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 18-1-23

Writ of Execution No. 2016-01816

DEBT \$75,319.03

PROPERTY situate in Township of Pennsbury

TAX ID/UPI Parcel No. 64-04J-0072.0000/64-4J-72

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Keybank National Association S/B/M First Niagara Bank, N.A. S/B/M to First Financial Bank

VS

DEFENDANT: **BARRY J. HEATON a/k/a BARRY JOSEPH HEATON and NEILL W. HEATON a/k/a NEILL WILLIAM HEATON**

SALE ADDRESS: 21 Constitution Drive, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 18-1-24
Writ of Execution No. 2017-00275
DEBT \$397,568.33

PROPERTY situate in the Elk Township, Chester County, Pennsylvania
BLR# 7002 00212700
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **JOHN C. SACCOMANDI, JR. and DONNA M. SACCOMANDI a/k/a DONNA M. BROWN-SACCOMANDI**

SALE ADDRESS: 206 Victoria Lane, Oxford, PA 19363-2638

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-25
Writ of Execution No. 2016-07073
DEBT \$276,285.26

PROPERTY situate in the Valley Township, Chester County, Pennsylvania
BLR# 38-2-305
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2007-HE1 Mortgage Pass-Through Certificates, Series 2007-HE1

VS

DEFENDANT: **ROBERT A. DALE**

SALE ADDRESS: 44 Kimberly Circle, Coatesville, PA 19320-5914

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-26
Writ of Execution No. 2015-10531
DEBT \$470,914.05

PROPERTY situate in the Kennett Square Borough, Chester County, Pennsylvania
BLR# 3-2-89
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ISIDORO GONZALEZ and VICTORIA MCELWAIN**

SALE ADDRESS: 631 Linden Circle, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-28
Writ of Execution No. 2016-03353
DEBT \$67,888.17

PROPERTY situate in Chester County, BLR# 16-10-18
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-2 Asset-Backed Certificates, Series 2006-2

VS

DEFENDANT: **MONICA K. YANNUZZI and BEATRICE WOODS**

SALE ADDRESS: 346 South 1st Avenue, Coatesville, PA 19320-3703

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-30
Writ of Execution No. 2017-05445
DEBT \$108,285.99

PROPERTY situate in the Downingtown Borough, Chester County, Pennsylvania

BLR# 11-7-30.2

IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TOBIAS J. MASTRIANI, JR.**

SALE ADDRESS: 352 Mary Street, Downingtown, PA 19335-2518

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-31
Writ of Execution No. 2014-01095
DEBT \$196,729.93

ALL THAT CERTAIN lot of land situate in Township of West Caln, Chester County, Pennsylvania

TAX Parcel No.: 28-04-0137-0100

PLAINTIFF: Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.
VS

DEFENDANT: **DANIEL STEVENSON, KNOWN HEIR OF MARY STEVENSON a/k/a MARY L. STEVENSON; ELNORA STEVENSON, KNOWN HEIR OF MARY STEVENSON a/k/a MARY L. STEVENSON; MARSHALL STEVENSON, KNOWN HEIR OF MARY STEVENSON a/k/a MARY L. STEVENSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY STEVENSON a/k/a MARY L. STEVENSON**

SALE ADDRESS: 190 Old Wilmington Road, (West Caln Township), Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

SALE NO. 18-1-32
Writ of Execution No. 2016-00469
DEBT \$86,113.30

PROPERTY situate in the Sadsbury Township, Chester County, Pennsylvania

BLR# 37-4G-34

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **BARRY D. THOMPSON a/k/a BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19367

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-33
Writ of Execution No. 2013-12653
DEBT \$247,859.24

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: LSF9 Master Participation Trust
VS

DEFENDANT: **NICHOLAS V. COPPA and KRISTINE C. COPPA**

SALE ADDRESS: 7 Line Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC, 215-886-8790**

SALE NO. 18-1-34
Writ of Execution No. 2015-08956
DEBT \$67,044.20

PROPERTY situate in the East Fallowfield Township, Chester County, Pennsylvania

BLR# 47-5-91

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: **WALTER VAN DYKE, SR. a/k/a WALTER VANDYKE, SR. and REGINA ERIN DEFAZIO and MATTHEW JONATHAN DEFAZIO a/k/a MATTHEW J. DEFAZIO**

SALE ADDRESS: 1610 Goosetown Road, Coatesville, PA 19320-4641

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-35
Writ of Execution No. 2016-05906
DEBT \$89,819.38

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Highland, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract or parcel

of land, with the buildings and improvements thereon erected, situated in the Township of Highland, County of Chester, Commonwealth of Pennsylvania, and described according to a Plan of Property of Elmer Toth, etux, to be conveyed unto Richard Bodtke, said Plan made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, dated November 20, 1970, as follows, to wit:

BEGINNING at a spike on the title line of L.R. 15138, said point of beginning being measured the two following courses and distances from a corner of land of Albert Wilkinson (1) north 84 degrees 15 minutes east 526.90 feet to an old spike, and (2) north 88 degrees 15 minutes east 127.79 feet to the point of beginning; thence extending from said point of beginning and along lands of which this was a part, the three following courses and distances, (1) north 01 degree 45 minutes west 791.95 feet to an iron pin, (2) south 87 degrees 07 minutes 09 seconds east, 584.15 feet to an iron pin, and (3) south 00 degrees 43 minutes west 342.78 feet to a spike on the title line of L.R. 15138; thence extending along the title line of L.R. 15138 the two following courses and distances, (1) south 89 degrees 30 minutes west 143.19 feet to a spike, and 2 south 88 degrees 15 minutes west 406.81 feet to the first mentioned point and place of beginning.

BEING UPI Number 45-07-0035.0000

PARCEL No.: 45-07-0035.0000

BEING known as: 151 Doe Run Station Road, Highland Township, PA 19320

BEING the same property conveyed to Gerald M. Pisano and Martha B. Pisano, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Margaret B. Bodtke, single woman, dated April 30, 1999, recorded April 30, 1999, at Instrument Number 35438, and recorded in Book 4554, Page 1362, Chester County, Pennsylvania Records.

MARTHA B. Pisano died June 29, 2013, pursuant the assumed tenancy by the entirety in the above Deed, all rights and interests have passed to Gerald M. Pisano

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GERALD M. PISANO**

SALE ADDRESS: 151 Doe Run Station Road, Highland Township, PA 19320

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

SALE NO. 18-1-36

Writ of Execution No. 2017-06083

DEBT \$294,045.17

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2Q-122

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **MARCELLA WILLIAMS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF DORIS B. BUTCHER a/k/a DORIS BUTCHER**

SALE ADDRESS: 856 Front Street, a/k/a 860 Front Street, Coatesville, PA 19320-2610

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-37

Writ of Execution No. 2016-07738

DEBT \$102,871.78

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-6-318

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **MATTHEW P. GREEN and WILLIAM A. PRYCE a/k/a WILLIAM PRYCE**

SALE ADDRESS: 18 South 5th Avenue, Coatesville, PA 19320-3416

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-38

Writ of Execution No. 2017-02732

DEBT \$178,297.52

PROPERTY situate in Honey Brook Borough

TAX Parcel #1201 01160000/12-1-116

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **MARILYN DOL-NICK aka MARILYN E. DOLNICK and KIM-BERLY KENEFICK**

SALE ADDRESS: 126 Red Oak Court,
Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 18-1-40**Writ of Execution No. 2016-08569****DEBT \$505,606.50**

PROPERTY situate in the East Goshen Township, Chester County, Pennsylvania
BLR# 53-4L-157

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **JAMES E. FRANTZ and SUZANNE FRANTZ**

SALE ADDRESS: 1633 Eldridge Drive, West Chester, PA 19380-6456

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-41**Writ of Execution No. 2003-04081****DEBT \$267,586.06**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-1P-299

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to Lasalle Bank National Association as Trustee for Bearn Stearns Asset Backed Securities Trust, 2001-3, Asset Backed Certificates Series 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355-3007

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 18-1-42**Writ of Execution No. 2017-06535****DEBT \$324,349.23**

ALL THAT CERTAIN lot of land situate in East Fallowfield Township, Chester County, Pennsylvania

TAX Parcel No.: 47-04-0446.0000

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-E, Mortgage-Backed Certificates, Series 2005-E

VS

DEFENDANT: **130 BIRCH LLC, RUSSELL WASHINGTON and VONDA WASHINGTON**

SALE ADDRESS: 100 Corbit Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

SALE NO. 18-1-43**Writ of Execution No. 2016-10952****DEBT \$510,833.79**

ALL THAT CERTAIN parcel of land situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania being known and designated as Lot #80 Phase III, bounded and described according to an overall title plan of Ryerss, made by Chester Valley Engineers, Inc., dated 12/12/1989, last revised 12/11/1991 and recorded in Chester County as Plan No. 11643, and being more fully described as follows, to wit:

BEGINNING at a point on the south-westerly side of Full Cry Court a corner of Lot #140 on said Plan; thence extending along same south 62 44' 00" west 202.06 feet to a point in line of Lot #139; thence extending along same and along Lot #81 the two following courses and distance (1) north 29 53' 19" west, 44.38 feet to a point; (2) north 24 42' 10" west 64.23 feet to a point a corner of Lot #80; thence extending along same north 62 44' 00" east, 201.22 feet to a point on the southwesterly side of Full Cry Court aforesaid; thence extending along same south 27 16' 00" east, 108.50 feet to the point and place of beginning.

CONTAINING 22.007 square feet of land, more or less.

TAX ID: 41-6-177

FOR information purposes only, property also known as: 1406 Full Cry Court, West

Chester, PA 19380

TITLE to said premises is vested in Michael J. Toconita and Miyuki Toconita, by Deed from Whiteland Development Associates Joint Venture, a PA. General Partnership, First Whiteland, Inc. A Pa. Corporation and Baldwin Development Corporation, a PA. Corporation was recorded 02/05/96, in the Chester County Recorder of Deeds in Book 3990, Page 1675, as Instrument Number 6314.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for IndyMac INDX Mortgage Loan Trust 2006-AR33, Mortgage Pass-Through Certificates, Series 2006-AR33 c/o Specialized Loan Servicing LLC

VS

DEFENDANT: **MICHAEL J. TOCONITA and MIYUKI TOCONITA**

SALE ADDRESS: 1406 Full Cry Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-596-8900**

SALE NO. 18-1-44

Writ of Execution No. 2015-06379

DEBT \$142,059.20

ALL THAT CERTAIN lot of land situate in East Goshen Township, Chester County, Pennsylvania

TAX Parcel No.: 53-6-1525.71G

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

VS

DEFENDANT: **ADRIANNA RAQUEL CALAF, KNOWN HEIR OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, JOAN GODLEWSKI, KNOWN HEIR OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, JOSEPH GODLEWSKI, KNOWN HEIR OF PAUL GODLEWSKI a/k/a PAUL GODLEWSKI a/k/a PAUL GODLESWSKI, KARIN RICCARDI, KNOWN OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, ROBERT BOWMAN, EXECUTOR OF THE ESTATE OF PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI, THE ESTATE OF PAUL GODLEWSKI a/k/a PAUL J.**

GODLEWSKI a/k/a PAUL GODLESWSKI, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL GODLEWSKI a/k/a PAUL J. GODLEWSKI a/k/a PAUL GODLESWSKI

SALE ADDRESS: 571 Summit House, West Chester, PA 19382

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

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