



Chester County Law Reporter

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(USPS 102-900)

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Commonwealth vs. Johnson

Impeachment by prior conviction - Preservation of appeal issue - Harmless error

1. Rule of Evidence No. 609 states in relevant part: for the purpose of attacking the credibility of any witness, evidence that the witness has been convicted of a crime, must be admitted if it involved dishonesty or false statement, but, if more than 10 years have passed since the later of the witness's conviction or release from confinement for it, evidence of the conviction is admissible only if its probative value substantially outweighs its prejudicial effect. Also, the proponent must give an adverse party reasonable written notice of the intent to use it so that the party has a fair opportunity to contest its use.
2. In order to preserve issues for appeal, objections to the error or offense must be made in a timely fashion.
3. If an objection is not timely made on the record, it is considered waived, even if it has been raised in a post-sentence motion.
4. Boilerplate allegations, without more, cannot a successful basis on appeal.
5. An appellate court has the ability to affirm a valid judgment or verdict for any reason appearing as of record.
6. The doctrine of harmless error is a technique of appellate review designed to advance judicial economy by obviating the necessity for a retrial where the appellate court is convinced that a trial error was harmless beyond a reasonable doubt. Its purpose is premised on the well-settled proposition that a defendant is entitled to a fair trial, but not a perfect one.
7. An appellate court may affirm a judgment based on harmless error even if such an argument is not raised by the parties.
8. An error may be harmless where the properly admitted evidence of guilt is so overwhelming and the prejudicial effect of the error is so insignificant by comparison that it is clear beyond a reasonable doubt that the error could not have contributed to the verdict.
9. Defendant was convicted of Unlawful Contact With Minor, Sexual Assault, Corruption of Minors, and Indecent Assault. Defendant appealed, arguing the trial court erred in denying the defense Motion to Preclude Use of Defendant's Conviction. Because Defendant testified at trial and the prosecutor did not impeach Defendant with the conviction, there is not a cognizable issue to appeal. Because the Court deemed its ruling to allow the use of Defendant's ten and one-half year old robbery conviction as correct; the conviction was not brought to the jury's attention; the Defendant suffered no prejudice; any potential error was harmless and this issue was not properly preserved for appeal, this Court respectfully requested that its decisions be affirmed.

C.C.P., Chester County, Pennsylvania, Criminal Action No. 3666-2017;
Commonwealth of Pennsylvania vs. Dion Maurice Johnson

Nicholas J. Casenta, Jr. for the Commonwealth

Maria Heller for the Defendant

Mahon, J., April 16, 2019:-

[Editor's note: The Superior Court affirmed on 12/30/19, 512 EDA 2019]

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS
 : CHESTER COUNTY, PENNSYLVANIA
 VS.
 : CRIMINAL ACTION
 DION MAURICE JOHNSON : No. CR-3666-2017

Nicholas J. Casenta, Jr., Esquire, Chief Deputy District Attorney
 Maria Heller, Esquire, Attorney for the Defendant

OPINION

AND NOW, this 16th day of April, 2019, this Opinion is filed pursuant to Pa. R.A.P. 1925 and in response to Dion Maurice Johnson’s (“Defendant”) timely Concise Statement of Errors Complained of on Appeal (“Statement”), filed with the Court on March 15, 2019.

PROCEDURAL AND FACTUAL HISTORY

On October 18, 2018, following a four (4) day jury trial, Defendant was convicted of one count Unlawful Contact With Minor (18 Pa.C.S.A. § 6318(a)(1)),¹ one (1) count Sexual Assault (18 Pa.C.S.A. § 3124.1), one (1) count of Corruption of Minors (18 Pa.C.S.A. § 6301(a)(1)(i)), and one (1) count of Indecent Assault (18 Pa.C.S.A. § 3126(a)(1)). The jury acquitted Defendant on the offense of Rape-Unconscious Victim (18 Pa.C.S.A. § 3121(a)(3)). See Verdict Sheet, 10/18/18.

Sentencing was deferred in this matter to obtain a pre-sentence investigation (“PSI”) report and to conduct a Court-ordered evaluation by the Sexual Offender Assessment Board (“SOAB”) to determine whether Defendant met the statutory criteria to be classified as a sexually violent predator (“SVP”) pursuant to 42 Pa.C.S.A. § 9799.24.²

On January 17, 2019, Defendant was sentenced to an aggregate term of imprisonment of not less than twelve and a half (12 ½) and not more than

¹ The jury specifically found that the target offenses were Sexual Assault (18 Pa.C.S.A. § 3124.1) and Indecent Assault (18 Pa.C.S.A. § 3126(a)(1)). See Verdict Sheet, 10/18/18, at 2. The undersigned was not the trial judge but has been assigned this matter upon the retirement of the trial judge.

² On December 26, 2018, Dr. Bruce Mapes, an evaluator for the SOAB, conducted the evaluation of Defendant and determined that he did not meet the statutory criteria for classification as a SVP. The Commonwealth did not challenge Dr. Mapes’ findings.

twenty-five (25) years in a state correctional institution.³ Defendant was classified as a Tier 3 sexual offender under SORNA and was ordered to comply with all of the applicable SORNA requirements. Defendant received the applicable credit for time served. Defendant was represented at trial, the SVP proceedings and sentencing by Nellie Verduci, Esquire.

On February 14, 2019, Maria Heller, Esquire⁴ filed a timely Notice of Appeal, in response to which, this Court ordered Defendant to file and serve upon the undersigned a Statement. See Order, 2/22/19. On March 15, 2019, Defendant filed a timely, counseled, Statement.

The underlying facts giving rise to Defendant's convictions are as follows: the charges in Term number CR-3666-2017 arise out of an incident which occurred over a period of several hours on June 28th and 29th of 2017. The incident occurred inside Defendant's apartment in Parkesburg Borough, Chester County, Pennsylvania. The victim in this case is a sixteen (16) year old girl who encountered Defendant at his residence when she was walking home from her friend's house. Upon making contact with Defendant outside of his residence, the victim agreed to accompany Defendant into his apartment to use and/or procure narcotics. Prior to this encounter, Defendant and the victim were complete strangers.

Once inside the apartment, the victim and Defendant smoked narcotics and drank alcohol together. When the victim attempted to leave the apartment and go home, Defendant demanded "payment" for the narcotics. The victim testified that she "blacked out" at this point and when she awoke, she was naked and Defendant was on top of her, penetrating her vaginally without her consent. The victim managed to grab her pocketknife and stabbed Defendant multiple times to finally end the assault.

See N.T., 10/16/18, pp 28-82; N.T., 1/17/19, pp. 10-17.

³ Defendant has a 2004 conviction for the crime of Robbery from the Commonwealth of Virginia, under Virginia Code Section 18.2-58, for which he received a sentence of 20 years' incarceration with 16.5 of those years suspended. This Robbery conviction, a strike offense, for a crime of violence subjects Defendant to the mandatory sentencing provisions of 42 Pa.C.S.A. § 9714 for second and subsequent strike offenses. As such, the mandatory minimum and statutory maximum penalty for the conviction of Sexual Assault is 10 to 20 years of incarceration in a state correctional institution.

We write further to note that the crimes of Sexual Assault and Indecent Assault, based on the testimony presented at trial, merged for sentencing. However, the crimes of Sexual Assault, Unlawful Contact with a Minor and Corruption of Minors did not merge for sentencing.

⁴ Ms. Heller replaced Ms. Verduci as defense counsel. Accordingly, Ms. Heller represents Defendant in this appeal.

DISCUSSION

In his concise statement, Defendant raises one (1) issue on appeal. In Defendant's own words, the sole issue presented on appeal is as follows:

The trial court erred in denying the defense Motion to Preclude Use of Defendant's Conviction or Release Under PA Rules of Evidence 609(b) and the same motion made verbally at trial on October 17, 2018. This issue is discussed at N.T., 10/17/18, pp. 319-329.

See Concise Statement, 3/15/19, unpaginated.

As we will explain, Defendant's argument is misplaced and can form no successful basis for appeal. Impeachment by evidence of a criminal conviction is governed by Rule of Evidence No. 609. Pa.R.E. states in relevant part:

Rule 609. Impeachment by Evidence of a Criminal Conviction

(a) In General. For the purpose of attacking the credibility of any witness, evidence that the witness has been convicted of a crime, whether by verdict or by plea of guilty or nolo contendere, must be admitted if it involved dishonesty or false statement.

(b) Limit on Using the Evidence After 10 Years. This subdivision (b) applies if more than 10 years have passed since the witness's conviction or release from confinement for it, whichever is later. Evidence of the conviction is admissible only if:

- (1) its probative value substantially outweighs its prejudicial effect; and
- (2) the proponent gives an adverse party reasonable written notice of the intent to use it so that the party has a fair opportunity to contest its use.

Pa.R.E. 609.

Before reviewing Defendant's claim on the merits, we note that this issue was not properly preserved for appeal. In order to preserve issues for appeal, objections to the error or offense must be made in a timely fashion. Commonwealth v. Baumhammers, 960 A.2d 59 (Pa. 2008), cert. denied, Baumhammers v. Pennsylvania, 130 S.Ct. 104 (U.S. Pa. 2009). If an objection is not timely made on the record, it is considered waived, even if it has been raised in a post-sentence motion. Id. Here, Defendant fails to indicate where in the trial Defendant was impeached with the Virginia robbery conviction or how it prevented him from testifying or where in the record defense counsel objected to the prosecutor impeaching Defendant with the evidence at trial testimony. Because Defendant testified at trial and the prosecutor did not impeach Defendant with the conviction, then there is not a

cognizable issue to appeal. See Pa. R.A.P. 302(a) (stating that only issues that are properly raised and preserved in the trial court may be considered on appeal).

Alternatively, if the Superior Court determines the filing of Defendant's motion *in limine* coupled with the oral motion at trial properly preserved this issue; it would still lack arguable merit. In reviewing this claim, we are mindful that Defendant fails to articulate how the Court's ruling resulted in actual prejudice at trial. Boilerplate allegations without more can from no successful basis on appeal.

In fact, Defendant's claimed error is clearly belied by the record. Furthermore, the record establishes that Defendant's perceived error is clearly harmless in light of the fact that he testified at trial and was not impeached with the robbery conviction at issue. It is well settled that "an appellate court has the ability to affirm a valid judgment or verdict for any reason appearing as of record." Commonwealth v. Parker, 919 A.2d 943, 948 (Pa. 2007) (citing Commonwealth v. Katze, 658 A.2d 345 (Pa. 1995)).

The doctrine of harmless error is a technique of appellate review designed to advance judicial economy by obviating the necessity for a retrial where the appellate court is convinced that a trial error was harmless beyond a reasonable doubt. Its purpose is premised on the well-settled proposition that "[a] defendant is entitled to a fair trial but not a perfect one.

Commonwealth v. Thornton, 431 A.2d 248, 251 (Pa. 1981). The Superior Court may affirm a judgment based on harmless error even if such an argument is not raised by the parties. Commonwealth v. Allshouse, 36 A.3d 163, 182 (Pa. 2012). Stated differently, the Pennsylvania Supreme Court has stated that an error may be harmless where the properly admitted evidence of guilt is so overwhelming and the prejudicial effect of the error is so insignificant by comparison that it is clear beyond a reasonable doubt that the error could not have contributed to the verdict. Commonwealth v. Story, 383 A.2d 155, 166 (Pa. 1978) (internal citations omitted).

Here, logic dictates that because neither the prosecutor nor defense attorney introduced evidence of Defendant's prior robbery conviction to the jury, the Court's ruling concerning the admissibility of the evidence could not have prejudiced Defendant. Moreover, the claimed error is harmless in light of the overwhelming evidence presented against Defendant at trial. Accordingly, it is a waste of valuable public resources for defense counsel to now raise this frivolous, self-serving, argument on appeal.

Finally, the trial court's ruling in permitting the Commonwealth to use the prior 10.5 year old robbery conviction to impeach Defendant was correct. See N.T., 10/17/18, pp. 319-329.

For the reasons set forth above, it is respectfully requested that the decisions of this Court be affirmed.

BY THE COURT:

/s/ William P. Mahon, J.

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NOTICES

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2020

Name to be changed from: Shyla Jade Helm to: Shyla Jade Stitzel

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

Jay H. Ginsburg, Esq., Attorney for the Petitioner
Adoption Advocates
527 Swede Street
Norristown, PA 19401

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

LAW NO. 2020-04392-NC

NOTICE IS HEREBY GIVEN that the name change petition of Adam David Dunacuskysy was filed in the above-named court and will be heard on Monday, October 5, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, July 8, 2020

Name to be changed from: Adam David Dunacuskysy to: Violet Ann Dunacuskysy

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

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

LAW NO. 2020-05343-NC

NOTICE IS HEREBY GIVEN that the name change petition of Bradley Alvin Garner was filed in the above-named court and will be heard on November 16, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 13, 2020

Name to be changed from: Bradley Alvin Garner to: John Bradley Garner

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

John W. Craynock, Esq., Attorney for the Petitioner
226 West Market St.
West Chester, PA 19382

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

LAW NO. AD-20-0044

NOTICE IS HEREBY GIVEN that the name change petition of Shyla Jade Helm was filed in the above-named court and will be heard on Tuesday, September 29, 2020 at 1:30 PM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, August 11,

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

LAW NO. 2020-05694-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kathryn M Sullins on behalf of minor child Shania Nicole Frantz-Sullins was filed in the above-named court and will be heard on Monday, November 23, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West

Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, August 19, 2020

Name to be changed from: Shania Nicole Frantz-Sullins to: Andrew Nicholas Frantz-Sullins

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, May 28, 2020 for **BrightX Solutions, Inc** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 8/21/2020 under the Domestic Business Corporation Law, for **DeakTech, Inc.**, and the addr. of the registered office is 606 Longchamps Dr., Devon, PA 19333.

DISSOLUTION NOTICE

NOTICE is hereby given that the shareholders and directors of NLB Realty, Inc., a Pennsylvania corporation, have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

UNRUH, TURNER, BURKE & FREES, Solicitors
P.O. Box 515
West Chester, PA 19381-0515

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

BOROS, Mary J., late of Valley Township. Irene M. McNutt, 220 Cedar Knoll Rd., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BOZZONE, Valerie J., a/k/a Valerie Bozzone, late of Birmingham Township. Mr. John A. Bozzone, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

BRUNO, Ann M., late of Willistown Township. Cheryl Adams, 4561 N. Diamond Leaf Dr., Castle Rock, CO 80109, Administrator C.T.A. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

DAVIS, Robert H., late of West Chester. Justin DiMedio, 300 Highspire Rd, Glenmoore, PA 19343, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, St D, West Chester, PA 19380, atty.

FRANK, Ellen M., late of Oxford. Kelly Kilbride, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, McMichael, Heiney & Sebastian, LLC, P.O. Box 296, Oxford, PA 19363, atty.

GOEDEL, Dennis Lee, a/k/a Dennis Goeddel, late of Kennett Township. David L. Goeddel, 701 Prairie Smoke Rd., Madison, WI 53717, Executor. SCUDDER G. STEVENS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

HITCHINGS, Jason W., late of West Bradford Township. Jay R. Hitchings, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

IVES, Christopher Kent, late of Tredyffrin Township. Kristin Hay Ives, care of RUSSELL J.

RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executrix. RUSSELL J. RESSLER, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

LICHTENBERG, Philip, late of Kennett Township. Peter Alexander Lichtenberg and Andrew Adam Lichtenberg, care of L. PETER TEMPLE, Esquire, P. O. Box 384 Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384 Kennett Square, PA 19348, atty.

LOUNSBERRY, III, Vernon H., late of Valley Township. Amy Lounsberry, care of Elizabeth R. Howard, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Administratrix. ELIZABETH R. HOWARD, Esquire, Law Offices of Elizabeth R. Howard, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

McCOY, Mabel D., late of East Fallowfield Township. Rochelle J. Ross, 50 Hannum Dr., East Fallowfield, PA 19320 and Richard G. McCoy, 308 Water Works Rd., Coatesville, PA 19320, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MENTZ, Carl W., a/k/a Carl Wayne Mentz, late of Wallace Township. David W. Mentz, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer Law Office, 342 East Lancaster Avenue Downingtown, PA 19335, atty.

NEWLIN, Kristine K., late of West Goshen Township. Robert C. Newlin, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

ORR, Joan L., late of West Chester. Sandra Peden, care of W. PETER BARNES, Esquire, 218 West Miner Street West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street West Chester, PA 19382, atty.

OTTER, Ethel Walton, late of Downingtown. Harry B Dewees II, 100 Moyer Road, Morgantown, PA 19543, Executor.

PAPAY, John J., late of Kennett Township. Nancy L. Papay, care of MATTHEW P. D'EMILIO, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executrix. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith

Uebler LLC, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

PENNEWELL, Clifton Webb, late of East Nottingham Township. Christine M. DeMitis, 1930 Lawrence Rd., C-31, Havertown, PA 19083 and Patricia A. Klein, 311 Ryan Rd., Florence, MA 01062, Executrices. DANIEL J. SIEGEL, Esquire, Law Offices of Daniel J. Siegel, LLC, 66 W. Eagle Rd., Ste. 1, Havertown, PA 19083, atty.

PRIESTLEY, Everett Potter, late of New London. Everett V. Priestley, PO Box 82, Kemblesville, PA 19347, Administrator.

SABELLICO, Carmina M., a/k/a Milly Sabellico, late of Honey Brook Township. Jerry L. Johnson, PO Box 218, Downingtown, PA 19335, Executor. JERRY L. JOHNSON, Esquire, Jerry L. Johnson Attorney at Law, PO Box 218, Downingtown, PA 19335, atty.

SCAVETTA, Diana Zoto, a/k/a Diana Z. Scavetta, late of Uwchlan Township. Frank S. Scavetta, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

SEITZ, III, John R., a/k/a John Russell Seitz, III, late of East Nottingham Township. John R. Seitz, IV, 1044 Hickory Hill Rd, Oxford, PA 19363, Executor. THOMAS J WAGNER, Esquire, Thomas J. Wagner, Attorney at Law, 140 Grant Avenue, Coatesville, PA 19320, atty.

SHAKER, Joshua W., late of East Goshen Township. Roseanne Paradiso, 2010 Eton CT, West Chester, PA 19382, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

SHARPLESS, Jacqueline H., late of Westtown Township. Karen S. Coviello, care of CHRISTINA B. ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. CHRISTINA B. ROBERTS, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

SOLARZ, Edward Peter, late of Malvern. Edward D. Solarz, 920 Dolphin Drive, Malvern, PA 19355, Executor.

SONECHA, Ramesh, late of Conchranville. Suketu Sonecha, 2418 Pebblebrook Court, Davidsonville, MD 21035, Executor.

WINKEY, SR., Kenneth, late of City of Coatesville. Therese L. Money, Esq., 109 E. Evans St., Suite A, West Chester, PA 19380, Administrator.

THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 E. Evans St., Suite A, West Chester, PA 19380, atty.

2nd Publication

ANDERSON, Gary J., a/k/a Gary John Anderson, late of Pocopson Township. Valeta M. Anderson, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W. Market Street, West Chester, PA 19382, atty.

BERRY, Patricia M., late of Caln Township. Mary O'Neill Berry, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, Law Office of J. Michael Ryan, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

BLOSINSKI, Edward S., late of Thornbury Township. Brent Yates, 65 Lintel Dr., Mcmurry, PA 15317, Executor. TIMOTHY TROTT, Esquire, Carosella & Associates, PC, 882 S Matlack St, #101, West Chester, PA 19382, atty.

BYRNE, Margaret A., late of East Nantmeal Township. Sean A. Campbell, care of MARIANNA F. SCHENK, Esquire, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, Administrator. MARIANNA F. SCHENK, Esquire, Bala Law Group, LLC, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, atty.

CLEMENTS, Willie T., late of Oxford Borough. Brenda Thomas, care of ERIC S. COATES, Esquire, 247 Reedville Road, P.O. Box 510, Oxford, PA 19363, Executor. ERIC S. COATES, Esquire, 247 Reedville Road, P.O. Box 510, Oxford, PA 19363, atty.

DICKENS, Barbara Battin, late of West Goshen Township. Deborah Dickens-Hunter, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DOWNS, Robyn C., late of Strafford. Florence Downs, 523 Upper Gulph Road, Strafford, PA 19087, Administrator. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 West Third Street, Ste. 201 Media, PA 19063, atty.

FORSTER, Priscilla H., a/k/a Priscilla E. Foster, late of Phoenixville Borough. Karen Koche, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

GARONE, Elizabeth, late of East Pikeland Town-

ship. Vincent Garone, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P. O. Box 289 Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289 Phoenixville, PA 19460, atty.

HEMKER, Doris B., late of Westtown Township. Eric W. Hemker, 828 Church Ave., West Chester, PA 19382, Executor. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

INSETTA, Rose Marino, a/k/a Rose Insetta, late of West Chester. Kathryn R. Kelly, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

JUHAS, Sophia A., a/k/a Sophia Ann Juhas, late of Coatesville. Stephen J. Juhas, P.O. Box 19, Modena, PA 19358, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway Thorndale, PA 19372, atty.

KENT, Margaret L., late of Penn Township. Jennifer L. Ilunnell, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

LAMBERT, JR., Douglas J., late of City of Brantdon. Jarrett A. Jackson, 112 Airport Rd., #322, Coatesville, PA 19320, Ancillary Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

MANDALE, Shirley A., a/k/a Shirley Ann Mandale, a/k/a Mrs. William R. Mandale, late of Tredyffrin. Debra Ann Thomson, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Executrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

MAX, Charlotte, late of West Brandywine Township. Richard C. Siegel and Lily A. Siegel, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

McCARTHY, Richard G., late of Willistown Township. Mary B. Hagee, 33 Ridings Way West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street West Chester, PA 19382, atty.

McLAUGHLIN, George B., late of Downingtown. John J. Yanarella, III, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney at Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

PATTON, Patricia I., late of Honey Brook Township. Edward R. Givler, 19 Mill Road Narvon, PA 17555, Executor. TERRY D. WEILER, Esquire, Huckabee, Weiler & Levengood, P.C., 1136 Penn Avenue, Wyomissing, PA 19610, atty.

RITTENOUR, DOLORES P., late of Honey Brook Borough. Kenneth R. Werner, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street West Chester, PA 19382-2924, atty.

SHADY, Dale E., a/k/a Gene Shady, a/k/a Dale Eugene Shady, late of Elverson Borough. Kathy J. Shady & S. David Shady, care of ROBERT S. SUPPLEE, Esquire, 329 South High St. West Chester, PA 19382-3336, Co-Executors. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High St. West Chester, PA 19382-3336, atty.

STEBBINS, Mark R., late of East Caln Township. Lynne Wise, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

TOOMEY, Joanne M., late of East Goshen Township. Sandra Lee Cox, care of ROBERT S. SUPPLEE, Esquire, 329 South High St. West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High St. West Chester, PA 19382-3336, atty.

TRIMBLE, Timothy Dwayne, late of Landenberg. Andrew Trimble, 11214 Gopher Dr., Waynesboro, PA 17268, Executor.

USHER, Ida Arvilla, late of Downingtown Township. Glenn A. Usher and Donna Usher, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, Co-Executors. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, atty.

VIOLA, Michael E., a/k/a Michael Elmer Viola, a/k/a Michael E. Viola, Jr., late of East Caln Township. Deborah Troisi, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

WAGNER, Edward F., a/k/a Edward Foster Wagner, a/k/a Edward Wagner, late of Tredyffrin Township. Anne W. Ravreby, 404 Baird Road, Merion Station, PA 19066, and Lawrence M. Wagner, 50 Norwich Drive, Sewell, NJ 08080, Executors. F.D. HENNESSY JR., Esquire, Hennessy & Bullen, 55 N. Lansdowne Avenue, P.O. Box 217, Lansdowne, PA 19050-0217, atty.

WIIG, Robert Bagley, late of East Goshen Township. Diane Layer, 105 Cloverly Ln., West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

WRIGHT, Betty L., a/k/a Betty Lindemuth Wright, late of East Goshen Township. David L. Wright, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WUSINICH, Helen Ann, late of Tredyffrin Township. James R. Wusinich, care of WILLIAM L. KINGSBURY, Esquire, 1735 Market St., 21st Fl., Philadelphia, PA 19103, Executor. WILLIAM L. KINGSBURY, Esquire, Montgomery McCracken Walker & Rhoads LLP, 1735 Market St., 21st Fl., Philadelphia, PA 19103, atty.

3rd Publication

AMMARELL, Shirley, late of Tredyffrin Township. Sharon Shuman, 3 Shepherd Rd., Malvern, PA 19355, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

ANISH, Bessie, late of Tredyffrin Township. Marc Anish, 88 Amity Dr., Wayne, PA 19087, Executor. GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, atty.

AUMAN, Hazel Evelyn, late of Honey Brook Township. Judith Ann Smith, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney at Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

BASEHORE, Glenn H., late of East Goshen Township. Thomas Basehore, 16 Lamplight Lane, Shamong, NJ 08088, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

CAMPBELL, Jeanne M., late of East Goshen Township. Dianne C. Kuchlak, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop

Greenwood, PC, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, atty.

CLARK, Ann Stavert, a/k/a Ann S. Clark, late of Downingtown Borough. Dorothy A. Carlton, 415 N. Franklin St., West Chester, PA 19380, Executrix.

CONWAY, Margaret V., late of Uwchlan Township. Kathleen Dunkerley, 176 N. Madison Avenue, Upper Darby, PA 19082 and Patricia Conway Calow, 120 First Avenue, Broomall, PA 19008, Executors. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

CORDIVARI, George C., George C. Cordivari Sr., late of West Chester. David A. Cordivari, 56 Founders Way, Downingtown, PA 19335, Executor.

DANDREA, Sarah A., late of East Goshen Township. Karen A. Brown, care of WILLIAM J. LUTTRELL, Esquire, 11 S Olive Street, Fl. 4, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, Esquire, 11 S Olive Street, Fl. 4, Media, PA 19063, atty.

DANNA, John, late of Penn Township. Vivian R. Danna, care of STEPHEN J. KELLY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. STEPHEN J. KELLY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

DIPIERO, Barbara M., late of Pottstown Borough. Andrea Elsier, care of HARRIET R. LITZ, Esquire, 3881 Skippack Pike, PO Box 1368, Skippack, PA 19474, Executrix. HARRIET R. LITZ, Esquire, Mullaney & Mullaney LLC, 3881 Skippack Pike, PO Box 1368, Skippack, PA 19474, atty.

DiSTEFANO, Samuel T., late of West Chester Borough. Tina A. Burke, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

GITZENDANNER, Mary Ann, late of Caln Township. Catherine McClatchy, 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.

GOULDNER, Mary Ann, late of East Fallowfield Township. Linda L. Horst, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

GREEN, Dorothy E., a/k/a Dorothy Ellen Green, late of South Coventry Township. John S. Green, 413 Oakland Dr., Downingtown, PA 19335 and Bruce E. Green, 101 Iron Bark Court, Collegeville, PA 19426, Executors. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

HALBERG, Gary Evan, a/k/a Gary Halberg, late of Upper Uwchlan Township. Paul Gregg, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

HELMS, JR., Harry N., late of West Brandywine Township. Marylou Starner, care of JOSEPH S. NESCIIO, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. JOSEPH S. NESCIIO, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

JACKSON, Cleona Mae, late of West Chester. Nechelle L. Oxendine, 123 Ridge Avenue, Coatesville, PA 19320, Administratrix.

KIRKALDY, Martha A., late of Thornbury Township. Mark Ricci, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

MacCAUGHERN, Marie C., late of East Goshen Township. Virginia Quinn, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

MENTO, Karen A., late of Coatesville. Jason Lee Hilyard, 2255 Longleaf Drive W., Pinehurst, NC 28374, Administrator. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Bldg 400A, West Chester, PA 19380, atty.

MENTO, Benjamin D, late of Coatesville. Jason Lee Hilyard, 2255 Longleaf Drive W., Pinehurst, NC 28374, Administrator. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Bldg 400A, West Chester, PA 19380, atty.

MURRAY, Edward C., a/k/a Edward Conley Murray, late of Schuylkill Township. Edward Collin Murray, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executor. RUSSELL J. RESSLER, Esquire, Strad-

ley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

OWENS, Clifford Bentley, late of New London Township. Barbara O. Ledezma, 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.

REID, Helen Grace, a/k/a Helen Reid Eichelberger, a/k/a Dr. Helen G. Reid, late of Honey Brook Township. Russell K. Rickert, Jr., 817 S. New St., West Chester, PA 19382, Executor.

SCHNORR, Jean R., late of Easttown Township. Peter C. Schnorr, care of DAVID J. WINKOWSKI, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executor. DAVID J. WINKOWSKI, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

SGRO, Jason Matthew, late of Coatesville. Samuel Sgro and Janine Sgro, care of DAVID M. ROTH, Esquire, 123 North Fifth Street, Allentown, PA 18102, Administrators. DAVID M. ROTH, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102, atty.

TACEY, Charles Frederick, a/k/a Charles F. Tacey, late of West Chester Borough. Charles P. Tacey, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

THOMAS, Dudley J., late of West Goshen Township. Karen M. Tooke, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzal Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

TROUCHE, Carol A., late of West Chester Borough. Deborah M. Baker, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WACKER, III, Russell E., a/k/a Russell E. Wacker, late of East Vincent Township. Esther Comer, care of JOSEPH N. FRABIZZIO, Esquire, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, Executrix. JOSEPH N. FRABIZZIO, Esquire, Frabizzio Law LLC, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, atty.

WELCH, Gregory J., a/k/a Gregory Welch, a/k/a Gregory John Welch, late of West Caln Township. Kevin Robert Welch, care of CARRIE A.S. KEN-

NEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Administrator. CARRIE A.S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

WILLIAMSON, Howard R., a/k/a Howard R. Williamson, Jr., late of North Coventry Township. Keith E. Williamson and John H. Williamson, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executors. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

WINDLE, Margaret Evelyn, a/k/a Evelyn Boyd Windle, late of Highland Township. Mary W. McKee, 331 Gum Tree Road, Coatesville, PA 19320 and Donald Windle, Jr., 433 Gum Tree Road, Coatesville, PA 19320, Executors. W. BRYAN BYLER, Esquire, Byler & Winkle, P.C., 363 West Roseville Road Lancaster, PA 17601, atty.

FICTICIOUS NOTICE

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

Big Blue's Moving and Hauling, with its principal place of business at 116 Wesley Lane, Coatesville, PA 19320. The application has been (or will be) filed on: Tuesday, June 16, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Dyeisha Boyd, 116 Wesley Lane, Coatesville, PA 19320.

NONPROFIT CORPORATION NOTICE

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

Classical Education Initiative

has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

The MacMain Law Group LLC
433 West Market Street
Suite 200
West Chester, PA 19382

NONPROFIT CORPORATION NOTICE

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

Goshen Walk Homeowners Association

has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Noel and Bonebrake
25 East Second Street
Media, PA 19063

PROFESSIONAL CORPORATION NOTICE

Fab Eye Care Center, P.C.

has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

Lundy Beldecos & Milby, PC
450 N. Narberth Ave.
Suite 200
Narberth, PA 19072

2nd Publication

TRUST NOTICE

MARY E. RAMBO ADMINISTRATIVE TRUST,
DATED APRIL 17, 1996, AS AMENDED ON
SEPTEMBER 17, 2012

MARY E. RAMBO, Deceased

Late of West Goshen Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to PAUL E. RAMBO, 500 W. Rosedale Ave., PM-B-7, West Chester, PA 19382 and JOAN E. RAMBO, 500 W. Rosedale Ave., SL-A5, West Chester, PA 19382, TRUSTEES,

Or to their Attorney:

DUKE SCHNEIDER
MacELREE HARVEY, LTD.
17 W. Miner St.
P.O. Box 660
West Chester, PA 19381-0660

1st Publication

**WRIT OF SCIRE FACIAS SUR
MUNICIPAL CLAIM**

NOTICE IS HEREBY GIVEN that a Writ of Scire Facias Sur Municipal Claim was filed on August 19, 2020 against real property located at 42 Rossiter Avenue, Phoenixville, PA 19460, Tax Parcel 27-3N-23 (the "Property"), owned by Mary A. Greto and in the amount of \$3,432.58. Notice is further given that the owner of the Property shall file an Affidavit of Defense with the Office of the Prothonotary of the Court of Common Pleas of Chester County within fifteen (15) days of this Notice. If an Affidavit of Defense is not filed, judgment may be entered against the Property and you may lose money or property or other rights important to you. Additional fees and costs incurred in the collection of this matter and additional interest will continue to accrue against the Property. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, contact the following office for assistance: Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION NO. 2020-00489-RC

TO: Vinmark re Holdings, LLC

First Franklin Financial Corp., a subsidiary of National City Bank of Indiana

DEFENDANTS

You have been sued in court. An Action to Quiet Title has been instituted against you by the plaintiff, **HPD Flip 2019, LP**, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the premises located at 749 Coates Street, Coatesville, Pennsylvania 19320.

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, you must take action within (20) days from the publication of this notice, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money 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, 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.

NAME: LAWYER REFERRAL SERVICE
CHESTER COUNTY BAR ASSOCIATION

ADDRESS: 15 WEST GAY STREET
WEST CHESTER, PA 19380

PHONE: 610-429-1500

SERVICE BY PUBLICATION NOTICE

SERVICE BY PUBLICATION IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION NO. 2019-08947, PATRICIA BUYAUSKAS v. FRANCISCO JAVIER MONTES RAMIREZ. Notice is hereby given that Francisco Javier Montes Ramirez was named as a Defendant in a Divorce Complaint filed by Plaintiff, Patricia Buyauskas and an Affidavit Under Section 3301(d) has been filed. NOTICE - If you wish to deny any of the statements outlined in this affidavit, you must file a counter-affidavit within 20 days after this affidavit has been served on you or the statements will be admitted.

AFFIDAVIT UNDER SECTION 3301(D) OF THE DIVORCE CODE

- 1. The parties to this action separated on July 12, 2010.
2. The date of separation was prior to December 5, 2016 and the parties have continued to live separate and apart for a period of at least two years.
3. The marriage is irretrievably broken.
4. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.§4904 relating to unsworn falsification to authorities. Dated: June 19, 2020 /s/ Patricia Buyauskas, Plaintiff

COUNTER-AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

- 1. Check either (a) or (b):
[] (a) I do not oppose the entry of a divorce decree.
[] (b) I oppose the entry of a divorce decree because:

Check (i), (ii), (iii) or all:

- [] (i) The parties to this action have not lived separate and apart for the required separation period; two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016;
[] (ii) The marriage is not irretrievably broken.
[] (iii) There are economic claims pending.

- 2. Check (a), (b) or (c):

[] (a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

[] (b) I wish to claim economic relief, which may include alimony, division of property, lawyer's fees, costs and expenses, or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING 2(b), I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO FILE THE PRAECIPE TO TRANSMIT RECORD, THE DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I MAY BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

- [] (c) Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.§4904 relating to unsworn falsification to authorities.

Date: _____

Francisco Javier Montes Ramirez, Defendant

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

Plaintiff's attorney: Mary Ann Plankinton, 17 E Gay St., West Chester, PA 610-696-8225

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, 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, September 17th, 2020 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, October 19th, 2020.** 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 4PM.**

FREDDA L. MADDOX, SHERIFF

2nd Publication

SALE NO. 20-9-333

Writ of Execution No. 2017-07528

DEBT \$133,097.04

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF OXFORD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground with the buildings and improvements thereon erected situate on the North side of Market Street in the Borough of Oxford County of Chester and State of Pennsylvania known as and numbered as 635 Market Street, bounded and described as follows:

Beginning at a stone on the south side of Market Street; formerly New London Road, a corner of land now or late of Martha Ann Russell deceased and running thence by said land North 2 degrees West 210 feet to a stake line of land of Thomas L. Davis; thence by land now or late of said Thomas L. Davis, South 66 degrees East 37 feet to a stake; thence by land now or late of Charles M. Steele, deceased, South 2 degrees East 210 feet to a corner in the South said of Market Street aforesaid and thence along said Street, North 88 degrees West 37 feet to the place of beginning.

Containing 7, 710 square feet of land, be the same more or less.

BEING UPI NUMBER 6-5-155

PARCEL NO.: 6-5-155

BEING KNOWN AS: 635 Market Street, Oxford, PA 19363

BEING THE SAME PROPERTY CONVEYED TO ALEJANDRO FRANCO AND SARA J. FRANCO WHO ACQUIRED TITLE BY VIRTU E OF A DEED FROM DANIEL R. KOHLER AND KAREN M. KOHLER, DATED AUGUST 17, 2004, RECORDED AUGUST 27, 2004, AT DOCUMENT ID 6265, PAGE 1123, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Exhibit "A"

PLAINTIFF: LSF11 Master Participation Trust

VS

DEFENDANT: **Alejandro Franco;**

Sara J Franco, AKA Sara J Strommer
 SALE ADDRESS: 635 Market Street,
 Oxford, PA 19363
 PLAINTIFF ATTORNEY: **MANLEY
 DEAS KOCHALSKI LLC 614-220-
 5611**

SALE NO. 20-9-334

Writ of Execution No. 2019-08731

DEBT \$336,067.72

ALL THAT CERTAIN lot of land Situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Tunbridge, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dates 7/23/1976, last revised 10/5/1976 and recorded as Chester County Plan # 733 as follows:

BEGINNING at a point on the Northerly side of Hilltop Drive (fifty feet wide), a corner of land of John C. and Mary Hikins; thence along the same the two following courses and distanced: (1) North zero degrees, fifty four minutes, fifty seconds East, Thirty two and thirty four one-hundredth feet to a point and (2) North one degree, eighteen minutes, fifty seconds East, One hundred thirteen and five one-hundredths feet to a point, in line of Lot 56; thence along the same North eighty two degrees, thirty two minutes, fifty seconds East, Two hundred sixty six and seventy four one-hundredths feet to a point, a corner of Lot 122; thence along the same south zero degrees, fifty four minutes, fifty seconds West, One hundred eighty four and twenty one-hundredths feet to a point on the Northerly side of Hilltop Drive aforesaid; thence along the same North eighty nine degrees, five minutes, ten seconds West, Two hundred sixty four and sixty nine one-hundredths feet to

the point and place of beginning.
 BEING Lot 123 on said Plan.
 PARCEL# 30-06-0158; 30-6-158
 FOR INFORMATIONAL PURPOSES ONLY: Being known as 107 Hilltop Drive, Downingtown, PA 19335

BEING THE SAME PREMISES which Theodore John Wilkinson, Jr. and Linda Susanne Wilkinson, by Deed dated May 13, 2000 and recorded July 10, 2000 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4781, Page 1544, granted and conveyed unto Theodore John Wilkinson, Jr., in fee.

PLAINTIFF: IslandCap, LLC VS
 DEFENDANT: **Theodore John Wilkinson, Jr.**

SALE ADDRESS: 107 Hilltop Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC 610-278-6800**

SALE NO. 20-9-335

Writ of Execution No. 2016-02580

DEBT \$202,050.12

ALL THAT CERTAIN message and tract of land, SITUATE in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees West 208.71 feet to an iron pin; thence along land formerly of Minnie N. Hayes, deceased, South 78 degrees East 208.71 feet to an iron

pin; thence still along said land formerly of the said Minnie M. Hayes, deceased North 12 degrees East 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased North 78 degrees West 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; ALL THAT CERTAIN lot or tract of land, together with the buildings thereon erected, SITUATE in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C. Dunlap, South 78 degrees East 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, North 12 degrees East 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux North 78 degrees West 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, South 12 degrees West 80 feet to an iron pin, the point and place beginning.

BEING Chester County Tax Parcel 29-8-9

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1121 Manor Road, Coatesville, PA 19320

BEING THE SAME PREMISES which H. Burke Horton and Gloria Ann Hor-

ton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stem, Jr. and Ella D. Stem, husband and wife, as tenants by the entireties, in fee

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Joseph W. Stern, Jr. and Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

PLANTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC 610-278-6800**

SALE NO. 20-9-336

Writ of Execution No. 2014-09985

DEBT \$235,213.08

Property situate in the ATGLEN BOROUGH, CHESTER County, Pennsylvania

BLR #7-5-1.3

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Premium Mortgage Acquisition Trust

VS

DEFENDANT: **Ron Whitney a/k/a Ron Whitney, Jr., in His Capacity as Executor and Devisee of The Estate of Walter L. Handly Philadelphia Region of the S.C.C.A.**

SALE ADDRESS: 404 Glen Run Drive, Atglen, PA 19310-9440

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

SALE NO. 20-9-338

Writ of Execution No. 2020-03225

DEBT \$1,287,179.75

306 Trego Avenue, Coatesville, PA 19320

ALL THAT CERTAJN tract of land situated along the northerly side of Trego Avenue, a 50-foot wide public street and the southerly side of Cotrel Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 48 on the final title plan for Sadsbury Park, Phase 2A, (Sheet No. FN-20) prepared for Sadsbury Arcadia Associates, LP by LAKE ROEDER IDLLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA,

Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-242

406 Anderson Street, Coatesville, PA 19320

ALL THAT CERTAJN tract of land situated along the northerly side of Anderson Street, a 50-foot wide public street and the southerly side of Orr Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 118 on the final title plan for Sadsbury Park, Phase 2A, (Sheet No. FN-25) prepared for Sadsbury Arcadia Associates, LP by LAKE

ROEDER HILLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-251

319 Trego Avenue, Coatesville PA 19320

ALL THAT CERTAIN tract of land situated along the southerly side of Trego Avenue, a 50-foot wide public street and the northerly and westerly sides of Orr Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 124 on the final title plan for Sadsbury Park, Phase 2A, (Sheet Nos. FN-20 & FN-25) prepared for Sadsbury Arcadia Associates, LP by LAKE ROEDER IDLLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-257

PLAINTIFF: PeoplesBank, A Codorus Valley Company

VS

DEFENDANT: **Foundation for Eldercare, et al**

SALE ADDRESS: 306 Trego Ave, Coatesville, PA 19320; 406 Anderson Street, Coatesville, PA 19320; 319 Trego Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **JOSHUA D. BRADLEY, ESQUIRE 410-727-6671**