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Chester County Law Reporter

(USPS 102-900)

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Trautman vs. CBS Broadcasting Inc, et al

Motion to quash subpoena - Criminal History Records Information Act –
Investigative information

1. The Pennsylvania Criminal History Records Information Act (CHRIA) applies to criminal justice agencies, which includes, courts, state and municipal police departments, and prosecuting attorneys.
2. CHRIA provides that investigative information shall not be disseminated to non-criminal justice agencies.
3. Investigative information shall only be provided to a criminal justice agency if the agency requests the information in connection with its duties, and the request is based upon a name, fingerprints, modus operandi, genetic typing, voice print or other identifying characteristic.
4. Violations of CHRIA are subject to administrative penalties and civil penalties pursuant to various statutes.
5. Investigative information is defined in the CHRIA as information assembled as a result of the performance of any inquiry, formal or informal, into a criminal incident or an allegation of criminal wrongdoing and may include modus operandi information.
6. Pa.R.C.P. No. 4003.1(a) provides that a party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action.
7. CHRIA's penalties for improper disclosure do not include an exception for production via discovery in a civil case.
8. By its express terms, CHRIA does not provide a privilege but a duty of confidentiality.
9. CHRIA protects information gathered as a result of an investigation into criminal activity.
10. The current Right to Know Law excepts from public records a record of an agency relating to or resulting in a criminal investigation, including investigative materials, notes, correspondence, videos and reports and any records, that, if disclosed, would reveal the institution, progress or result of a criminal investigation, except the filing of criminal charges.
11. There are explicit carveouts from CHRIA for court dockets, police blotter information, and announcements of executive clemency but there are no carveouts for materials already produced from other sources, materials used at trial, bodycam footage, etc. or because the information is possessed or even created by a third party.
12. No express language exists allowing for the waiver of the confidentiality by any party.
13. The provisions of CHRIA create a duty of confidentiality on the police that is

- only eliminated with its specific carveouts or, in criminal prosecutions, the due process concerns of a criminal defendant.
14. CHRIA creates an evidential privilege for purposes of Pa.R.C.P. No. 4003.1 although no party expressly holds the privilege for purposes of waiver.
 15. CHRIA creates both a confidentiality prohibition on disclosure and a privilege for protected materials. The statute defines investigative information as information assembled as a result of the performance of any inquiry, formal or informal, into a criminal incident or an allegation of criminal wrongdoing and may include modus operandi information.
 16. Motor Vehicle Recordings (MVRs) do not, generally, constitute *per se* protected investigative information, and therefore the question of whether information captured on a particular MVR is to be excluded from public access under CHRIA must be determined on a case-by case basis.
 17. The analysis applicable to bodycam footage should be the same as the analysis applicable to MVR footage.
 18. A common-sense rule is that footage captured during an active, known, and ongoing crime scene contains footage, when possessed by a criminal justice agency, is investigative information pursuant to CHRIA.
 19. That the U.S. Constitution requires disclosure of any information favorable to a criminal defendant, which would by necessity include information protected by CHRIA, does not apply to a private party plaintiff bringing a claim against a private defendant.
 20. The underlying case is a civil defamation and false light action arising out of statements publicized via an online print news article and live video news broadcast. CBS Broadcasting and its employee, Defendant Matthew Petrillo, broadcast a news report arising out of a “barricade situation” involving the barricade suspect and the Chester County Regional Emergency Response Team, which includes Detective Trautmann, the Plaintiff in the underlying civil action. At issue currently are the subpoenas served which sought the video/audio footage taken at the scene of the barricade, including bodycam footage. The basis for the motions to quash centers on the CHRIA. Objectors suggest CHRIA protects a criminal justice agency from disclosing its methods, strategies, or the like. The interest of the police in preserving their methods in response to an ongoing barricade situation, evidence collection methods, and the like, weigh in favor of finding a privilege in the present matter. The Downingtown Borough Police Department’s filed a Motion to Quash Defendants’ Subpoena Served upon the police department and its Chief of Police and the Chester County District Attorney’s Office filed a Motion to Quash Paragraph 12 of Defendant CBS’s Subpoena to Attend and Testify and to Produce Documents. The Court Held the Motions to Quash were granted.

C.C.P. Chester County, Pennsylvania Civil Action No. 2020-07030; Paul A. Trautman vs. CBS Broadcasting Inc., and Matthew Petrillo

Peter Johnson for Plaintiff

Michael Louis Berry for Defendants

Thomas M. O’Keefe for Downingtown Borough Police Department

Colleen M. Frens for the District Attorney’s Office

Binder, J., December 29, 2021:-

CHESTER COUNTY REPORTS**Trautman vs. CBS Broadcasting Inc, et al**

70 (2022)]

PAUL A. TRAUTMANN

Plaintiff,

vs.

CBS BROADCASTING INC., AND
MATTHEW PETRILLO

Defendants.

CHESTER COUNTY
COURT OF COMMON PLEAS

NO. 2020-07030-TT

CIVIL ACTION -- LAW

ORDER

AND NOW, this 29th day of December, 2021, upon consideration of (1) Downingtown Borough Police Department's Motion to Quash Defendants' Subpoena Served Upon Downingtown Borough Police Department, filed August 11, 2021 (docket no. 252), (2) Downingtown Borough Police Department's Motion to Quash Defendants' Subpoena Served Upon Downingtown Borough Police Department Chief Howard Holland, filed August 11, 2021 (docket no. 254), and (3) the Motion by the Chester County District Attorney's Office to Quash Paragraph 12 of Defendant CBS's Subpoena to Attend and Testify and to Produce Documents, filed August 20, 2021 (docket no. 269), and the Responses thereto, after an evidential hearing on October 12, 2021, and for the reasons set forth in the attached Memorandum, it is hereby **ORDERED** that the Motions are **GRANTED**.

BY THE COURT:/s/ **BRET M. BINDER, J.**

MEMORANDUM

The underlying case at issue involves a civil defamation and false light action arising out of statements publicized via an online print news article and live video news broadcast. In brief, on July 6, 2020, Defendant CBS Broadcasting, Inc., t/a CBS3, through its employee, Defendant Matthew Petrillo (collectively “Defendants”), broadcast a news report arising out of a “barricade situation” that occurred on Christmas Day, 2018, involving the barricade suspect Nathaniel Lewis (Lewis) and members of the Chester County Regional Emergency Response Team (aka “RRT” or “ERT”) who responded to the situation, including Detective Paul A. Trautmann (Trautmann). Trautmann is a member of the Downingtown, Pennsylvania, police force and the Plaintiff in this action.

At issue currently are the subpoenas served by Defendants upon Downingtown Borough Police Chief Howard Holland,¹ the Downingtown Borough Police Department (Downingtown P.D.), and the Chester County District Attorney’s Office (Chesco DA) (collectively, Downingtown P.D., Chief Holland, and Chesco DA are “the Objectors”). All three subpoenas sought, inter alia, the video/audio footage taken at the scene of the December 25, 2018 barricade situation to which RRT responded. According to testimony by Detective Ciliberto with the Chesco DA, that footage captured the standoff, shots being fired at the police, the suspect’s surrender, and the RRT walk-through of the crime scene afterwards. The Downingtown Borough Police Department, Chief Holland, and the Chester County District Attorney’s Office moved to quash the subpoenas. The basis for the motions to quash centers on the Pennsylvania Criminal History Records Information Act (CHRIA), 18 Pa.C.S. § 9101, et. seq.

The materials requested include and focus on bodycam footage.² As a preliminary issue, Defendants acknowledged that they are in possession of approximately one hour and thirty-eight minutes of footage and Defendants are not requesting the production of duplicative video footage. Further, Defendants advised that they will send the footage they possess, or identifying markers (time stamps and the like), so that all parties are aware of the universe of footage being sought.

CHRIA Background

CHRIA applies to criminal justice agencies, which includes, among others, courts, state and municipal police departments, and district or prosecuting attorneys. 18 Pa.C.S. § 9102 (definition of criminal justice agency). Presently, as the parties agree, the Downingtown Police Department and Chester County District Attorney’s

¹ Howard Holland is the Chief of the Downingtown Borough Police Department and Plaintiff’s superior officer.

² Although commonly referred to as bodycams, the cameras attached to the three officers in the Barricade Incident were attached to their helmets allowing the cameras to record where the face of the officer, as opposed to the body, was pointing. Despite the misnomer, the cameras shall be referred to by the colloquial name of “bodycams” herein.

office meet the explicit definition of a criminal justice agency for CHRIA.

Section 9106 provides, *inter alia*, that investigative information shall not be collected in a central repository and that it shall not be disseminated to non-criminal justice agencies - and even then only with certain conditions being met. 18 Pa.C.S. § 9106 (a), (c)(4).³ Violations of CHRIA are subject to administrative penalties and civil penalties pursuant to 18 Pa.C.S. §§ 9181 and 9183.

Accordingly, one of the primary issues in this matter is the definition of “investigative information” that CHRIA defines as, “Information assembled as a result of the performance of any inquiry, formal or informal, into a criminal incident or an allegation of criminal wrongdoing and may include *modus operandi* information.” 18 Pa.C.S. § 9102. This issue shall be discussed further below.

Confidential Information, Privileged Information, or Both?

Before addressing the issue of whether or not the video footage in question is investigative information, a question that remains unanswered in Pennsylvania is whether or not the prohibition on the release of investigative information pursuant to CHRIA is a matter of a confidentiality or a privilege. If it is a privilege, the question remains as to by whom it is held and whether it can be waived.

Defendants argue primarily that CHRIA does not establish an evidential privilege as it relates to discovery. Defendants state that Pa.R.C.P. No. 4003.1(a) provides that “a party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action.” Defendants note that there is no Pennsylvania precedent whether CHRIA can be used to block civil discovery but argue that CHRIA does not establish privilege and thus any information must be disclosed in discovery. Moreover, Defendants cite to federal precedent that no privilege is created. Objectors agree that it is unclear whether CHRIA creates a privilege or confidential information or who would hold that privilege but suggest that CHRIA protects a suspect or defendant from the dissemination of scandalous information as well as the criminal justice agency from disclosing its methods, strategies, or the like.

Of relevance to Objectors, CHRIA contains penalties for improper disclosure and, as such, is meant as an express bar on dissemination. Those penalties include being denied access to some criminal history record information for a period of time at the discretion of the Attorney General, civil penalties, or discipline for any employee including termination, suspension, reduction in grade, transfer, or the like. 18 Pa.C.S. § 9181. Any individual or agency who improperly releases information may be subject to a civil action including actual damages of not less

³ The specific restrictive language of 18 Pa.C.S. § 9106(c)(4) is “Investigative and treatment information shall not be disseminated to any department, agency or individual unless the department, agency or individual requesting the information is a criminal justice agency which requests the information in connection with its duties, and the request is based upon a name, fingerprints, *modus operandi*, genetic typing, voice print or other identifying characteristic.” Defendants make an argument that a subpoena is not a request for documents but a demand and thus CHRIA does not apply on its face. This argument lacks merit because a subpoena and a demand are simply types of request.

than \$100 for each violation, costs and attorney's fees, and exemplary/punitive damages of \$1,000 to \$10,000 per willful violation. 18 Pa.C.S. § 9183. No carve-out for civil discovery production exists to relieve a possessor of such information of fear of penalty in the event he/she/it produces CHRIA-protected information.⁴

No directly on-point precedential case law exists; however, the issue of privilege and confidentiality has been discussed. In Curtis v. McHenry, 172 F.R.D. 162, 163 (W.D. Pa. 1997), the Western District of Pennsylvania noted that CHRIA "prohibits the 'dissemination' of documents containing 'investigative information' to anyone who is not a 'criminal justice agency.'" (citing 18 Pa.C.S. § 9106(c)(4)). The court noted that defendants in that matter were claiming a privilege (including against civil discovery), and the court assumed that the privilege existed for its analysis, but the court doubted both the privilege and the federal court's obligation to recognize it. Id. Ultimately, the Curtis court opined that a federal court is not required to recognize a state privilege unless so many states have created it that it can be called a principle of common law. Id. at 164 (citing Jaffe v. Redmond, 518 U.S. 1 (1996) (finding a federal psychotherapist privilege should extend to licensed social worker in part because the psychotherapist privilege has been codified by all fifty states). As of 1997, no such widespread privilege in investigative information existed and thus the court declined to shield police reports as privileged when a federal question is involved. Id. at 164-65. See also Zielinski v. Mega Mfg., 2019 WL 6353203 (E.D.Pa. 2019) (holding that CHRIA does not create a privilege, but instead a duty of confidentiality, while ultimately limiting the use and dissemination of any documents falling within CHRIA's categories).

In contrast, two Eastern District cases came to the opposite conclusion: Brooks-Bey v. Reid, 1992 WL 22234 (E.D.Pa. 1992) and McCrery v. Mark, 1992 WL 208980 (E.D.Pa. 1992). In Brooks-Bey, the court held that a prior version of CHRIA rendered certain treatment information privileged. Brooks-Bey, 1992 WL 22234 at *2. "The Transfer Memorandum . . . is **privileged** pursuant to the Pennsylvania Criminal Record Information Act, 18 Pa.C.S. § 9101 et seq., and is **not discoverable.**" Id. at *3 (emphasis added).

In McCrery, the court noted that the privilege that exists is statutory in nature and codified by law accordingly no weighing of the importance of documents is necessary for the privilege to exist and the plaintiff (a prison inmate) could not discover treatment information in a civil Section 983 action. The court further stated that there is no provision for a defendant to waive the privilege. McCrery v. Mark, 1992 WL 208980 at *1 ("[T]he privilege protecting criminal history information is codified by law. . . . Nor does the statute provide for defendant's waiver of the privilege.").

⁴ Defendants also note that Detective Trautmann attached some of the footage to his pleadings and that such attachment pursuant to Objectors' interpretation could result in civil penalties. Moreover, Defendants argue an inequity in allowing one party to select supposedly confidential or privileged information to use in civil proceedings while barring an opposing party from discovery, examination, or use of the source of that information. Those questions are not before this court at this time and this court offers no opinion presently on the ability of Trautmann to use information barred from dissemination by CHRIA or the remedy if any such information has already been used.

The Third Circuit has weighed-in to state that “[t]he appropriateness of deference to a state’s law of privilege is diminished, however, in cases in which a defendant state actor alleged to have violated citizens’ federal rights is asserting the privilege.” Pearson v. Miller, 211 F.3d 57, 68 (3rd Cir. 2000). In addition, the Pearson court noted that the statute at issue (the Mental Health Procedures Act, 50 P.S. § 7111(a)) provides for a duty of confidentiality but lacks an express provision of an evidentiary privilege. Similarly, by its express terms, CHRIA does not provide a privilege but a duty of confidentiality. However, the Pearson Court noted that such a duty of confidentiality has been interpreted as creating an evidentiary privilege:

It does not follow, however, that a statute providing for a duty of confidentiality—but lacking an express provision for an evidentiary privilege, per se—could not also be interpreted as creating such a privilege. Indeed, Pennsylvania courts have described each of the statutes here at issue as creating an evidentiary privilege of one kind or another. *See Commonwealth v. Moyer*, 407 Pa.Super. 336, 595 A.2d 1177, 1180 (1991) (“[T]he first sentence of [section 7111 of the MHPA] confers a statutory privilege of confidentiality on the patient’s records.”); *12 V.B.T. v. Family Servs.*, 705 A.2d 1325, 1334 (Pa.Super. 1998) (noting that the CPSL creates a privilege, albeit one that is “not absolute and disclosure of otherwise confidential information is therefore permitted where compelled by sufficiently weighty interests”) (citing *Commonwealth v. Ritchie*, 509 Pa. 357, 502 A.2d 148 (1985), *rev’d on other grounds*, 480 U.S. 39, 107 S.Ct. 989, 94 L.Ed.2d 40 (1987)); *id.* at 1331 (“[T]he privilege created by the Juvenile Act is qualified, i.e., creates, by its own terms, exceptions to the confidentiality of juvenile court records.”).

Id. Ultimately, the Pearson court found that the MHPA created an absolute confidentiality privilege that was held by the patient and waivable and that third party rights pursuant to the Child Protective Services Law, 23 Pa.C.S. § 6340, and Juvenile Act, 42 Pa.C.S. § 6307(2), may be addressed by protective orders while weighing concerns of all involved. Id. at 70-71.

Turning to Pennsylvania state court cases, the federal lack of recognition of a privilege regarding investigative information has been rejected by our sister court of Common Pleas in Allegheny County. In In re Pittsburgh Citizen Police Review Bd., 16 Pa.D.&C. 5th 435, 448 (2010), the court stated that “the General Assembly has established a statewide statutory scheme governing the collection and dissemination of information of criminal justice agencies. . . . the city may not alter the statewide statutory scheme through an ordinance, which provides for law enforcement agencies to disseminate information that cannot be disseminated under state law[.]” Ultimately, the In re Pittsburgh Citizens Police Review Bd. court held

that investigative materials could not be turned over to a citizen police review board despite a confidentiality agreement as such dissemination was absolutely barred by CHRIA given that the review board was not a criminal justice agency.

The Superior Court has addressed the issue in In re Subpoenas in Case of Mielcarz v. Pietzsch, 2018 WL 3113916 (2018) (unpublished opinion). In Mielcarz, two civil defendants (Toyota and an individual, Pietzsch) subpoenaed the Bucks County District Attorney's Office for records related to a DUI-related car crash resulting in various guilty pleas by Pietzsch. Id. at *1. The Superior Court analyzed the plain language of CHRIA and prior case law (including Pennsylvania State Police v. Grove, 161 A.3d 877 (Pa. 2017)) and concluded that CHRIA did supply an absolute bar over investigative information. It further compared CHRIA to the Right to Know Law, 65 P.S. §§ 67.101-67.3104, which prohibits public access to records of an agency relating to a noncriminal investigation as well as records of an agency relating to or resulting in a criminal investigation. Id. at *5 (citing 65 P.S. §§ 97.708(b)(16),(17)). CHRIA only restricts access to information pertaining to criminal investigations and noncriminal investigative information may be disseminated. Id. "CHRIA protects information based on the circumstances under which it was gathered. Information obtained as a result of an investigation into criminal activity is protected. Information gathered as a result of a different inquiry or for a different reason is not protected." Id. at *6.

The Superior Court in Mielcarz turned to the specific facts and found that some of the information (e.g., blood alcohol tests) was investigative but that it was unclear if other information, such as measurements and photographs, was obtained as part of an investigation into criminal activity. If taken during the course of a criminal investigation then CHRIA would bar disclosure but if taken during a routine non-criminal investigation, then CHRIA is inapplicable. Id. at *6. As such, the Superior Court barred the disclosure of the blood alcohol test and remanded to determine if the remaining information was investigative or not. Id. at *7. It should be noted that Mielcarz is not fully informative to the issue at hand because the Superior Court chose to "explicitly decline to opine on whether CHRIA's nondisclosure requirement is a privilege or whether it merely ensures confidentiality of information." Id. at *3, fn 9.

Although not directly on point, an analogous situation is when information is requested from government agencies in the course of a civil trial pursuant to the then-current Right to Know Law, 65 P.S. § 66.1, et. seq.⁵ In Commonwealth v. Kauffman, 605 A.2d 1243, 1246 (Pa. Super. 1992), the Superior Court opined that RTKL does not bar a party in a civil action from discovering relevant information from a government agency. "To hold otherwise, would insulate from discovery all information possessed by governmental agencies, no matter how relevant the

⁵ The then-current Right to Know Law, 65 P.S. § 66.1, et. seq was replaced with the current Right to Know Law at 65 P.S. §§ 67.101-67.3104. Presently, Section 708 of the Right to Know Law excepts from public records "[a] record of an agency relating to or resulting in a criminal investigation, including: . . . (ii) Investigative materials, notes, correspondence, videos and reports. . . . (vi) A record that, if disclosed, would do any of the following: (A) Reveal the institution, progress or result of a criminal investigation, except the filing of criminal charges." 65 P.S. § 67.708(16).

information might be, unless the same information were also available upon request to any and all citizens of the Commonwealth.” The Kauffman Court opined that, “[s]uch a result clearly was not contemplated by the legislature when it enacted the Right to Know Law. Indeed, such a result would not only emasculate the discovery provisions of the rules of civil procedure, but would also represent an unsound departure from established law.” Id. The Kauffman Court did recognize that an executive or governmental privilege may exist regarding the information but the Kauffman Court did not address the issue as it found that argument waived. Id. at 534-37. Importantly, the Kauffman Court did not address CHRIA or its rationale. See also Starr v. State Bd. of Medicine, 720 A.2d 183, 192 (Pa. Cmwlth. 1998) (holding that the Pennsylvania Department of Insurance investigative file was an exclusion to the definition of public records as it would “disclose the institution, progress or result of an investigation undertaken by an agency in the performance of its official duties” and denying a doctor the right to the records) (quoting Pastore v. Insurance Department, 558 A.2d 909, 913-14 (Pa. Cmwlth. 1989)).

Further muddying the waters, the Superior Court in Martin v. Villa, 2017 WL 3484141 (Pa. Super. 2017) (unpublished opinion) reviewed a request in a civil case pursuant to Pa.R.C.P. No. 4003.1 for matters that are potentially criminal investigative matters and opined that CHRIA is an evidentiary privilege. “[T]here is no indication that the trial court reviewed any materials to render a determination as to whether **CHRIA or a separate evidentiary privilege** would apply. . . . whether the matters contained in the files are **protected from disclosure under CHRIA or another evidentiary privilege.**” Id. at *7 (footnote deleted) (emphasis added). “In sum, we conclude that the trial court abused its discretion when failing to consider **CHRIA and the other privileges** raised by the parties.” Id. at *12 (emphasis added).

The Superior Court in another unpublished opinion, TomBev Restaurant Services, LLC v. Certain Underwriters at Lloyd’s of London, 2017 WL 384128 (Pa. Super. 2017), addressed a request in a civil matter for portions of a Pennsylvania State Trooper report regarding a fire being criminally investigated. After finding the records in question were squarely within the definition of those prohibited from disclosure by CHRIA, the Superior Court turned to “whether CHRIA creates evidentiary privilege during a discovery proceeding in which PSP is not a party.” Id. at *5. The TomBev Court further noted that “[a]lthough CHRIA contains . . . penalties for disclosures against its provisions, its status as an absolute privilege under the circumstances of the instant case is not entirely clear.” Id. at *6. Ultimately, in an abundance of caution, the Court analyzed a common law executive or governmental privilege pursuant to Ben v. Schwartz, 729 A.2d 547 (Pa. 1999) (finding RTKL is not applicable to discovery proceedings pursuant to the Pa. Rules of Civil Procedure). Id. Looking at a ten-factor test laid out by Frankenhauser v. Rizzo, 59 F.R.D. 339 (E.D. Pa. 1973), the TomBev Court ultimately held that the report of the troopers was an evaluative summary in an ongoing criminal investigation and that the documents should not be disclosed. Id. at *7-8.

Suggestively, although there are no carveouts for civil discovery, there are explicit carveouts from CHRIA. These include, for example, court dockets, police blotter information, and announcements of executive clemency. 18 Pa.C.S. § 9104. Notably, no carveout exists for materials already produced from other sources, materials used at trial, bodycam footage, etc. The mere fact that information is possessed or even created by a third party is not sufficient to remove the prohibition on disclosure of investigative information. See Commonwealth v. State Police, 146 A.3d 814, 817-18 (Pa. Cmwlth. 2016) (holding that the Pennsylvania state police are “statutorily prohibited” from turning over to the Office of Open Records, a non-criminal justice agency, surveillance video received from a third-party casino (Mt. Airy) when gathered as part of its criminal trespass investigation). See also Pennsylvania State Police v. Kim, 150 A.3d 155 (Pa. Cmwlth. 2016) (holding that video gathered by the state police from a different incident at Mt. Airy Casino was investigative information that the police were prohibited from disclosing).

Presumably, there is no restriction on a non-criminal justice agency possessing video recordings, e.g., the casino in Commonwealth v. State Police, from turning over their own video footage to whomever it pleases. CHRIA’s restrictions apply only to criminal justice agencies. Moreover, no express language exists allowing for the waiver of the confidentiality by any party – police, criminal suspect in an investigation, ultimate defendant in an investigation, individual officer, etc.

From this court’s review of all applicable case law and potentially persuasive non-binding case law, given the lack of carveout for previously produced materials as well as the lack of any express authority for any party to waive the privilege or confidentiality, the provisions of CHRIA create a duty of confidentiality on the police that is only eliminated with its specific carveouts or, in criminal prosecutions, the due process concerns of a criminal defendant. Moreover, this Court adopts the rationale of the Pearson court to state that it creates an evidential privilege for purposes of Pa.R.C.P. No. 4003.1 although no party expressly holds the privilege for purposes of waiver. Finally, even if conducting a review pursuant to the TomBev, supra, analysis of a common law governmental privilege, the interest of the police in preserving their methods in response to an ongoing barricade situation, evidence collection methods, and the like, weight in favor of finding a privilege in the present matter.

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

LAW NO. 2021-07126-NC

NOTICE IS HEREBY GIVEN that the name change petition of Haasan Amir Worthington was filed in the above-named court and will be heard on Monday, March 28, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, September 9, 2021
Name to be changed from: Haasan Amir Worthington to: Haasan Amir Worthington Young
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. 2022-01577-NC

NOTICE IS HEREBY GIVEN that the name change petition of Brooke Lynn Ann Iglar was filed in the above-named court and will be heard on Monday, June 6, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, March 2, 2022
Name to be changed from: Brooke Lynn Ann Iglar to: Baker Mateo Iglar
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. 2022-01488-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Matthew James Gregson was filed in the above-named court and will be heard on Monday, June 13, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, February 25, 2022
Name to be changed from: Matthew James Gregson to: Ashley Rose Gregson
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. AD-21-0046**

NOTICE IS HEREBY GIVEN that the name change petition of Cecilia Lee Webb was filed in the above-named court and will be heard on Wednesday, March 23, 2022 at 3:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, February 14, 2022
Name to be changed from: Cecilia Lee Webb to: Cecilia Lee Wallace
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 Friday, November 19, 2021 for Garcia, Lopez & Menendez LLC in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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, at Harrisburg, Pennsylvania, pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the corporation is:

Next Machinery Group, Inc.

Timothy J. Duckworth, Esq., Attorney for the Petitioner

Mosebach, Funt, Dayton & Duckworth, P.C.

2045 Westgate Drive, Suite 404

Bethlehem, PA 18017

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on 2/2/22, Articles of Inc. were filed with the Dept. of State for Hamilton Apartments GP, Inc., a business corp. organized under the PA Business Corp. Law of 1988. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

Notice is hereby given by Robert F. Harsch & Associates, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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

ABE, Adele, late of West Vincent Township. Brenda L. McCann, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

BAHEL, Eleanor H., late of Oxford Borough. Thomas G. Bahel, 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.

BANNAN, Pauline Muzio, late of West Chester Borough. Patricia A. Graf, 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.

BORYS, Irma, late of Penn Township. Walter Borys Jr., 236 Castlerea Rd, Avondale, PA 19311, Executor.

BOULWARE, Daisy Mae, late of Valley Township. Joseph H. Boulware, Jr., 120 Strode Avenue, Coatesville, PA 19320, Administrator. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BRADFORD, Maryann, late of Warwick Township. Lori Barnett, 2473 Harmonyville Road, Elverston, PA 19520, Executrix. JAMES D SCHEFFEY, Esquire, Yergery Daylor Allebach Scheffey Picardi, 1129 E. High Street, PO Box 776, Pottstown, PA 19464-0776, atty.

BUONO, Peter Justin, a/k/a Peter J. Buono, late of West Whiteland Township. Carl Buono, 6222 Big-horn Court, Waldorf, MD 20603 & Robin Buono, 1055 Oakwood Drive, Glenolden, PA 19036, Executors.

CHRISTIE, Nancy L., late of Kennett Square Borough. Frederick N. Christie, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

COLES, James William, late of West Chester. Sherman C. Toppin, Esq., 1800 John F. Kennedy Blvd., Suite 300, Philadelphia, PA 19103, Administrator. SHERMAN C. TOPPIN, Esquire, Toppin Law, P.C., 1800 John F. Kennedy Blvd., Suite 300, Philadelphia, PA 19103, atty.

D'AMATO, Robert J., late of East Caln Township. Daniel J. D'Amato, 8220 Rosiere Dr., Cary, NC, 27518-6406, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DARESTA, Frank G., a/k/a Frank George Daresta, late of Kennett Township. Annette M. Guagenti, 1928 Nectarine St., Philadelphia, PA 19130, Execu-

trix. ANTHONY J. ROCCA, Esquire, Law Offices of Anthony J. Rocca, P.C., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102, atty.

FALES, Carol McCown, a/k/a Jean Carol McCown, late of Malvern. Karen Sauter, 1465 Eaves Spring Drive, Malvern, PA 19355, Executrix.

FOULKE, JR., Philip R., a/k/a Philip Ronald Foulke, Jr., late of West Cain Township. Scott A. Foulke, care of REBECCA M. YOUNG, Esquire, & LIA K. SNYDER, Esquire, 119 East Main Street, Macungie, PA 18062, Administrator. REBECCA M. YOUNG, Esquire, & LIA K. SNYDER, Esquire, 119 East Main Street, Macungie, PA 18062, atty.

GFELL, David A., late of West Caln Township. Miriam E. D'Addezio, care of JENNIFER BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

GOUGE, Dorothy M., late of Londonderry Township. David Ryan, 2145-1 Gap Newport Pike, Cochranville, PA 19330, Executor. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

GRECO, Joseph A., late of Malvern. Joseph J. Greco, 1056 Mt. Pleasant Rd., Bryn Mawr, PA 19428 & Timothy M. Greco, 304 Overlook Lane, Gulph Mills, PA 19428, Executors. JEFFREY W. SODERBERG, Esquire, Mandracchia Law, LLC, 2024 Cressman Rd., PO Box 1229, Skippack, PA 19474, atty.

HERKINS, Amy Bernadette, a/k/a Amy B. Herkins, late of Uwchlan. Susan M. Herkins, 105 Fairfax Ct., Phoenixville, PA 19460 & Tracy A. DiGinto, 4 Amy Ln., Malvern, PA 19335, Executrices.

HODGES, Deborah Elaine, a/k/a Deborah E. Hodges, late of West Vincent Township. Richard Woodfield, 1732 Springhouse Road, Chester Springs, PA 19425, Administrator. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

HOLCOMBE, Helen C., late of Penn Township. Guy T. Holcombe, III, 54 Plum Shore Road, North East, MD 21901, Executor. MICHAEL J SANGEMINO, Esquire, 933 S High St, West Chester, PA 19382, atty.

JENNINGS, George Brooks, late of East Goshen Township. Jill Jennings, 314 Box Elder Dr., West Chester, PA 19380, Executrix. CHARLES P. MALONEY, IV, Esquire, Goldberg, Goldberg & Maloney,

213-215 W. Miner St., West Chester, PA 19382, atty.

KAUTSKY, Helga Marie, late of Uwchlan Township. Bruce M. Kautsky, care of KELLY C. HAYES, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. KELLY C. HAYES, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

KELLY, Kathleen S., late of East Goshen Township. Kathleen L Kelly, 447 Eaton Way, West Chester, PA 19380 & Brian K Kelly, 101 Halle Drive, Kennett Square, PA 19348, Executors.

KOENIG, Joann, late of Tredyffrin Township. Mark B. Smith, 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.

LEE, Ann P., late of New London Township. Jonathan L. Lee, III, 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.

LESTER, Elaine A., a/k/a Elaine Ann Lester, late of Kennett Square. Lisa Lester & Greg Lester, care of JEFF P. BRYMAN, Esquire, 225 Wilmington West Chester Pike, Suite 200, Chadds Ford, PA 19317, JEFF P. BRYMAN, Esquire, Law Offices of Kenneth R Pyle, 225 Wilmington West Chester Pike, Suite 200, Chadds Ford, PA 19317, atty.

LINTON, Walter Getz, late of West Caln Township. Gwynne L. Hagee, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executrix. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

LORAH, M. Virginia, late of Oxford Borough. Carol Lorah Bland, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LYNCH, Pauline M., late of West Bradford Township. Penny Wells, 1101 New Jersey Ave, Cape May Court House, NJ 08210, Executrix.

LYONS, Michael J., late of West Goshen Township. Kelly Anne Lyons, 741 Shropshire Dr., West Chester, PA 19382, Executrix. MICHAEL V. NASEEF, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

MADRON, Isabel E., late of East Marlborough Township. Carol M. Madron, 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.

MARTIN, Fred H., late of London Grove Township. Fred H. Martin, Jr., 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.

MORRISON, Mary E., late of North Coventry Township. Matthew R. Morrison, 1145 Grandview Circle, Pottstown, PA 19465, Executor. REBECCA A. HOBBS, Esquire, O'Donnell Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

OLSON, Andrea J., late of Tredyffrin Township. Kristen L. Robie, care of CATHERINE SUE CLARK, 11319 Shannondell, Dr., Norristown, PA 19403, Executrix. CATHERINE SUE CLARK, 11319 Shannondell, Dr., Norristown, PA 19403, atty.

OLSON, Paul W., a/k/a Paul Wendell Olson, late of Tredyffrin Township. Kristen Lee Olson Robie, care of CATHERINE SUE CLARK, 11319 Shannondell, Dr., Norristown, PA 19403, Executrix. CATHERINE SUE CLARK, 11319 Shannondell, Dr., Norristown, PA 19403, atty.

PEPLER, Mariane S., late of Glen Mills. John P. Whoriskey, 1117 Butternut Road, Glen Mills, PA 19342, Executor. MICHAEL P. ROWAN, Esquire, Micahel P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

STEVENSON, Alan L., a/k/a Alan Lee Stevenson, late of East Goshen Township. Dana Nicole Mimm, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

2nd Publication

BUSH, Patricia, a/k/a Pat Bush, late of Phoenixville. John Robert Bush, Jr., 104 East Roland Road, Parkside, PA 19015, & James Patrick Bush, 1530 N. Laurel Avenue, Apartment 7, Los Angeles, CA 90046, Executors. DIANE M. ZABOWSKI, Esquire, Zabowski Law, LLC, 100 Springhouse Drive, Suite 205E, Collegeville, PA 19426, atty.

CARFREY, Dolores A., late of West Pikeland Township. Carolyn Weaver, 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.

DIARCANGELO, Arthur M., late of Caln Township. Bruce DiArcangelo, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

DILWORTH, James E., late of Pocopson Township. Mark Dilworth, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

GEARTY, Sarah Anne, late of Chester County, PA and Chelsea, United Kingdom. Rosemary C. Gearty, care of KEVIN D. BIRKHEAD, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. KEVIN D. BIRKHEAD, Esquire, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

GRAFINGER, Paul L., late of Phoenixville. Jason L. Grafinger, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

GRIFFIN, William E., late of Carson City, Nevada. Carl W. Griffin, 730 Inverness Drive, West Chester, PA 19380, Executor. CYNTHIA A. McNICHOLAS, Esquire, 225 N. Olive St., PO BOX 1065, Media, PA 19063, atty.

GRIFFITH, Charles Norman, late of Oxford. Charlene Petraghani, 421 West Street Rd., Kennett Square, PA 19348, Executor.

HAYES, Ellen H., late of Penn Township. Stacey Hayes Hunting, 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.

HERKINS, Amy Bernadette, late of Uwchlan Township. Tracy DiGinto, 4 Amy Lane, Malvern, PA 19355, & Susan Herkins, Esquire, 105 Fairfax Court, Phoenixville, PA 19460, Executrices. KELLY KOSCIL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Drive, Suite 320, Berwyn, PA 19312, atty.

LUDOVICO, Louis J., late of East Goshen Township. Valerie Ludovico, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio &

Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

MCLEISTER, Kathleen, late of Tredyffrin Township. Hillsdale College, care of ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, Executor. ANDREW GAVRIN, Esquire, The Law Office Of Andrew Gavrin, 306 Clairemont Rd., Villanova, PA 19085, atty.

MILLER, Maurice E., late of West Chester. Michael Miller & Thomas Miller, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executors. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

MOWERY, Amy L., late of South Coventry Township. Chelle L. Carlson, 1532 Briarwood Lane, Pottstown, PA 19464, Executor. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Schefey.Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

MYERS, Nancy Jane, late of East Pikeland Township. Catherine Lee Ghaner, 218 Sherwood Ln., Phoenixville, PA 19460, Administratrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

NATALE, JR., Paul J., late of Phoenixville Borough. Carol J. Hershey, care of JULIE D. GOLDSTEIN, Esquire, Ten Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422-3001, Administratrix. JULIE D. GOLDSTEIN, Esquire, Fox Rothschild LLP, Ten Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422-3001, atty.

PAGELS, James A., late of Uwchlan Township. Jessica Taylor, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

PEIRSON, Linda Lee, late of West Grove Borough. D'Ette W. Devine, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executrix. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

PLOVER, Joseph P., late of Berwyn. Stuart T. Shmookler, care of STUART T. SHMOOKLER, Esquire, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105, Personal Representative. STUART T. SHMOOKLER, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105, atty.

POWELL, Dora J., late of Thornbury Township. Diane Grubb, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion Mcguire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

ROSS, Arlene B., late of Oxford Borough. Alan Ross, Jr., care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

SAVAGE, Nancy Lee, late of Penn Township. Harvey G. Allaband, Jr., 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.

SWANKOSKI, Mark V., late of West Brandywine Township. Janet L. Swankoski, care of CHARLES J. DURANTE, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executrix. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

THOMPSON, Mary Redd, late of East Caln Township. Roland Thompson, 1111 Judson Drive, West Chester, PA 19380, Administrator. BRETT M. FEGELY, Esquire, Hartman, Valeriano, Magovern & Lutz P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, atty.

WEBER, Karl Hans Krabill, late of Malvern. Phyllis Diane Krabill, 175 W. King Street, #311, Malvern, PA 19355, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

3rd Publication

BARRACLOUGH, Joan D., late of Uwchlan Township. Robyn Knopf, 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.

BENEKAM, SR., William S., a/k/a William Scott Benekam, Sr., late of Atglen Borough. S. Scott Benekam, 421 Butternut Dr., Parkesburg, PA 19365, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COLLINS, Barbara J., late of Kennett Township. Susan C. Dannenberg, 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.

de MANGE, William P. Petit, late of Uwchlan Township. Anne E. Flaherty, 601 Aurora Lane, Downingtown, PA 19335, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

DIETEL, Keith Alan, a/k/a Keith A. Dietel, late of West Whiteland Township. David Scott Dietel, care of JOAN AGRAN, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Administrator. JOAN AGRAN, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

DUKOVIC, James G., late of East Pikeland Township. John Dukovic, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DUNWOODY, Frances M., Frances Dunwoody, late of Willistown Township. David A. Dunwoody, 325 Broad Street, Spring City, PA 19475, Administrator. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave, Berwyn, PA 19312, atty.

ELLISON, Helen A., late of Penn Township. Susan E. Lackmann, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FERGUSON, Larry Bruce, Larry B. Ferguson, late of Caln Township. Jennifer J. Culp, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

FRAGALE, SR., Robert J., late of Kennett Township. Cynthia Sellani, 1297 Clearview Dr., Yardley, PA 19067, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GEORGE, Wallace Raymond, a/k/a Wallace R. George, late of West Grove Borough. Donald M. George, care of WILLIAM J. GALLAGHER,

Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GOSSELINK, Charlotte P., late of Pennsbury Township. Charles G. Gosselink, 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.

HAGGERTY, Edward F., late of New London Township. Kimberly Hawkins, 46010 N. Greens Rest Dr., Great Mills, MD 20634, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

HALLMAN, Stanley P., late of Pottstown. Randy Hallman, care of R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105, Executor. R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105, atty.

HARRIS, Kimberly H., late of Lower Oxford Township. Jayden S. Foster, care of MEREDITH L. LAMBERT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MEREDITH L. LAMBERT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

HOLLAND, Margaret H., late of Oxford. Barbara A. Roeske, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HOPKINS, Margaret P., late of Landenberg. Steven J. Hopkins, 216 Hawthorne Road, Morton, PA 19070, Executor. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

IACONO, Antoinette D., late of Avondale Borough. Joseph DeJohn, 4731 English Ave., Unit 105, Ft. Meade, MD 20755, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

KRUSKO, Elizabeth A., late of West Chester. Evelyn Krusko, 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.

KUHN, Ralph Raymond, late of Landenberg. Ruth Ann Kuhn, 105 Reynard Drive, Landenberg, PA 19350, Executrix.

LEONOWITZ, Jennie A., late of Honey Brook Township. Christine M. Guth, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

LEVENGOOD, Charlotte R., late of Valley Township. Michael K. Levengood, 1453 Pemberton Dr., Salisbury, MD 21801, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MITCHELL, William H., late of Phoenixville Borough. Tracy Keim, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg P.C., 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

MOORE, SR., Jerry V., late of West Caln Township. Beth A. Miller, 414 Noble Road, Atglen, PA 19310, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MURRAY, Phyllis O., late of Kennett Township. Wendell P. Murray, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

POLIDORE, Yvonne M., late of Exton. Michael Polidore, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

POLLOCK, Randall James, late of Easttown Township. Thomas J. Osman, care of RUDOLPH L. CELLI, JR., Esquire, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, Executor. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, atty.

REESE, Charles F., late of Kennett Township. Heather Uster and Heidi Yarnall, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

ROSS, Margaret A., late of East Pikeland Township. William Ross, 51 W. Arcadia Drive, Apt. 1027, Royersford, PA 19468, Executor. BRIAN R. OTT, Esquire, Barley Snyder, 50 N. 5th Street, 2nd Floor, Reading, PA 19603, atty.

SCHNEIDER, Sallie B., late of Kennett Township. Sallie Ann Conner, care of TRAVIS G. MAURER, Esquire, 1000 N. King St., Wilmington, DE 19801, Executrix. TRAVIS G. MAURER, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St., Wilmington, DE 19801, atty.

SEARLES, Milton J., late of East Fallowfield Township. Theodora H. Searles, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

STEEL, John Schultz, late of Kennett Township. Gertrude Gerbis Steel, 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.

STRACHAN, Robert G., late of East Marlborough Township. Ellen P. Wilsterman, 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.

STROUD, Norman L., late of Downingtown Borough. Steven Stroud, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

VANDEVERE, John Charles, late of Phoenixville. John C. Vandever Jr, 731 Hilltop Rd., Springfield, PA 19064, and Theresa M. Spitko, 211 Aspen Lane, Gilbertsville, PA 19525, Executors.

VISCUSO, Gregg S., late of Uwchlan Township. Joan Viscuso, 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.

YENOLI, Beatrice T., late of Elverson Borough. Kathleen K. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Elverson Borough. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ZOLLERS, JR., Thomas, late of Phoenixville Borough. Phoenixville Federal Bank & Trust, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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

Grow and Glow, with its principal place of business at 1092 Wood Ln., West Chester, PA 19382. The application has been (or will be) filed on: Wednesday, March 2, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Career Path Staffing, LLC.

Remedy Home Remodeling, with its principal place of business at 507 South Maryland Avenue, West Chester, PA 19380. The application has been (or will be) filed on: Friday, February 25, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Greg Flaherty, Colorful Remedies, LLC.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 09, 2021 for **Birchrun Advisers** at 1228 Jaine Lane Birchrunville, PA 19421. The name and address of each individual interested in the business is Larry Liss at 1228 Jaine Lane Birchrunville, PA 19421. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 015, 2021 for **Preservation Plant Health Care** at 309 Northbank Road Landenberg,

PA 19350. The name and address of each individual interested in the business is Edward Zunino at 309 Northbank Road Landenberg, PA 19350. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 15, 2021 for **With My Hands** at 1595 Old Schuylkill Rd. Spring City, PA 19475. The name and address of each individual interested in the business is Michelle Jo Covey at 1595 Old Schuylkill Rd. Spring City, PA 19475. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 16, 2021 for **SewJoJo** at 140 Park Street, Honey Brook, PA 19344. The name and address of each individual interested in the business is Laura Jones at 140 Park Street, Honey Brook, PA 19344. This was filed in accordance with 54 Pa.C.S. 311.417

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 1/31/22 with respect to a proposed nonprofit corporation, West Chester Crossing Community Association, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

3rd Publication of 3

TRUST NOTICE

DEED OF TRUST OF GWEN A. CLENDENNING dated December 23, 2009

GWEN A. CLENDENNING a/k/a GWEN CLENDENNING, Deceased

Late of Tredyffrin 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 JOHN CLENDENNING and BANK OF AMERICA, N.A., TRUSTEES, c/o Erica A. Russo, Esq., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428,

Or to their Attorney:

ERICA A. RUSSO

HECKSCHER, TEILLON, TERRILL & SAGER

1001 Conshohocken State Rd., Ste. 1-300
West Conshohocken, PA 19428

1st Publication of 3

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

NO. 2021-06031-RC

ACTION TO QUIET TITLE

CHESTER COUNTY TAX CLAIM BUREAU,
Plaintiff,
Vs.

WILLIAM REITER, and TROY M. STONE, and
their heirs, personal representatives, executors, ad-
ministrators, successors and assigns, and all persons
having or claiming to have any right, lien, title,
interest in, or claim against those lots and/or pieces
of ground herein named,
Defendants,

1st Publication of 1

BREACH OF CONTRACT ACTION NOTICE

Wells Fargo Bank, N.A.
v.
Peter W. Danczewski

COURT OF COMMON PLEAS
CIVIL DIVISION
No.: 2021-05781-CT
CHESTER COUNTY

Breach of Contract Action

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 PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELEPHONE THE OF-
FICE 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 SER-
VICES TO ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.**

Lawyer Referral and Information Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
(610) 429-1500

TAKE NOTICE that on July 29, 2021, Plaintiff filed
its Complaint in Action to Quiet Title averring, inter
alia, that it is the owner of the tract of land located
at 40 Newlinville Road, Coatesville, PA in East Fal-
lowfield Township, Chester County, Pennsylvania,
being Tax Parcel Identification No. 47-5A-34 and
more particularly described as follows:

ALL THE CERTAIN lot or tract of land situated in
the Township of East Fallowfield, County of Chester
and State of Pennsylvania, more particularly bound-
ed and described as follows:

BEGINNING at an iron pin set in the north street
line of a proposed street called Wood Street, at a
corner of land now or late of Sara Mincosky and Ida
Skaroff, formerly Ida Margoles, and also a corner
of land recently conveyed by Charles Dunleavy to
the Chester Valley Electric Company and a corner
of land now or late of the Chester Valley Electric
Company; thence by land now or late of the said
Sara Mincosky and Ida Skaroff, North 6 degrees 25
minutes East, 65 feet more or less to a corner of land
now or late of Sara Mincosky and Ida Skaroff thence
by the same South 85 degrees 39 minutes East, 52
feet to a point near the middle of the new public
road leading from Ercildoun Road to Modena;
thence along the same, South 56 degrees 32 minutes
East, 100.2 feet to a point in the north street line of
said proposed street called Wood Street; and a line
of land of the said Chester Valley Electric Company;
thence by the same South 86 degrees 37 minutes
West 143.2 feet to the place of beginning.

CONTAINING 6,065 square feet of land, be the
same more or less.

WHEREUPON, ON MOTION OF LOUIS B.

KUPPERMAN, ESQUIRE, ATTORNEY FOR PLAINTIFF, SAID COURT ORDERED THAT THE SAID COMPLAINT BE SERVED BY THE PLAINTIFF ON DEFENDANT TROY M. STONE AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, LIEN, TITLE, INTEREST IN, OR CLAIM AGAINST THOSE LOTS, PIECES OF GROUND NAMED HEREIN BY NOTICE REQUIRING THEM TO ANSWER SAID COMPLAINT WITHIN TWENTY (20) DAYS FROM THE LAST DATE OF PUBLICATION HEREOF.

IF YOU WISH TO DEFEND THIS CASE, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 MAYBE 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 & Information Services
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
(610) 429-1500

Public Notice
Appointment of New Magistrate Judge in the
United States District Court for the Eastern
District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Reading or Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it

considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$205,528.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Thursday, March 31, 2022.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to **paedhumanresources@paed.uscourts.gov** with the subject line **"Magistrate Judge Application."** An /s/ or e-signature on the application will be accepted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

APPLICATION FOR UNITED STATES MAGISTRATE JUDGE

Please answer all questions. If a question is not applicable, indicate this by marking "N/A" in the relevant space. Submit the completed form via email to paedhumanresources@paed.uscourts.gov with the subject line "Magistrate Judge Application." Applications submitted by mail will not be considered. Please do not call the court regarding the status of your application. If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.

General

- 1. Full name: _____
- 2. All other names by which you have been known: _____
- 3. Office address: _____
 City: _____ State: _____
 Zip: _____ Telephone: _____
- 4. Residential address: _____
 City: _____ State: _____ Zip: _____
- 5. Place of Birth: _____ Date of Birth: _____
- 6. Length of residence in state: _____
- 7. If you are a naturalized citizen, state the date and place of naturalization:

- 8. Military Service:
 Branch: _____ Dates: _____
 Rank or Rate at Discharge: _____ Type of Discharge: _____
 If still a Reserve or National Guard Member, give service, branch, unit, and

present rank: _____

9. Are you related by blood or marriage to any judges of this court?

Yes _____ No _____ If yes, give name(s) and relationship: _____

Health

10. What is the present state of your health?

11. Do you have any mental or physical impairment that would affect your ability to perform the duties of a magistrate judge with or without reasonable accommodation?

Education

12. Colleges and universities attended, dates, and degree: _____

13. Continuing legal education courses completed within the last 10 years:

Honors

14. Were you a member of law review? Yes _____ No _____. If yes, describe role: _____

15. If you have published any legal books or articles, list them, giving citations and dates: _____

16. List any honors, prizes, or awards you have received. _____

Professional Admissions

17. List all courts (including state bar admissions) and administrative bodies having special admission requirements in which you are presently admitted to practice, giving the dates of admission in each case:

Court or Administrative Body

Date of Admission

Law Practice

18. State the names, addresses, and dates of employment for all law firms with which you have been associated in practice, all government agencies, and all private business organizations in which you have been employed. Also, provide all dates during which you have practiced as a sole practitioner.

Organization	Address	Position	Dates
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

19. Describe the general nature of your current practice including any legal specialties and character of your typical clients; also, if your practice is substantially different now than previously, give details of prior practice. _____

20. Do you regularly appear in court? Yes _____ No _____

What percentage of your appearances in the last five years was in the following forums?

- 1. Federal courts? _____%
- 2. State or local courts of record? _____%
- 3. Administrative bodies? _____%
- 4. Other? _____%
- _____%
- _____%

21. During the past five years, what percentage of your practice has been trial practice? %

22. How frequently have you appeared in court? times/mo.

23. How frequently have you appeared at administrative hearings? times/mo.

24. What percentage of your practice involving litigation has been:

Civil %

Criminal %

Other %

..... %

..... %

25. State the number of cases you have tried to conclusion in courts of record during the past five years, indicating whether you were sole, associate, or chief counsel. Give citations of any reported cases. _____

26. Summarize your courtroom experience for the past five years. _____

27. State the names and addresses of adversary counsel against whom you have litigated your primary cases over the past five years. _____

Public Office

28. Have you ever run for, or held, public office? Yes _____ No _____ If yes, give details. _____

Prior Judicial Experience

29. a) Have you ever held judicial office or been a candidate for judicial office? If so, state the courts involved and the dates of service, or dates of candidacy.

b) If you have held judicial office, state the names and addresses of counsel who have appeared before you who would be knowledgeable of your work, temperament, and abilities. _____

c) Prior quasi-judicial service:

Names of agency: _____

Position held: _____

Hearings on what type of issues: _____

Number of cases adjudicated: _____

Dates of service: _____

Business Involvement

30. a) If you are now an officer, director, or otherwise engaged in the management of any business enterprise, state the name of such enterprise, the nature of the business, the nature of your duties, and whether you intend to resign such position

immediately upon your appointment to judicial office.

b) Since being admitted to the Bar, have you ever engaged in any occupation, business, or profession other than the practice of law? Yes _____ No _____
If yes, give the details, including dates.

c) During the past five years have you received any fees or compensation of any kind, other than for legal services rendered, from any business enterprise, institution, organization, or association of any kind? Yes _____ No _____
If yes, identify the source of such compensation, the nature of the business enterprise, institution, organization or association involved, and the dates such compensation was paid.

31. a) Have you ever been arrested, charged, or convicted for violation of any federal law, state law, county or municipal law, regulation, or ordinance? Yes ___ No ___
If yes, give details. (Do not include traffic violations for which a fine of \$200 or less was imposed unless it also included a jail sentence.)

b) Have you, to your knowledge, ever been under federal, state, or local investigation for possible violation of a criminal statute? Yes _____ No _____
If yes, give particulars. _____

32. a) Have you ever been sued by a client? Yes _____ No _____
If yes, give particulars. _____

b) Have you or your professional liability insurance carrier ever settled a claim
against you for professional malpractice? Yes _____ No _____
If yes, give particulars, including the amounts involved. _____

33. Have you ever been charged in any civil or criminal proceedings with conduct
alleged to involve moral turpitude, dishonesty, or unethical conduct? Yes _____
No _____ If yes, give particulars. _____

34. Have you ever been disciplined or cited for a breach of ethics or unprofessional
conduct by any court, administrative agency, bar association, or other professional
group? Yes _____ No _____ If yes, give particulars.

35. Have you filed appropriate tax returns as required by federal, state, local, and
other government authorities? Yes _____ No _____ If no, explain. _____

36. Have any liens or claims ever been instituted against you by the federal, state, or local authorities? Yes _____ No _____ If yes, explain. _____

Professional and Other Activities

37. a) List all bar associations and legal professional societies of which you are a member and give the titles and dates of any office you have held in such groups, and committees to which you belonged. _____

b) List all organizations and clubs, other than bar associations and professional societies identified in response to Question No. 37 a), of which you have been a member during the past ten years, including the titles and dates of any offices you have held in each such organization. _____

c) Have you ever served on a merit selection panel to consider the appointment or reappointment of a United States magistrate judge in this district? If yes, please provide date(s) or appointment(s). _____

Supplemental Information

38. State any achievements or actions you have accomplished, demonstrating your commitment to equal justice under the law. _____

39. State any additional education or other experiences you believe would assist you in holding judicial office. _____

40. State any other pertinent information reflecting positively or adversely on you, which you believe should be disclosed to the district court and the merit selection panel in connection with your possible selection as United States magistrate judge.

41. a) List three individuals as references who are familiar with your abilities.

Name _____

Address _____

Telephone _____

Email _____

Name _____

Address _____

Telephone _____

Email _____

Name _____

Address _____

Telephone _____

Email _____

b) List three individuals as references who are familiar with your personal character.

Name _____
Address _____
Telephone _____
Email _____

Name _____
Address _____
Telephone _____
Email _____

Name _____
Address _____
Telephone _____
Email _____

Confidentiality Statement

This form will be kept confidential and will be examined only by members of the merit selection panel and the judges of the district court. The individuals whom you have listed as references above may be contacted by the panel, but no other employers, colleagues, or other individuals will be contacted without your prior approval.

I declare under penalty of perjury that the foregoing is true and correct.

Signature of Applicant: _____ Date: _____

*If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.

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, March 17th, 2022 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, April 18th, 2022.** 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

3rd Publication of 3

SALE NO. 22-3-49

Writ of Execution No. 2020-05627

DEBT \$3,136.03

ALL THAT CERTAIN lot of land, on which is located a brick dwelling house, designated as No. 58 Gap Road, Situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the South-

ern side of the Old Gap Road, a corner of land now or late of Getz Sarvetnick, distant 115.2 feet Eastwardly from the East line of land late of Joseph Bohovitz, thence measuring along the Southern side of the Old Gap Road Westwardly 14.2 feet and extending Southwardly between parallel lines of that width at right angles to the said Old Gap Road 110 feet to land now or late of the Estate of Richard Strode, Deceased.

BOUNDED on the North by the Southern line of the Old Gap Road on the East by land now or late of Getz Sarvetnick; on the South by land now or late of the Estate of Richard Strode, Deceased and on the West by land now or late of Meyer Chertok. The West line passes through the center of the partition wall between the house on the land herein conveyed and the house on the land adjoining on the West.

TAX PARCEL NO. 38-6A-14

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Long Term Ventures, L.L.C.**

SALE ADDRESS: 58 Gap Road, Valley Township, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-3-51

Writ of Execution No. 2019-02578

DEBT \$2,012.90

ALL THAT CERTAIN piece, parcel or tract of land, SITUATE on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 38-5C-86.7

PLAINTIFF: Township of Valley
 VS
 DEFENDANT: **Susan F. Boyd Noel**
 SALE ADDRESS: 915 Charles Street,
 Valley Township, PA 19320
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-
 9300**

Avenue, Caln Township, PA 19320
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-
 9300**

SALE NO. 22-3-54
Writ of Execution No. 2016-07240
DEBT \$1,878.08

SALE NO. 22-3-61
Writ of Execution No. 2016-01428
DEBT \$4,489.89

ALL THAT CERTAIN lot or piece of
 ground, situate in the Township of West
 Bradford, County of Chester, and State of
 Pennsylvania.
 TAX PARCEL NO. 50-5A-141
 PLAINTIFF: West Bradford Township
 VS
 DEFENDANT: **Rebecca L. Miller**
 SALE ADDRESS: 1313 Walker Drive,
 West Bradford, PA 19320
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-
 9300**

ALL THAT CERTAIN lot of piece of
 ground, situate in West Whiteland Town-
 ship, Chester County, Pennsylvania.
 TAX PARCEL NO. 41-6-109
 PLAINTIFF: West Whiteland Township
 VS
 DEFENDANT: **Dunn Investments LP**
 SALE ADDRESS: 734 Springdale Drive,
 West Whiteland, PA 19380
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-
 9300**

SALE NO. 22-3-55
Writ of Execution No. 2018-08589
DEBT \$1,649.72

SALE NO. 22-3-63
Writ of Execution No. 2019-06413
DEBT \$1,422.37

ALL THAT CERTAIN tract of land, situ-
 ated in the Township of Caln, County of
 Chester, and State of Pennsylvania.
 TAX PARCEL NO. 39-3R-133
 PLAINTIFF: Caln Township Municipal
 Authority and Township of Caln
 VS
 DEFENDANT: **Steven J. Schuster**
 SALE ADDRESS: 103 S. Seventeenth

ALL THAT CERTAIN unit located in the
 property known, named and identified as
 Roundhill a Condominium, located in the
 Township of Valley, County of Chester
 and Commonwealth of Pennsylvania.
 TAX PARCEL NO. 38-1-184
 PLAINTIFF: Township of Valley
 VS
 DEFENDANT: **Harry London**
 SALE ADDRESS: 377 Larose Drive,
 Valley Township, PA 19320
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-
 9300**

SALE NO. 22-3-65

Writ of Execution No. 2019-05994

DEBT \$3,972.27

ALL THAT CERTAIN message and lot of land, situate on the North side of West Miner Street in the Borough of West Chester, County of Chester and commonwealth of Pennsylvania.

TAX PARCEL NO. 1-8-487

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **BAMC 413 W Miner, L.L.C.**

SALE ADDRESS: 413 W. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 22-3-66

Writ of Execution No. 2021-05355

DEBT \$230,241.23

ALL THAT CERTAIN lot or piece of ground situated in West Vincent & Upper Uwchlan Townships, County of Chester, Commonwealth of Pennsylvania bounded and described according to a lot line change plan for lot 22 Cotswold, Estate made by D.L. Howell & Associates, Inc. dated 11/7/2000 revised 3/26/2000 recorded in Chester County as Plan # 15710 as follows to wit:

BEGINNING at a point in the northeasterly side of Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive on the arc of a circle curving to the left a radius of 174.99 feet the arc distance of 251.98 feet to a point

a corner of lands now or late of Neal & Gabelle Rubinstein; thence along same north 24 degrees 37 minutes 47 degrees east 685.21 feet to a point on the south-west side of Red Bone Road; thence along same south 51 degrees 30 minutes 00 seconds east 51.50 feet to a point a corner of land now or late of John F. & Mary Ann O'Brien; thence along same the 2 following courses and distance; (1) south 5 degrees 00 minutes 00 seconds east 250.00 to a point; (2) south 23 degrees 25 minutes 22 seconds east 185.00 feet to a point a corner of Lot 2; thence along Lot 2 the 3 following courses and distances: (1) south 74 degrees 51 minutes 54 seconds west 118.77 feet to a point; (2) south 25 degrees 27 minutes 55 seconds west 216.86 feet to a point; (3) south 47 degrees 43 minutes 41 seconds west 97.21 feet to the first mentioned point and place of beginning.

BEING UPI # 25-7-280

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Jeffrey C. Duffy & Carol Gaspar**

SALE ADDRESS: Lot 1 Wyndemere Lake Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQ 215-569-2400**

SALE NO. 22-3-67

Writ of Execution No. 2021-02040

DEBT \$182,642.68

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described

according to a Survey thereof made by J.W. Harry, Civil Engineer on January 28, 1954, to wit:

BEGINNING in the South side of Valmont Drive (formerly called Valentine Street) 33 feet wide, 284.94 feet East from the Southeast corner of Seventeenth Avenue and Valmont Drive, thence North 85 degrees 03 minutes and 30 seconds East along the South side of Valmont Drive, 100 feet in front or breadth; and thence South 04 degrees 56 minutes and 30 seconds East between parallel lines of that width or frontage and at right angles to Valmont Drive 178 feet in length or depth.

BEING part of Lot # 117, all of Lot # 118 on Plan of Lots called "Valmont", made by J.W. Harry, Civil Engineer, Coatesville, PA on 10/27/1930 and also known as premises #1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQ 215-569-2400**

SALE NO. 22-3-68

Writ of Execution No. 2021-05616

DEBT \$171,754.22

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEAD-

OWS FOR RAYMOND POMPEIL, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT IN-LINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET ON THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN, CONTAINING 18,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR AND KRISTINE A PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, record-

ed 03/16/1994, in the Chester County Clerk's Office in Deed Book 3723, Page 2060, as Instrument No. 6447658

PARCEL #: 52-03Q-0291-0000

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Kristine A. Pelson-Vaughn & Robert J. Vaughn, Jr.**

SALE ADDRESS: 206 Oxford Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC 215-572-8111**

SALE NO. 22-3-69

Writ of Execution No. 2019-10716

DEBT \$174,431.89

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared by Pennoni Associates, Inc., dated 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Coventry Pointe Lane, a corner of Lot No. 2-1 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 2-1, North 27 degrees 00 minutes 00 seconds West, 179.26 feet to a point in line of lands now orate of Albert A. and Genevieve E. Stewartz and said plan; thence extending along same, North 28 degrees 35 minutes 25 seconds East, 19.06 feet to a point, a corner of Lot No. 3-1 on said plan; thence extending along Lot No. 3-1, South 74 degrees 56 minutes 28 seconds East, 5.76 feet to

a point, a corner of Lot No.2-3 on said plan; thence extending along Lot 2-3, South 27 degrees 00 minutes 00 seconds East 188.55 feet to a point on the Northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139.00 feet the arc distance of 20.16 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2-2 on said plan.

CONTAINING 3,736 square feet more or less.

BEING THE SAME PREMISES which Jean Marie Risney by Deed dated March 28, 2002 and recorded April 12, 2002, at Instrument 10072651 in Book 5254, Page 1557 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania granted and conveyed unto William C. Darlington and Mary M. Darlington, husband and wife, in fee.

PARCEL ID # 17-03G-0100

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Mary M. Darlington and William C. Darlington**

SALE ADDRESS: 202 Coventry Pointe Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

SALE NO. 22-3-70

Writ of Execution No. 2019-03378

DEBT \$221,085.10

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR # 16-04-0256

IMPROVEMENTS thereon: a residen-

tial dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Fateema Burns**

SALE ADDRESS: 133 Country Run Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 22-3-71

Writ of Execution No. 2018-01988

DEBT \$187,966.83

Property situate in the TOWNSHIP OF EAST BRANDYWINE, CHESTER County, Pennsylvania, being

BLR # 30-5K-24

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Kim Gilbert Prior**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 22-3-72

Writ of Execution No. 2020-07627

DEBT \$300,041.87

PROPERTY SITUATE IN BIRMINGHAM TOWNSHIP

SOLD AS THE PROPERTY OF: ROBERT CYRUS MORELAND AKA R. CYRUS MORELAND and CYNTHIA LEE MORELAND AKA CYNTHIA L. MORELAND

UPI PARCEL # 65-3C-6

IMPROVEMENTS thereon: a residential dwelling PLAINTIFF: Fairview Loans IV, LLC

VS

DEFENDANT: **Robert Cyrus Moreland AKA R. Cyrus Moreland & Cynthia Lee Moreland AKA Cynthia L. Moreland**

SALE ADDRESS: 1111 South Washington Ridge Road, West Chester, PA 19382

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

SALE NO. 22-3-73

Writ of Execution No. 2019-09566

DEBT \$216,992.21

ALL THAT CERTAIN lot or piece of ground, hereditaments, and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of property for Tomaski Residential Development, made by Berger & Hayes, Inc., Professional Engineers and Surveyors, Thorndale, PA dated 11/13/1995, last revised 01/11/1996, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lincoln Highway, said point being a corner of land now or late of Alice M. Dogue; thence extending from said beginning point along Lincoln Highway South 55 deg 43' 42" East, 100 feet to a point on the Westerly side of Nicholas Avenue; thence extending along same the 2 following courses and distances: (1) South 35 deg 17' 24" West 35 feet to a point; and (2) South 35 deg 17' 14" West 110 feet to a point, a corner of Lot No. 2, thence extending along same North 79 deg 46' 58" West 110.38 Feet to a point in line of land now or late of Alice M. Dogue; thence ex-

tending along the same the 2 following courses and distance: (1) North 35 deg 17' 14" East, 155 feet to a point; and (2) North 35 deg 17' 14" East, 35 feet to the first mentioned point and place of beginning.

BEING LOT NO. 1 as shown on said Plan.

BEING THE SAME PREMISES which Rosemary Sahota, by Deed dated November 30, 2006 and recorded December 12, 2006 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7032, Page 812 as Instrument Number 10712363, granted and conveyed unto Rosemary Sahota, an unmarried person and Robert Henson and Veronica Henson, husband and wife, son-in-law and daughter, in fee.

PARCEL # 3802Q01470000

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1

VS

DEFENDANT: **Rosemary Sahota; Robert Henson; and Veronica Henson**

SALE ADDRESS: 804 West Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

SALE NO. 22-3-74

Writ of Execution No. 2018-07357

DEBT \$40,407.63

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA:

Parcel Number: 16-2-323.1

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Darius Green A/K/A Darius L. Green**

SALE ADDRESS: 905 Lumber Street F/K/A 903 Lumber Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 22-3-75

Writ of Execution No. 2015-11735

DEBT \$313,323.40

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA:

BEING PARCEL NUMBER: 01-02-0089

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee of RMF Buyout Acquisition Trust 2018-1

VS

DEFENDANT: **Patricia G. Semple**

SALE ADDRESS: 531 Marshall Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

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