



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, MAY 26, 2022

No. 21

## TABLE OF CONTENTS

### 70 CHESTER COUNTY REPORTS

#### Commonwealth v. Jones Part I

*PCRA – Ineffectiveness of counsel* . . . . . 153 (2022)

**Classified Ads. . . . . 24**      **Legal Notices**  
Meeting Space - *West Chester*      **See Table of Contents. . . . .1**  
Associate Attorney  
Estates/Trusts Attorney

# Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices*

Owned and Published by  
**CHESTER COUNTY BAR ASSOCIATION**  
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

[www.chescobar.org](http://www.chescobar.org)  
[lawreporter@chescobar.org](mailto:lawreporter@chescobar.org)

Telephone: 610/692-1889 Fax: 610/692-9546

**Richard Meanix, Editor**

*Assistant Editor*

Patrick M. McKenna, Esquire  
Richard Meanix, Chairperson-Publications Committee

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA  
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Copyright ©2022 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

---

---

## 2022 CCBA Officers

Michelle Bernardo-Rudy, *President*  
Brian Nagle, *Vice President*  
Don Lynn, *Treasurer*  
James Doyle, *Secretary*  
John Fiorillo  
*Immediate Past President*

## Executive Director

Matt Holliday

## 2022 CCBA Directors

Jennifer Fink (2024)  
Ryan Jennings (2022)  
Kelly Jurs (2024)  
Wes Legg (2022)  
Jon Long (2023)  
Helen Mountain (2023)  
A.J. Ober (2022)  
Hon. Analisa Sondergaard (2024)

## 2022 YLD Division

Blaine Feinauer, *Chair*  
Amanda Grant, *Chair-Elect*  
Michelle Barone, *Immediate Past Chair*

**Commonwealth v. Jones**

## PCRA – Ineffectiveness of counsel

1. To obtain post-conviction collateral relief on an ineffective assistance of counsel claim, a defendant must plead and prove by a preponderance of the evidence that the conviction resulted from ineffective assistance of counsel that, under the circumstances, so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place.
2. To succeed on an ineffectiveness of counsel claim, a defendant must establish that the underlying legal claim has arguable merit; counsel had no reasonable basis for acting or failing to act; and the defendant suffered prejudice as a result.
3. To demonstrate prejudice, a defendant must show that there is a reasonable probability that, but for counsel's unprofessional errors, the result of the proceeding would have been different.
4. A reasonable probability is a probability sufficient to undermine confidence in the outcome of the proceeding.
5. Mandatory life imprisonment without parole for those under the age of eighteen at the time of their crimes violates the Eighth Amendment's prohibition on cruel and unusual punishments.
6. Sentencing counsel cannot be held ineffective for failing to argue about a case that had not been decided and/or arguments beyond the current status of the law.
7. There are two requirements for relief on an ineffectiveness claim for a failure to present witness testimony. The first requirement is procedural. The PCRA requires that, to be entitled to an evidentiary hearing, a petitioner must include in his PCRA petition a signed certification as to each intended witness stating the witness's name, address, date of birth and substance of testimony. The second requirement is substantive. Specifically, when raising a claim for the failure to call a potential witness, to obtain relief, a petitioner must establish that: (a) the witness existed; (b) the witness was available; (c) counsel was informed or should have known of the existence of the witness; (d) the witness was prepared to cooperate and would have testified on defendant's behalf; and (e) the absence of such testimony prejudiced him and denied him a fair trial.
8. Defendant entered into a plea agreement with the Commonwealth in which he pled guilty to two counts of murder in the third degree and one count of criminal conspiracy to commit murder in the third degree. On one count of murder in the third degree, Defendant negotiated a plea for 20 to 40 years in prison; on the other, he entered an open plea but agreed the sentence would be consecutive. On the open plea, he was sentenced to 20 to 40 years in prison for the murder and 10 years probation of consecutive probation on the conspiracy. After a motion for reduction of sentence, his second 20 to 40 year sentence was reduced to a consecutive 14 years, six months to 29 years. After the Superior Court affirmed the judgment of sentence, Defendant filed a Petition for Post Conviction Collateral

Relief. Defendant alleged trial counsel was ineffective for failing to properly provide mitigating evidence and argument to the Court before sentencing, specifically, by failing to define the role of Defendant in this case; failing to disabuse the Court of the Commonwealth's position that Defendant was a hardened criminal, incapable of rehabilitation, and in need of incapacitation by presenting evidence to the contrary; failing to reference mental health issues in regard to Defendant's culpability; and failing to call character witnesses. Defendant's speculation in the PCRA proceedings do not meet his burden of proof and must be dismissed because counsel cannot be found to be ineffective for failing to set forth speculative arguments not supported by the evidence. The documents PCRA counsel attached as exhibits were additional supporting documents of the information the sentencing judge already had in his possession, and sentencing counsel was not ineffective for not providing cumulative documentation. This Court deems sentencing counsel was effective and the Court had the evidence available to make a well-informed sentencing decision. Defendant's PCRA claim that sentencing counsel was ineffective is found to be wholly without merit and must be dismissed. Since sentencing counsel was deemed effective, appellate counsel could not be found to be ineffective for failing to raise these issues on appeal. The Court found there were no genuine issues of material fact; the claims asserted had no merit, no purpose would be served by further proceedings and the PCRA action must be dismissed. The Court provided the Defendant with 20 days notice of its intention to dismiss.

R.E.M.

C.C.P. Chester County, Pennsylvania, Criminal Action Numbers 4817-11; 709-12;  
Commonwealth of Pennsylvania vs. James Alvin Jones

Erik T. Walschburger, Esquire, Attorney for the Commonwealth.  
Jerome M. Brown, Esquire, Attorney for Defendant.  
Sondergaard, J., December 21, 2021:-

**[Editor's Note: The docket indicates the PCRA was dismissed by Orders dated January 18, 2022 and April 19, 2022.]**

[70 Ches. Co. Rep. **Commonwealth v. Jones**

COMMONWEALTH OF PENNSYLVANIA :IN THE COURT OF COMMON PLEAS  
 :CHESTER COUNTY, PENNSYLVANIA  
 vs  
 :CRIMINAL ACTION  
 JAMES ALVIN JONES :NOS. 4817-11; 709-12

Erik T. Walschburger, Esquire, Attorney for the Commonwealth.  
 Jerome M. Brown, Esquire, Attorney for Defendant.

**OPINION**

The Pennsylvania Superior Court’s September 19, 2016 Decision set forth the summary of the facts of this case<sup>1</sup> as follows:

Defendant’s<sup>2</sup> conviction is the consequence of a deadly attack upon rival gang members that occurred on the night of December 3, 2011, during the course of a student-arranged bonfire par[t]y at 1641 Baltimore Pike in New Garden Township, Chester County, PA. Many in attendance at the party were Kennett High School students, and most attendees were not gang members. However, gang activity is rampant in parts of southern Chester County, the principal gangs being the ‘Surenos’ or Sur 13 and its rival, the Vikings, also referred to as the ‘Vaqueros’ or ‘VK’, both comprised principally of members of Mexican/Spanish ancestry.

On that night, Defendant, who was not a Sur 13 gang member, but a close acquaintance and member of a gang known as ‘the Bloods’, was in the company of several members of Sur 13, who were ultimately charged with third-degree murder and other crimes in this case. During that evening, news of the Vikings attendance at the bonfire party became known to Sur 13 gang members and to Defendant, and was disseminated to other Sur 13 gang members.

Emboldened with mindless machismo, Sur 13 gang members conceived a plan to attack the Vikings who were attending the bonfire party. During the evening before the attack, Defendant had a knife in his possession which he displayed to Sur 13 members and passed around. This knife was later identified as the knife used to kill both victims.

<sup>1</sup> The Superior Court adopted the facts as set forth in the March 10, 2016 Trial Court Opinion.

<sup>2</sup> For consistency within this Opinion, the term “Appellant,” which the Superior Court used to describe defendant James Alvin Jones, has been changed to “Defendant.”

Defendant and as many as fifteen gang members and hangers-on drove in two vehicles to 1641 Baltimore Pike. The two groups exited the vehicles and approached the Vikings in two cadres around a house trailer located on the property. Circumstances became immediately chaotic, with many of the party attendees running in fear from the scene. Police believed that three of the five Vikings present locked themselves in vehicles to avoid harm, but the victims, 27-year-old Cuahuctemoc Bedolla and 29-year-old Jose Rodriguez did not reach safety and were attacked and murdered. The victims were attacked by as many as ten Sur 13 gang members.

The Pennsylvania Superior Court's September 19, 2016 Decision set forth the summary of the procedural history of this case<sup>3</sup> as follows:

On August 23, 2013, Defendant entered into a counseled written plea agreement with the Commonwealth in which he pled guilty to two counts of murder in the third degree, 18 Pa.C.S.A. § 2502(c), and one count of criminal conspiracy to commit third degree murder, 18 Pa.C.S.A. § 903.

The written plea agreement provided for a negotiated term of imprisonment of 20 years to 40 years for the murder of Cuahuctemo Bedolla. See Count 3 of the information. Under the terms of the plea agreement, Defendant entered an open plea of guilty to murder in the third degree in the death of the second victim Jose Rodriguez, stated in Count 5 of the information, and to Count 1 of the information charging criminal conspiracy. Defendant and the commonwealth agreed that the sentence to be imposed by the sentencing judge in his discretion on Count 5 would be consecutive to the sentence imposed on Count 3.

The trial court deferred sentencing to allow the Commonwealth and the Defendant to submit sentencing memorandums, which were filed on November 4, 2013. On November 6, 2013, the trial court sentenced Defendant as follows: Count 3, 20 to 40 years imprisonment; Count 5, 20 to 40 years imprisonment consecutive to Count 3; and Count 1, 10 years consecutive probation.

Defendant filed a timely motion for reduction of sentence, pursuant to which, on April 22, 2014 following hearing on the motion, oral argument and consideration of briefs, the trial court granted Defendant's motion in part, vacated the sentence on Count 5, and ordered Defendant to be presented for resentencing on May 12, 2014. On the latter date, the trial court resentenced Defendant

<sup>3</sup> The Superior Court adopted the procedural history as set forth in the March 10, 2016 Trial Court Opinion.

on Count 5 to 14 years, 6 months to 29 years imprisonment consecutive to Count 3. In all other respects, the sentences imposed on November 6, 2013 on Counts 1 and 5 remained unchanged. No direct appeal was taken from the foregoing judgment of sentence.

Thereafter, on June 11, 2015, Defendant filed a pro se PCRA Petition. Counsel was appointed to represent Defendant. An Amended PCRA Petition was filed on October 7, 2015 by PCRA Counsel, seeking reinstatement of his direct appeal rights. On December 9, 2015, the Court granted Defendant's PCRA request and permitted Defendant to file an appeal within thirty days of the date of the Order. Defendant filed a Notice of Appeal on December 21, 2015 and filed a Concise Statement of Errors Complained of on Appeal on January 19, 2016. The Court issued an Opinion on March 10, 2016 and the record was forwarded to the Superior Court on March 16, 2016. On September 19, 2016, the Superior Court affirmed the judgment of sentence.

On October 19, 2017, Defendant filed a Petition for Post Conviction Collateral Relief. The Commonwealth filed an Answer on April 2, 2018. On November 8, 2018, Defendant filed a Reply to the Commonwealth's Answer/Motion to Dismiss. On August 27, 2019, Defendant filed a Supplemental Reply to Commonwealth's Motion to Dismiss. On November 6, 2020, the Commonwealth filed a Supplemental Answer to PCRA. On June 21, 2021, Defendant filed a Response to the Commonwealth's Answer. On August 13, 2021, the Commonwealth filed its Second Supplemental Answer to Defendant's PCRA Petition. On September 9, 2021, the Court received Defendant's letter response.

As the docket will show, between the time Defendant filed his Petition for Post Conviction Collateral Relief on October 19, 2017 and August 13, 2021 when the Commonwealth filed its Second Supplemental Answer, there were numerous unopposed requests for extensions of time to file Answers and Responses. The Commonwealth and Defendant each had seven requests that were granted. Said requests were granted in the interest of justice and because Defendant is not challenging the 20 to 40 year sentence he agreed to on Count 3, which he is currently serving. Therefore, even though there has been a delay in addressing the PCRA action, Defendant has not been negatively affected.

After performing a thorough, independent review of the pleadings, transcripts, Guilty Plea Colloquy Form, and record, this Court finds that there are no genuine issues concerning any material fact, the claims asserted by Defendant for Post-Conviction Collateral Relief do not have any merit, and no purpose would be served by further proceedings. Defendant is not entitled to post-conviction collateral relief and the PCRA action must be dismissed.

Defendant's PCRA Petition alleges that both trial counsel and appellate counsel were ineffective in their representation of him. To obtain post-conviction collateral relief on an ineffective assistance of counsel claim, a defendant must plead and prove by a preponderance of the evidence that the conviction resulted from

ineffective assistance of counsel that, under the circumstances, so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place. Commonwealth v. King, 57 A.3d 607, 613 (Pa. 2012), citing 42 Pa.C.S.A. § 9543(a)(2)(ii). “The Pennsylvania test for ineffectiveness is, in substance, the same as the two-part performance-and-prejudice standard set forth by the United States Supreme Court, *see Strickland v. Washington*, 466 U.S. 668, 687, 104 S.Ct. 2052, 2064 (1984), although this Court has divided the performance element into two sub-parts dealing with arguable merit and reasonable strategy.” King, 57 A.3d at 613.

Consequently, to succeed on an ineffectiveness of counsel claim, a defendant must establish that the underlying legal claim has arguable merit; counsel had no reasonable basis for acting or failing to act; and the defendant suffered prejudice as a result. King, 57 A.3d at 613, citing Commonwealth v. Pierce, 527 A.2d 973, 975-76 (Pa. 1987). To demonstrate prejudice, a defendant “must show that ‘there is a reasonable probability that, but for counsel's unprofessional errors, the result of the proceeding would have been different.’” King, 57 A.3d at 613, quoting Strickland, 466 U.S. at 694, 104 S.Ct. at 2068 and citing Commonwealth v. Cox, 983 A.2d 666, 678 (Pa. 2009). “A reasonable probability is a probability sufficient to undermine confidence in the outcome of the proceeding.” King, 57 A.3d at 613, citing Commonwealth v. Ali, 10 A.3d 282, 291 (Pa. 2010). Therefore, we must first examine whether Defendant’s underlying claims are supported by the evidence and whether his claims have arguable merit.

### **Discussion:**

Applying the above, as well as evidence in the entire record, to Defendant’s PCRA allegations regarding ineffectiveness of counsel, it is abundantly clear that Defendant’s allegations are not supported by the evidence. Defendant argues that trial counsel and appellate counsel were ineffective regarding the imposed sentence. He alleges that trial counsel was ineffective at the sentencing proceeding and appellate counsel was ineffective for failing to address the specific sentencing claims on appeal.

Defendant’s overall issue is that he believes trial counsel was ineffective for failing to properly provide mitigating evidence and argument to the Court before sentencing. Specifically, Defendant set forth the following allegations in his PCRA Petition:

- 1) Trial counsel failed to define the role of Defendant in this case. Defendant alleges that it is unclear what Defendant’s planned role was in the crime and counsel should have highlighted this to the Court. Trial counsel’s actions were deficient and unreasonable by not defining the role at sentencing, which affected the sentence Defendant received, and prejudiced Defendant.
- 2) Trial counsel failed to disabuse the Court of the Commonwealth’s position that he was a hardened criminal, incapable of rehabilitation, and in need of incapacitation. He alleges that there was sufficient evidence to the contrary that should have been presented to the Court. Examples of such evidence

include a March 21, 2012 Evaluation Report, IEP and other reports, and character letters and testimony. Trial counsel was ineffective for failing to present this evidence and Defendant was prejudiced as a result.

- 3) Trial counsel was ineffective for failing to set forth a Miller/Montgomery argument on behalf of Defendant, and trial counsel's arguments were devoid of any mention of the relationship of mental health issues to the culpability of Defendant.
- 4) Defendant argues that because he may not have had the mental capacity to commit first degree murder, trial counsel was ineffective in advising Defendant to plead guilty to a maximum sentence for one count of third degree murder. This opened Defendant to the possibility of the same sentence on the second count of murder, where the Commonwealth may not have been able to prove a degree of guilt higher than third degree murder. Trial counsel was ineffective in failing to investigate Defendant's mental state. The advice to plead guilty was driven by the viewpoint that Defendant was going to be found guilty of first degree murder. Defendant was prejudiced by the advice to plead guilty without proper investigation into a defense of mental infirmity.

PCRA counsel noted the following in the PCRA Petition: "Counsel was only retained on October 8, 2017. At the very moment that fee agreement was being signed, Counsel learned that his step-daughter had tragically died. This death has consumed virtually all of counsel's time and attention as he did not work during the week of October 9th, and then only on October 17 did he receive any documents about this case from the family. These documents are incomplete and have not allowed Counsel to do an adequate and full investigation prior to drafting this PCRA Petition. Nonetheless, given the very late date that the family has come to him, there is a need to file the Petition immediately as the last possible date to file appears to be October 19, 2017. Hence, Counsel is filing this petition to toll the limitations under 42 Pa.C.S.A. §9545 and will seek to amend and supplement after."

On November 8, 2018, Defendant filed a Reply to Commonwealth's Answer/Motion to Dismiss in which he explained and refined his issues regarding trial counsel's ineffectiveness as follows:

- 1) Trial counsel was ineffective for not defining the role of Defendant in the case. Defendant alleges that it is unclear what his planned role was in the incident and given his educational, emotional, and mental health deficits, he was not the leader and did not direct others to attack the victims. He may have been easily influenced by others to do something that he was otherwise not inclined to do. This affected the sentence and counsel was ineffective for failing to pursue this with the Court.
- 2) Trial counsel "did nothing" to disabuse the Court of the Commonwealth's sentencing position that Defendant was a hardened criminal, incapable of rehabilitation and needing incapacitation until he was 65 years old.
- 3) The evaluation report written when Defendant was approaching twenty years

old revealed that he was functioning in the low average or borderline capacity. Defendant argues that this shows that he could have been easily led and persuaded by others to take action on the night in question.

- 4) Defendant argues that the Court did not have reliable information at the time of sentencing and therefore, he must be resentenced. He alleges that the sentencing information was stale and inaccurate. He argues that the mental health evaluation was dated November 21, 2018,<sup>4</sup> which is why the Miller v. Alabama argument of the mitigating factor of youth is so important. Defendant attached mental health records from the Chester County Prison to argue that the mental health diagnosis presented at sentencing was inaccurate. Defendant also attached school records from 2011 and 2012 to refute the Commonwealth's position at sentencing that he was unable to be rehabilitated. Defendant argues that the Miller holding should be more broadly construed and should be applicable to Defendant.
- 5) Defendant alleges that there was evidence to show that his culpability was less than the Court found for sentencing and that this evidence was not presented to the Court. Defense counsel's failure to present this evidence and advocate for Defendant at sentencing was ineffective and resulted in prejudice to Defendant.

On August 26, 2019, Defendant filed a Supplemental Reply to Commonwealth's Answer/Motion to Dismiss. Said pleading set forth three character witnesses that were not called to testify on Defendant's behalf at his sentencing. Defendant alleges that without the testimony of the character witnesses, the Court did not have all the evidence it needed to properly sentence Defendant.

On June 21, 2021, Defendant filed a Reply to the Commonwealth's Supplemental Answer in which he further explained his arguments. First, he agrees that the Miller v. Alabama holding does not apply to Defendant since he is not a juvenile lifer, nor was he sentenced to life imprisonment. However, he argues that the underlying rationale and science behind the decision should be applied to Defendant. Since the brain does not fully develop until age 25, young adults can take actions that are rash, impetuous, and unthinking about consequences. Those can be accentuated in a person like Defendant who is learning disabled and a heavy user of controlled substances.

Second, Defendant reiterates that the character witness evidence should have been used at sentencing to show that Defendant could and did function well in a structured environment, even if it was not in an institutional setting. Defendant attached the three letters referenced in the August 26, 2019 pleading as well as letters from Defendant's father, Defendant's step-mother, and Defendant's counselor from 2005.

---

<sup>4</sup> Defendant's reference to a November 21, 2018 mental health evaluation is seemingly incorrect. Evidence shows that a mental health evaluation was performed by Dr. Bruce Mapes and was dated November 21, 2008.

<sup>5</sup> Defendant states that three letters from the character witnesses were attached to the pleading. However, the letters were not attached and filed with the document. This Court notes that seven character letters were attached to Defendant's June 21, 2021 pleading.

Third, Defendant argues that the exhibits he attached to his November 8, 2018 pleading should have been argued differently to the Court to show that Defendant was capable of living in society and that the issues he had growing up led to the conduct in this case. He argues that this mitigation evidence, even if it was known to the Court, was not properly utilized by counsel.

The Commonwealth's Second Supplemental Answer to Defendant's PCRA Petition, filed on August 13, 2021, argued in part that Defendant's reliance on the character witness letters in this PCRA had not been properly established. To obtain PCRA relief for failing to call a potential witness, a defendant must establish that the witness existed and was both available and willing to testify, counsel was informed or should have known of the existence of the witness, and the absence of the witness prejudiced him. The Commonwealth argued that there was no claim by Defendant or the witnesses that they were available and prepared to testify at Defendant's sentencing hearing. Nor does Defendant allege that counsel was aware of the existence of the witnesses.

Defendant's September 9, 2021 letter response suggests that the Commonwealth's assertion is incorrect and argues that character witnesses at sentencings do not have to testify in person and can have their positions set forth in letters for the Court to read. He states, "[t]he fact that no witnesses have come forward who said they were ready, willing, and able to testify, does not mean that this would not have been evidence that would have been accepted by the sentencing Court."

Applying the PCRA ineffectiveness standards to the claims above, this Court determines that the underlying legal claims set forth by Defendant lack arguable merit. Each of Defendant's allegations will be addressed below, starting with Defendant's claim that his role in the murders was not clearly defined for the Court. The thrust of Defendant's argument is that he believes the evidence shows that he was influenced by others to act due to his mental and intellectual state. While he takes direct responsibility for the actual direct killing of victim Bedolla, he questions his role in the death of victim Rodriguez.

Defendant's claim is not supported by the evidence nor do the PCRA pleadings establish the argument beyond speculation. The pleadings contain many hypotheticals of how Defendant may have been influenced by others because he was not a gang member and was in the company of gang members that could have influenced his actions that night. The pleadings point to Defendant's abuse as a child and his mental, cognitive, and intellectual issues to allege how he could have been persuaded by others. Defendant references his low average or borderline capacity to argue that he could have been easily led and persuaded by others. In addition, the pleadings allege that he may have had difficulty controlling his actions, and he may even have been intoxicated that night. However, Defendant's claims are not supported by the evidence.

There is no evidence in the record that Defendant was under the influence, nor were there any claims by Defendant throughout the plea, sentencing hearings, or appeal that he was influenced to act by others. Even during these PCRA proceedings, Defendant failed to submit a witness certification that he was intoxicated or that other gang members led him to commit the murders. Defendant's speculation in the PCRA proceedings do not

meet his burden of proof and must be dismissed because counsel cannot be found to be ineffective for failing to set forth speculative arguments not supported by the evidence.

It must also be remembered that the issue of Defendant's role in the crime was thoroughly addressed by Judge Nagle in the post-sentence motion proceedings and on direct appeal. On November 15, 2013, Defendant filed a Motion to Modify and Reduce Sentence and stated, "Petitioner would like to present additional information which was unavailable or otherwise not presented at sentencing which he believes warrants a reduced sentence, including evidence which tends to suggest a reduced culpability in the death of Jose Rodriguez as well as information on Defendant's background and character."

A hearing was held on January 16, 2014 at which Defendant presented forensic biologist Katherine Cross, who testified that more than just Defendant's DNA was found on the knife that killed the two victims. Defendant filed a Brief in Support of a reduction of Sentence on March 26, 2014, and the Commonwealth filed a Response on April 8, 2014. On April 22, 2014, Judge Nagle entered an Order vacating the sentence Defendant received for the death of Mr. Rodriguez. Based on the additional evidence presented Defendant was resentenced on May 12, 2014, to a lesser sentence than he originally received.

In the April 22, 2014 Order and March 10, 2016 Opinion, Judge Nagle determined Defendant's role in the murders as the basis for the sentence, which was affirmed by the Superior Court on September 19, 2016. Judge Nagle stated the following in his March 10, 2016 Opinion:

The murders were especially barbaric and the victims suffered brutal deaths. Rodriguez is reported to have suffered 5 stab wounds from 4 stabbing motions, causing gruesome injuries. His blood was found on the blade of the killing knife and his DNA was found on the Defendant's<sup>6</sup> sneakers. Defendant brought the killing knife to the scene of the crimes, and was a primary actor in the deadly assaults, although not the only one. Based on the evidence, it is reasonable to believe that Rodriguez came to Bedolla's aid and was stabbed in the process of trying to help him. Bedolla suffered 7 stab wounds, one of which penetrated into vertebrae. As noted above, the knife was found approximately 8 feet from a pool of Bedolla's blood, giving credence to the police conclusion that it became dislodged from his body before he was taken by a companion from the crime scene. Rodriguez was found dead at the scene, at the end of a blood trail, his body lying a substantial distance from where the knife was recovered. Although the Commonwealth was unable to prove by direct evidence that Defendant inflicted the fatal wounds to Rodriguez, the circumstantial evidence is sufficient to warrant the conclusion that

---

<sup>6</sup> For consistency within this Opinion, the term "Appellant," which Judge Nagle used to describe defendant James Alvin Jones in the March 10, 2016 Opinion, has been changed to "Defendant."

he was immediately and directly complicit in the administration of the fatal knife wounds that resulted in the death of Mr. Rodriguez. The DNA evidence, taken in conjunction with all of the other evidence, was strongly corroborative of the conclusion that the Defendant wielded the knife when Mr. Rodriguez was stabbed. The Commonwealth has likened the difficulty of the investigation of these crimes to the “fog of war” due to the difficulty of proving the individual complicity of the multiple co-conspirators prosecuted for these deaths. Of the multiple defendants prosecuted for the deaths of these two victims, none received a sentence as severe as the one we imposed on the Defendant for these killings, precisely because the Commonwealth’s proofs and assessments of individual conspiratorial culpability varied with each defendant, but were greatest when it came to Defendant’s culpability.

Therefore, the role Defendant played during the murders was clearly taken into consideration by the Court for sentencing purposes.

Defendant’s next PCRA allegation is that sentencing counsel was ineffective for failing to present additional evidence to counter the Commonwealth’s position that he was a hardened criminal, incapable of rehabilitation, and in need of incapacitation. Defendant alleges that prior counsel “did nothing” to disabuse the Court of the Commonwealth’s position. This bald allegation is incorrect.

As a matter of fact, sentencing counsel set forth similar arguments as PCRA counsel that Defendant’s abuse as a child, his mental health issues, and lack of parental protection and supervision could have played a role in the murder. In Defendant’s Memorandum in Aid of Sentencing, filed November 14, 2013, counsel stated, “[t]he evening could have turned out very differently if [Defendant] had any familial stability or alternatives.”

To refute the Commonwealth’s position that Defendant was a hardened criminal, incapable of rehabilitation, and in need of incapacitation, sentencing counsel set forth the following argument in the Memorandum in Aid of Sentencing:

James Jones is 21 years old. He was 19 at the time of these events. He has been in Chester County Prison since December 6, 2011.

James was born in Virginia Beach, Virginia and had what can only be described as a horrific upbringing. From the age of 3 to 8 he was emotionally, physically and sexually abused by his biological mother. At the age of 8 he was taken to live with his father but was summarily rejected by his step-mother and systematically ostracized from his family. It was the opinion of James’ case workers that his step-mother would manufacture reasons to get him removed from the home and placed in various juvenile placement facilities. (Please see the Presentence Investigation (PSI) for a detailed accounting of his placements.) While in placement, James would succeed and meet the

goal set forth for him, but upon returning home he would be “set up to fail.” Sadly, he still dearly loves his step-mother and believes she has his best interests at heart.

James has never known a stable home life. At this young age he has already lived in Pennsylvania, Ohio, Virginia, Tennessee and Mississippi, for varying durations and with varying degrees of familial/parental protection/supervision. At the time of this incident, he step mother had kicked him out of his home for some imagined infraction and he was homeless. He was living at the home of Co-Defendant Steven Andrew Daddezio. James describes the night of the incident as his finally relenting to Andrew’s insistence that they attend the bonfire party, in spite of James desire to stay “home.” Ultimately James “went with the flow” out of a desire to please Andrew. The evening could have turned out very differently if James had any familial stability or alternatives.

James has a number of mental health issues, including Post Traumatic Stress Disorder as a result of the horrific abuse he endured. (Please see PSI for more detailed description). At time of this incident, he was not being treated for any of them, nor was he taking necessary medication. He has been receiving prescribed medications while in Chester County Prison, to his great benefit.

He has a 0 Prior Record Score. His criminal history consists of a single juvenile adjudication for Simple Assault and Terroristic Threats from 2008 in which he had a knife on school grounds and opened and closed the knife while making verbal threats to another student. No one was harmed.

He is the only person involved in the incident that night who was not in a gang.

James feels a deep sense of remorse for his actions on the night of December 3, 2011. He is ashamed that something he did took these two men away from their families, especially their children, because he certainly knows what it is like to grow up and not have parents to rely on and take care of you.

Further, at the original sentencing hearing, trial counsel argued vigorously for Defendant by stating the following:

I think the most interesting thing that was said so far today was the quote that Mr. Jones gave. Ms. Cardamone gave you a very, very lush description of the facts. We obviously have entered pleas in this matter. So we don’t contest the facts in this case. But the quote she gave you that I thought was – really, really would allow you to see this case through the clearest eyes, I can’t believe I did that, that’s –that’s not something the monster that they are portraying Mr. Jones to be would

say.

That monster, of course, could certainly believe that he did that. It would have been his goal and his aim and his joy. And it wasn't that for Mr. Jones. He could not believe he caused the death of Mr. Bedolla, unquestionably. He has said to anyone who would listen, I did that. I killed him. My acts took his life. That's not up for debate. The sentence he is going to receive for that is commensurate with that action, that affirmative action, I did that. I can't believe it, but I did that.

Ms. Cardamone would have you believe that Mr. Jones is not in the same category because he is more culpable. He certainly is more culpable. He said, I did that. That's why we have agreed to the sentence of 20 to 40 years on Mr. Bedolla. That is, as we will discuss further, far greater than any sentence that his codefendants received.

Ms. Cardamone points out the evidence against Mr. Jones is strong. And it is strong. And a part of the reason why it is so strong is because very early on in the investigation, Mr. Jones told the police, I stabbed Mr. Bedolla. I stabbed him. I caused his death. He did not say that about Mr. Rodriguez.

To my mind, it seems like if you are confessing – the Commonwealth's memorandum called it a self-serving confession. I'm not aware of any kind of confession that is self-serving. It's self-serving to keep your mouth shut. If you are confessing to stabbing one person, you may as well get it all out there.

He never said he stabbed Mr. Rodriguez. He accepted responsibility and the liability for Mr. Rodriguez's death in the context in which all of his codefendants have likewise pled, that they were part of a large group of people who went there with the intent to get into a fight with the Vikings, and Mr. Rodriguez and Mr. Bedolla ended up dead as a result of that action. To my mind, that means that he should be sentenced with respect to Mr. Rodriguez in the same way that his codefendants have been sentenced for fairness.

A number of codefendants entered pleas that were predicated upon cooperation. That may or may not be necessary. We don't have a sentence for those individuals. The ones who have been sentenced already are as follows, the sentences they received.

Christian Eumana, codefendant, received 11 and a half to 22 years on two counts of third degree murder running concurrently and six years probation consecutive for the criminal conspiracy.

Andrew Daddezio received a sentence of eight and a half to 17 years on the two counts of third degree murder and the criminal conspiracy, all running concurrently.

Codefendant Romero received a sentence of nine to 20 years on two counts of third degree murder running concurrently with ten years of consecutive probation on the criminal conspiracy.

And Codefendant Manuel Chavez received a sentence of seven to 18 years on two counts of third degree murder running at the same time.

Every other codefendant who has been sentenced thus far has been sentenced concurrently for the two counts of murder. Mr. Jones does not get that benefit. He did not seek that benefit. He knows what he did to Mr. Bedolla. And he has admitted it is worth the sentence the Commonwealth offered, 20 to 40 years, which is the statutory maximum, which Your Honor, of course, is well aware. He understands that. He thinks that's fair.

He also understands that for whatever responsibility he takes in the death of Mr. Rodriguez, that that should have a further penalty imposed. No one thus far has had an additional penalty imposed for the subsequent killing. The codefendants in this case average a sentence of 8.8 years. That's not taking into consideration the sentences were run at the same time. If we took that into consideration, they would have a sentence per killing of 4.4 years. That's what it has been worth to be part of this conspiracy thus far. And the posture Mr. Jones is in right now before you is as part of that conspiracy that resulted from the death of Mr. Rodriguez.

Ms. Cardamone said he is more culpable. You should treat him differently. You are already. You are – as we stand before you without you having done anything, he is already serving twice as much time as his closest codefendant.

THE COURT: That's by agreement; correct?

MS. COPELAND: It absolutely is. It absolutely is. Mr. Jones accepts that. He accepts that he is serving twice as much time as his closest codefendant for the things that make him different that he admitted to. He stabbed Mr. Bedolla. He did that. He can't believe he did that, but he did. So he understands it should be different.

My question is for the purpose of Mr. Rodriguez where he is in my mind very much the same. Ms. Cardamone said he was part of a group, but he shouldn't be treated like the other members of that group for some reason. I think he should.

Biographically Mr. Jones is 21 years old. He was 19 years old at the time when these incidents took place. There was a lot of talk about his juvenile record, which obviously is not necessarily applicable to Your Honor to take into consideration because they were misdemeanor adjudications and not available to enhance the sentencing guidelines in any way. You certainly can know about them to get a sense of Mr. Jones and who he is.

There is mentioned in some of these documents of cruelty to animals. I have never seen a single foundational document that explains to me what they are referring to. It's a passing reference. I don't know

how much weight Your Honor can give that.

Same thing with the poisoning of the family. I don't honestly know where that came from. It could have been an offhanded comment from any person that just managed to find its way into the record. It doesn't form the basis for any previous charge.

I don't think Your Honor can fairly consider those things. They sound terrible, but unless they are authenticated in some way, I don't think Your Honor can consider them truly.

Mr. deBarrena-Sarobe indicated he has been before Your Honor, and that in a case where someone had no chance and had no foundation, that perhaps that is the kind of person for whom a break should be cut. Mr. Jones is that person. He has led up to this point in his 21 years what can only be described as a horrific life. From the age of three to eight, he was abused emotionally, physically and sexually by his biological mother, who is no longer a part of his life and no –no one really knows where she is now.

It occurs to me as I've gone through the defense of cases of people who abuse children, that at the time when that individual is being prosecuted, nothing means more than the impact that that action had on the victim. Here is the victim, Your Honor. This is what that has wrought. And there is an awareness that behavior destroys a person at their core. That is what Mr. James Jones went through. So take that into consideration.

Even when he was removed from the care – care of his biological mother and taken with his father, he was fundamentally rejected by his stepmother and systematically ostracized by the family for the remainder of his life. That is no foundation. That is no kind of a chance to succeed. It occurs to me that some of the quotes that we have seen about cruelty to animals and poisoning family members may have come from this individual.

There is a lengthy report in the PSI that indicated it was the opinion of one of Mr. Jones's previous caretakers in the placement that he would do so well in the placement and come home to be set up to fail by a family who – it was more convenient for him not to be there, and it was extremely easy to make him not be there by saying things or doing things that would make it seem like he needed to be put back into placement. And that happened on a number of occasions to the extreme frustration of his previous caregivers, which is included in the PSI, which Your Honor I know has read.

During his short life, he has lived in Pennsylvania, Ohio, Tennessee, Mississippi, Virginia, Delaware, all for varying durations, all with varying degrees of parental support or even presence. There were times when he was alone with his siblings.

At the time when this incident occurred, he had been

completely removed from his home. He had no place to live. He was living with his codefendant, Andrew Daddezio, and it was – it was – my conversations with Mr. Jones tell me that it was Daddezio’s idea to go to the party. Mr. Daddezio, as we know, was a member of Sur 13 unlike James Jones. James Jones is the only person in this entire confrontation who was not in a gang. I think James Jones was a little bit at the mercy of Mr. Daddezio, wanting to please him because the roof over his head was predicated upon that situation being so.

As a coping mechanism in his life, he told me he goes with the flow. And the flow that night, unfortunately, went to the party. That doesn’t take away his responsibility for participation when he got there, but if he had any kind of home life or stability or alternatives, I don’t think he would have gone there.

Ms. Cardamone and Mr. deBarrena-Sarobe say he is beyond saving, that he cannot possibly be rehabilitated. I just think that could not be further from the truth. While they have spent two years living with this case, I spent two years living with this case and with James Jones. I think I’ve gotten to know him pretty well. And I can tell this Court that the sentence of 20 to 40 years, while it sounds on its face just shocking and horrible, will actually be good for him, and he thinks so as well. It’s going to provide a stability in his life that he absolutely has never known. It is going to provide him with mental health treatment and medication.

Mr. deBarrena-Sarobe noted correctly – Your Honor can see in the PSI – he has a number of mental health conditions as a result of what he endured through his life. And during the time of this incident, he was receiving no treatment for them. And he was receiving no medication for them. And I’ve seen a change in him from when he went into the prison and had access to those things for the first time in his life. It’s a night and day conversation. There is your rehabilitation right there.

He always does well in – I mean, has always done well in placements. When he is given rules to follow and someone to make sure that he is accountable to follow them, he does extremely well. And for him to be able to spend 20 years in a controlled environment and to understand and grow and mature in an environment that is so stable, at the end of that period of time he is going to be a different person.

While he has been in Chester County Prison, he has completed his diploma. He wants – I once said, oh, you completed your GED. He said, no, I got my diploma because a diploma is harder. A diploma means more. It’s not an equivalency. It’s a real diploma. He is extremely proud of that, as I think he should be.

At the earliest points in his schooling and placement, he was working towards various vocational careers, carpentry, that kind of thing he could do with his hands. He is interested in doing that again. And he

is interested in trying to make a life for himself using those skills when he ultimately is released.

As far as Mr. Jones personally, I know he feels a deep remorse for what happened that night. I can't believe I did that. He knows what he did. And it destroys him, especially the notion of Mr. Rodriguez's son, because he knows what it is like to grow up in a life with – without having your family and particularly your parents there to guard you and to take care of you. And the fact that he caused that to happen to some other child pains him more than I can describe adequately.

So, Your Honor, as in my sentencing memorandum, we're asking for a sentence – a total sentence of 27 and a half to 40 or to 52 years. We're asking Your Honor to sentence him to consecutive probation on the criminal conspiracy count, as you have done every other codefendant. And we're asking for the bottom of the standard range with the sentencing enhancement for deadly weapon used, which Mr. Jones agreed to without hesitation.

He will be 46 years old at that time. He will be more than a grown man at that time. He will have had time to grow and mature and live. And there is still enough time at that point for him to have a family, for him to have a life. He is not just winding down, you know, his golden years at that point. He could very much live and have a meaningful and positive impact. I know he wants to. I know he is able to. It's just a question of whether or not Your Honor will give him leave to do so.

Mr. Jones has also written a note for Your Honor. He is extremely nervous at the idea of addressing you. I want to check with him and see if he is interested in doing that, but in any case, he did write a letter to give you some idea of what is going on in his mind. A copy of that has been provided to the Commonwealth.

He also does have his mom-mom and pop-pop present in the courtroom to support him. And I know that means a great deal to him. So if Your Honor would allow me –

THE COURT: I have the letter.

MS. COPELAND: Oh, sorry. Thank you. Yes, Your Honor.

THE COURT: I read the letter.

THE DEFENDANT: I would like to say that I apologize for bringing hurt to the families, bot the families, because I know how it feels to have someone missing out of my life, and I would like to ask them to forgive me. Spending two years in Chester County, it wasn't a lot of time, but I had enough time to think about what I did. And it does hurt me that two lives was taken (sic). And I'm worry for it. I'm sorry for my actions. I would like them to forgive me.

**TABLE OF CONTENTS**  
**LEGAL NOTICES**

Change of Name . . . . . 2  
Corporation Notice . . . . . 2  
Estate Notices **1st Publication** . . . . . 2  
Estate Notices **2nd Publication** . . . . . 5  
Estate Notices **3rd Publication** . . . . . 6  
Fictitious Name Notice . . . . . 8  
Trust Notice **(1st Publication of 3)** . . . . . 8  
Notice of Hearing **(1st Publication of 3)** . . . . . 9  
Sheriff Sale of Real Estate **(1st Publication of 3)** . . . . . 10

**NOTICES**

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

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

**CIVIL ACTION**

**LAW NO. 2022-01489-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Moretti Collins on behalf of minor child Mortisha Ruby Collins 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: Mortisha Ruby Collins to: Ruby Avabelle Collins

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 Tuesday, February 15, 2022 for Robert Dean Ainslie Repairs in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

**CORPORATION NOTICE**

Notice is hereby given that Articles of Inc. were filed with the Dept. of State for ECLIPSE TECHNOLOGY SOLUTIONS, INC., a corporation organized under the PA Business Corp. Law of 1988. DENIS A. GRAY, Solicitor, PALMER & GRAY LLP, 115

Bloomington Ave., Ste. 100, Wayne, PA 19087

**CORPORATION NOTICE**

**Specialized Automotive Acquisition's, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. John A. Novello, Esquire  
221 North Olive Street  
Media, PA 19063

**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**

**BETTENHAUSEN**, John W., late of East Goshen Township. Lee H. Bettenhausen, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd, Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd, Ste. 211, Paoli, PA 19301, atty.

**BIRELEY**, Abbie A., late of Westtown Township. Kenneth R. Bireley, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Personal Representative. MARI-TA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

**BOWER**, Irvin D., late of West Whiteland Township. Gary Bower, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-05652, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-05652, atty.

**BRITTINGHAM**, Bessie C., late of Upper Uwchlan Township. Sandra Brown, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**CARROLL-NELSON**, Paula, a/k/a Paula D. Carroll, late of Caln Township. Keith L. Nelson, 3136 Silbury Hill, Downingtown, PA 19335, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen &

Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**CLOWER**, Robert E., late of Bradford Township. Matthew E. Clower, care of STEPHEN CARROLL, Esquire, P.O. Box 1440, Media, PA 19063, Executor. STEPHEN CARROLL, Esquire, Caroll & Karagealian LLP, P.O. Box 1440, Media, PA 19063, atty.

**CUNIUS, JR.**, John W., late of West Bradford. John W. Cunius, III and Anne Marie Corcoran, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Co-Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**DLUTOWSKI**, John Bernard, late of Chester Springs. Elizabeth Dlutowski, 6622 Soaring Eagle Way, Sarasota, FL 34241, Executor.

**DOYLE**, Joan A., a/k/a Joan Ann Doyle, late of West Chester. William J. Doyle, II, care of NEAL A. RICE, Esquire, 147 W. Airport Road, Suite 300, Lititz, PA 17543, Executor. NEAL A. RICE, Esquire, Legacy Law PLLC, 147 W. Airport Road, Suite 300, Lititz, PA 17543, atty.

**FERRELL**, William Michael, late of Chester County. David J. Ketchen, Jr., care of ROWAN KEENAN, Esquire, 376 E. Main Street, Collegeville, PA 19426, Executor. ROWAN KEENAN, Esquire, Keenan, Ciccitto & Associates, LLP, 376 E. Main Street, Collegeville, PA 19426, atty.

**GAITENS**, Kathie Lynn, late of Modena Borough. Heather Campbell, 52 Hogan Place, Coatesville, PA 19320, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**GIANNONE, SR.**, John A., late of Willistown Township. John A. Giannone, Jr., care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**GIER**, Maybelle, late of Penn Township. Lynne C. Jensen, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**GOHEAN**, Arline B., late of East Coventry Township. Susan Griscom, 7 Clover Hill Drive, Poughkeepsie, NY 12603, Executor. PAUL A. PRINCE, Esquire, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

**GOOD**, Russell W., late of East Pikeland Township. Kathleen M. Knaub, 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.

**GREEN**, Francis Robert, late of Uwchlan Township. Jean Passo, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, Administratrix. DONALD J. WEISS, Esquire, Donald J. Weiss, Esq., P.C., 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, atty.

**HAMMOND**, Martha M., late of Coatesville. Scott D. Hammond, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**HATHAWAY**, Ruth E., late of Tredyffrin Township. John W. Mohn, 33 Witherspoon Court, Chesterbrook, PA 19087, Executor. EDWARD N. FLAIL, JR., Esquire, 10 Harrow Circle, Wayne, PA 19087, atty.

**HERNANDEZ**, Jose Luis Escobar, late of New Garden Township. Jose Luis Escobar Castano and Agustina Hernandez Ortiz, 462 Pemberton Rd., Kennett Square, PA 19348, Executors. LATISHA BERNAND SCHUENEMANN, Esquire, Barley Snyder, 2755 Century Blvd., Wyomissing, PA 19610, atty.

**HUNTER**, Barbara R., late of West Whiteland Township. Kevin J. Rea, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**JENKINS**, Marilyn Marie, a/k/a Marilyn Jenkins and Marilyn M. Jenkins, late of Highland Township. Charlotte Louise Ruby, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**JONES**, Suzette S., late of West Sadsbury Township. Nanette Lee Jones, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

**KLINE**, Stephen W., late of Trydeffrin Township. Suzanne E. Kline, 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.

**KURLAK**, Joseph M., late of Uwchlan Township. Joseph C. Kurylak, 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.

**LEWIS**, Christopher Hayden, late of New Garden Township. Michelle S. Lewis, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator C.T.A. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**MARSHALL**, Ursula Erika, late of Pocopson. Holly Darlene Marshall Hopkins, 170 Northbrook Rd., West Chester, PA 19382, Executrix.

**MARTINEZ**, Juanita, late of West Goshen Township. Teresita Faure, care of RICK MORTON, Esquire, 220 W Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 W Gay Street, West Chester, PA 19380, atty.

**MORAN**, Edward L., late of Kennett Square Borough. Michele L. Sutton, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W. Market Street, West Chester, PA 19382, atty.

**MORAN**, James H., late of Kennett Square Borough. Michele L. Sutton, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W. Market Street, West Chester, PA 19382, atty.

**MULLIN**, Jerry F., late of City of Coatesville. John Mullin, 308 Royal Hunt Way, Lititz, PA 17543, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**OBRECHT**, Lisa Elizabeth, late of West Chester. Ross Hippely, 1806 Inn Ln., Wilmington, DE 19810, Administrator.

**OPPERMAN**, John Earl, late of Tredyffrin Township. Julie E. DiProspero, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLA-

WAY, Esquire, Flaster Greenberg, PC, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

**OTTEN**, Edgar D., late of Uwchlan Township. John R. Otten, 400 Devon Dr., Exton, PA 19341, Executor.

**PANELLA**, Brad, late of East Vincent Township. Rick Panella, care of ROBERT P. SNYDER, Esquire, 121 Ivy Ln., King of Prussia, PA 19406, Administrator. ROBERT P. SNYDER, Esquire, Snyder Law Group, P.C., 121 Ivy Ln., King of Prussia, PA 19406, atty.

**PEDICONE**, Francis J., a/k/a Frank J. Pedicone and Frank Pedicone, late of Westtown Township. Tricia L. Pedicone, 1066 Powderhorn Dr., Westtown Township, PA 19342, Executrix. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

**PEIRSON**, Audrey E., late of Oxford. Lynne P. Sylvina, 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.

**PERRICONE**, Joseph J., late of Westtown Township. Kathryn Perricone, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Administrator. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

**PRINCE**, Jennifer M., late of Kennett Square. Constance H. Hickman, 304 Hessian Drive, Kennett Square, PA 19348 and Michael Happersett, 1559 Park Lane Road, Swarthmore, PA 19081, Administrators. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**RAHLING**, William Joseph, late of East Whiteland Township. Joseph V. Somers, Jr., care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

**ROTEN**, Jerry T., late of New London Township. Wilma Tipton, care of STEPHEN M. ASBEL, Esquire, Cira Centre, 13 Floor, 2929 Arch Street, Philadelphia, PA 19104, Administrator. STEPHEN M. ASBEL, Esquire, Cira Centre, 13 Floor, 2929 Arch Street, Philadelphia, PA 19104, atty.

**SARNAK**, Thomas, late of East Vincent Township. Joan Malin, 242 Greene Avenue, 4C, Brooklyn, NY 11238, Executor. ANDREW P. GRAU, Esquire,

911 Easton Road, P.O. Box 209, Willow Grove, PA 19090, atty.

**SIMES**, Nancy, a/k/a Nancy F. Anderson, Nancy F. Anderson Simes, and Nancy F. Simes, late of East Fallowfield Township. Richard V. Simes, 1508 Rob-in Rd., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**TAHIR**, Harris S., late of Valley Township. Rashida Tahir, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Administrator. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**TOMPKINS**, Alan A., late of East Goshen. Margaret Sowell Tompkins, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

**TYERS**, Ethel R., late of Westtown Township. Kenneth R. Bireley, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Administrator. MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

**WHITE**, Virginia B., a/k/a/ Virginia White, late of Coatesville City. Joyce W. Barnish and Cheryl W. Flanagan, care of KRISTEN L. MATTHEWS, Esquire, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, Executrices. KRISTEN L. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, atty.

**WILSON**, Charlotte Helene, late of East Goshen. John V. Glacken, 3106 Valley Dr., West Chester, PA 19382 and Christopher R. Wilson, 136 Marple Rd., Haverford, PA 19041, Administrators.

**WINTERS**, Merle C., late of West Brandywine Township. Anne E. Sheppard, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**YENTZ**, Dorothy W., late of East Pikeland Township. Daniel W. Yentz, Kathleen M. Bernardin & Julie Y. Edmiston, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay

Street, P.O. Box 289, Phoenixville, PA 19460, atty.

## 2nd Publication

**ANGIER**, Deirdre T., a/k/a Deirdre Louise Angier, late of Valley Township. Carol A. Tompkins, 213 Blueberry Court, Perkasio, PA 18944,

**BIRNLEY**, Claudia Pohl, late of Chester Springs. Timothy A. Birnley, 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.

**BOCCELLA**, Bernard M., a/k/a Bernard Boccella, Bernard M. Boccella Jr., late of Phoenixville Borough. Catherine Texter, 586 W. 6th Street, Pennsburg, PA 18073, Administratrix. MICHELLE M. FORSELL, Esquire, Wolf Baldwin & Associates, 570 Main Street, Pennsburg, PA 18073, atty.

**CAPPELLI**, John Louis, late of Devon. Deborah McLaughlin, 292 Cromwell Lane, West Chester, PA 19380, Executor.

**CARPENTER**, Stirling H., a/k/a Stirling Haines Carpenter, late of Westtown Township. Edward R. Carpenter, Jr., care of KATHERINE F. THACKRAY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Executor. KATHERINE F. THACKRAY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

**CONICELLO**, Stephen A., a/k/a Steve Conicello, Dr. Stephen Conicello and Stephen Conicello, late of Honey Brook Township. Michelle Conicello, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Administratrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**CONNOR**, Helen M., late of East Marlborough Township. John H. Connor, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**GOLDENBERG**, Arnold, late of West Whiteland Township. Louis S. Goldenberg and Ellen Goldenberg, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**GULMANTOVICZ**, Wayne, late of Honey Brook Township. Matthew Gulmantovicz, care of MARYLYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARYLYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

**HARE**, William S., late of Exton. William S. Hare, Jr., 50 Senn Drive, Chester Springs, PA 19425, Executor. MARTIN S. KARDON, Esquire, Martin, 1617 John F. Kennedy Blvd., Ste 1080, Philadelphia, PA 19103, atty.

**KENNEDY**, Dolores Ann, late of West Sadsbury Township. Francis Difonzo, 102 Buddell Dr., Exton, PA 19341, Executor.

**KOUNIOS**, Vasilios E., a/k/a Vasili Kounios and Vasilios Kounios, late of East Bradford Township. John Kounios, care of NIKOLAOS I. TSOUROUS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROUS, Esquire, Law Offices of Wendy F. Bleczinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**LAMMEY**, Mary H., late of West Nantmeal Township. Curtis D. Lammey, care of 234 Lammey Road, Elverson, PA 19520, Executor. J. TIMOTHY ARNDT III, Esquire, Lachall Cohen & Sagnor LLP, 144 West Market Street, West Chester, PA 19382, atty.

**LAPP**, Anna Z., late of West Caln Township. Joseph Ranck & Edith Crist, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**LATSHA**, Marl Lynn, late of North Coventry Township. Charlene J. Latsha, 435 Kline Ave., Pottstown, PA 19465, Administrator. MARK A. BERENATO, Esquire, Mark A. Berenato Law Firm, 225 Wilmington - West Chester Pike, Suite 200, Chadds Ford, PA 19317, atty.

**LYNCH**, Nancy J., late of Newlin Township. Frank T. Lynch, care of DENISE NORDHEIMER, Esquire, 2001 Baynard Blvd., Wilmington, DE 19802, Executor. DENISE NORDHEIMER, Esquire, Law Office of Denise D. Nordheimer, LLC, 2001 Baynard Blvd., Wilmington, DE 19802, atty.

**OBERTEUFFER**, Kay Yvonne, late of East Bradford Township. Miranda Sturgis, 748 South Chadwick Street, Philadelphia, PA 19146, Executrix.

**PONGIA**, Vincent John, late of Downingtown. Tolbert Pongia, 68 Delaney Drive, Downingtown, PA

19335, Executor.

**SHAW**, Peggy Ann, late of West Whiteland Township. Erik W. Shaw, care of MARYLYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARYLYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

**STEWART**, Catharine M., late of Tredyffrin Township. Carol Ryan Livingood, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL RYAN LIVINGOOD, Esquire, Timoney Knox, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

**STEWART**, James H., late of East Goshen Township. Michael J. Stewart, 1316 Leedom Rd., Havertown, PA 19083, Executor. DENNIS P. SHEEHAN, Esquire, 30 W. Third St., 2nd Fl., Media, PA 19063, atty.

**WATERS**, Pauline M., late of East Caln. Patrick R. Waters, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

**WATSON**, Patricia F., late of Phoenixville Borough. Brian Watson, 316 High St., Phoenixville, PA 19460, Executor. TIMOTHY G. DALY, Esquire, Daly & Clemente, P.C., 1288 Valley Forge Rd., Ste. 72, Phoenixville, PA 19460, atty.

**WEDLOCK**, Patricia M., late of East Vincent. Kathleen Kimmel, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

**WELCOMER**, Margaret M., late of Honey Brook Township. Security National Trust Company, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**ZDRAZIL**, Zdenek, late of West Vincent Township. Jan Zdrzil, 1783 Sheeder Mill Rd., Spring City, PA 19475, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

### 3rd Publication

**ANDERSON**, Nancy E., a/k/a Nancy Ellen Anderson, late of Valley Township. Kevin W. Anderson,

care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**BARI**, Joseph R., late of East Vincent Township. Linda L. Sechrist, 1244 Farmington Avenue, Pottstown, PA 19464, Administrator. NEIL M. HILKERT, Esquire, 229 W. Wayne Avenue, PA 19087, atty.

**BODDY**, Linda Carter, late of West Grove Borough. Kimberly Boddy, PO Box 332, Nottingham, PA 19362, Administrator.

**BONOMO**, Frank A., a/k/a Frank Anthony Bonomo, late of West Grove. Susan D. Bonomo, 6 Violet Lane, West Grove, PA 19390, Executrix. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pазze, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

**BOSWELL**, Doris L., late of Phoenixville. Alice Corkum, care of CAROLE HENDRICK, Esquire, 3927 Mill Road, Collegetown, PA 19426, Executrix. CAROLE HENDRICK, Esquire, 3927 Mill Road, Collegetown, PA 19426, atty.

**BYRNE**, John P., late of Tredyffrin Township. Sheila R. Byrne, 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.

**CHADWICK**, Robert Allan, a/k/a Robert A. Chadwick, late of Pennsbury Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**D'ANTONIO**, Lena O., late of Kennett Square. David Anthony D'Antonio, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**DOYLE**, Russell G., a/k/a Dr. Russell Gordon Doyle, MD, late of Oxford Borough. Faye R. Doyle, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane, PC, P.O. Box 381, Oxford, PA 19363, atty.

**EVANS**, Sylvia B., late of Pocopson Township. R. Paul Evans, 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.

**FOY**, Dessell D., late of East Goshen Township.

Maureen F. Brown, 1428 Cooper Circle, West Chester, PA 19380, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**GOODWIN**, Barbara L., late of Elverson Borough. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HANCOCK**, John D., a/k/a John David Hancock, late of East Pikeland Township. Donna J. Devlin, 126 Orchard Hills Lane, Shamokin, PA 17872, Executrix. JOSEPH C. MICHETTI, JR., Esquire, Hiehl, Dluge, Michetti & Michetti, 1070 Market Street, Sunbury, PA 17801, atty.

**HARRINGTON**, John G., late of Tredyffrin Township. James J. Ruggiero, Jr., 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

**JOHNSON**, Christina, late of Tredyffrin Township. Lisa Shema, 2020 Cahill Rd., Telford, PA 18969, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

**PELLEGRINI**, Louis P., late of Tredyffrin Township. Stacey A. Pellegrini, care of ADAM GRANDWETTER, Esquire, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, Executrix. ADAM GRANDWETTER, Esquire, Royer Cooper Cohen Braunfeld, LLC, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, atty.

**PRATT**, Carl R., a/k/a Carl R. Pratt, Sr., late of West Caln Township. Barbara P. Brown, 112 Hatfield Rd., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SNIPES**, Ingeborg L., a/k/a Inge Snipes, late of Kennett Square. Hannah Hogan, 664 Dolphin Ave., Key Largo, FL 33037, Executrix.

**WATERS**, Ann Chapman, late of Kennett Square. Paula Jane Waters, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**WHITE**, Shirley U., late of West Chester Borough. John P. White and David M. White, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Co-Executors. ANTHONY MORRIS, Esquire, Buckley Brion

McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**YOCHEM JR.**, Richard James, late of East Coventry Township. Rebecca Yochem & Lance Yochem, 5216 Sapling Sprout Dr., Orlando, FL 32829, Administrators.

Roberts Lane, Honey Brook, PA 19344 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

GIBBEL KRAYBILL & HESS LLP  
Attorneys

**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*

**Elm Creek Amish Parochial School**, with its principal place of business at 195 Baker Road, Cochranville, PA 19330. The application has been (or will be) filed on: Monday, April 18, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Eli S. Stoltzfus

**French Quarter Publishing**, with its principal place of business at 500 W. Rosedale Ave., DN-C2, West Chester, PA 19382. The application has been (or will be) filed on: Monday, May 16, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Marjorie Evangelina Mandeville Cook

**Dr. Brandie Nemchenko**, with its principal place of business at 992 Old Eagle School Rd Suite 902, Wayne, PA 19087. The application has been (or will be) filed on: Thursday, May 12, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: King of Prussia Family Wellness, P.C.

Jacob R. Esh, Brent D. Esh and Glenn D. Esh did file in the Office of the Secretary of the Commonwealth of Pennsylvania registration of the name:

**Avoda IT Professionals**

under which they intend to do business at 121

**1st Publication of 3**

**TRUST NOTICE**

Trust Estate of George F. Cain, deceased, late of West Cain Township, Chester County, Pennsylvania. All persons having claims against the Trust Estate of George F. Cain are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to: Lisa Williams, Trustee, c/o Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, or to her attorney: Gordon W. Good, Esq., Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372.

**IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA  
DOCKET NO. 2022-03195-RC**

**PETITION OF THE BOARD OF SCHOOL DIRECTORS OF PHOENIXVILLE  
AREA SCHOOL DISTRICT FOR THE SALE OF REAL PROPERTY**

**NOTICE OF HEARING  
ON THE PETITION OF THE BOARD OF SCHOOL DIRECTORS OF  
PHOENIXVILLE AREA SCHOOL DISTRICT FOR THE SALE OF REAL  
PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Phoenixville Area School District for the Sale of Real Property (“Petition”) and pursuant to Court Order, a hearing on the Petition will be held at 1:30 p.m. on Tuesday, June 21, 2022, in Courtroom No. 4 of the Chester County Courthouse, 201 W. Market Street, West Chester, PA. The property to be sold, and the subject of the Petition, consists of approximately ±0.32 acres of land improved with a single-family dwelling. The aforementioned property is identified as UPI 27-5C-16 with an address of 33 W. Pothouse Road in Schuylkill Township, Chester County, PA. For further information, you may contact:

**FOX ROTHSCHILD LLP**  
David H. Comer, Esquire  
10 Sentry Parkway, Suite 200  
P.O. Box 3001  
Blue Bell, PA 19422-3001  
(610) 397-6500

**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, June 16th, 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, July 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**

**1st Publication of 3**

**SALE NO. 22-6-174**

**Writ of Execution No. 2020-05928**

**DEBT \$7,779.27**

ALL THAT CERTAIN lot or piece of ground, East Fallowfield Township, County of Chester, and State of Pennsylvania.

Tax Parcel # 47-4P-33

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Harry E. McMinimee & Joan H. McMinimee**

SALE ADDRESS: 11 Prince Edward Drive, East Fallowfield, PA 19320

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

**SALE NO. 22-6-175**

**Writ of Execution No. 2016-11415**

**DEBT \$4,209.65**

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, Situate on the North side of Vanderslice Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 15-9-38

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **ATL Associates**

SALE ADDRESS: 545 Vanderslice Street, Phoenixville, PA 19460

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

**SALE NO. 22-6-179**

**Writ of Execution No. 2020-05662**

**DEBT \$6,265.38**

ALL THAT CERTAIN lot of ground SITUATE in Sadsbury Township, Chester County, Pennsylvania.

Tax Parcel # 37-4-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **David H. Mulvaney**

SALE ADDRESS: 939 Old Wilmington Road, Sadsbury Township, PA 19320

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

**SALE NO. 22-6-183**

**Writ of Execution No. 2018-08621**

**DEBT \$1,348.60**

ALL THAT CERTAIN frame dwelling house and lot or parcel of land situate in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-6-306

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Frederick Slater Butler, IV**

SALE ADDRESS: 15 N. Eighth Avenue, Coatesville, PA 19320

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

**SALE NO. 22-6-184**

**Writ of Execution No. 2020-05941**

**DEBT \$13,734.62**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Caln, Chester County, Pennsylvania.

Tax Parcel # 28-4-55.8

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Maria DaSilva**

SALE ADDRESS: 247 Cambridge Road, West Caln Township, PA 19320

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

**SALE NO. 22-6-185**

**Writ of Execution No. 2020-05619**

**DEBT \$11,226.61**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West

Caln, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 28-6-49

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 139 Creamery Road, West Caln Township, PA 19320

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

**SALE NO. 22-6-186**

**Writ of Execution No. 2018-00010**

**DEBT \$1,720.50**

ALL THAT CERTAIN lot of land, hereditaments and appurtenances upon which is erected the North half of a block of two brick dwelling houses designated as No. 72 South Sixth Avenue, SITUATE in the Second Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 16-6-765

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jeffrey C. Stanley, Executor of the Estate of Charles W. Stanley**

SALE ADDRESS: 72 S. Sixth Avenue, Coatesville, PA 19320

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

**SALE NO. 22-6-187**

**Writ of Execution No. 2020-05817**

**DEBT \$2,554.87**

ALL THAT CERTAIN lot or tract of land Situated in Valley Township, County of Chester and State of Pennsylvania.

Tax Parcel # 38-6A-12

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Marlon Long**

SALE ADDRESS: 64 Gap Road, Valley Township, PA 19320

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

**SALE NO. 22-6-188**

**Writ of Execution No. 2017-07771**

**DEBT \$4,879.48**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Caln, County of Chester and State of Pennsylvania.

Tax Parcel # 39-3M-82

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Shane L. McNear**

SALE ADDRESS: 1818 Olive Street, Caln Township, PA 19320

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

**SALE NO. 22-6-189**

**Writ of Execution No. 2020-02407**

**DEBT \$360,456.82**

PROPERTY SITUATE IN TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-01-0017.01E

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Manufacturers and Traders Trust Company, also known as M&T Bank Successor by Merger to Hudson City Sav-

ings Bank, FSB c/o Bank of America, N.A.

VS

DEFENDANT: **Jyll A. Spano & Richard A. Spano Jr.**

SALE ADDRESS: 10 Misty Meadow Drive, West Chester, PA 19382-7096

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

**SALE NO. 22-6-190**

**Writ of Execution No. 2012-09196**

**DEBT \$638,783.91**

PROPERTY SITUATE IN EAST NOTTINGHAM TOWNSHIP

TAX PARCEL # 69-3-161

IMPROVEMENTS thereon: a residential dwelling PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. F/K/A Countrywide Home Loans Servicing L.P.

VS

DEFENDANT: **Matthew J. Gibson**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352

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

**SALE NO. 22-6-191**

**Writ of Execution No. 2020-00628**

**DEBT \$149,222.77**

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

TAX PARCEL # 15-013-0660.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **Paul Levensgood Jr. & Nicole Wertz**

SALE ADDRESS: 236 Nutt Road, Phoenixville, PA 19460

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

**SALE NO. 22-6-192**

**Writ of Execution No. 2021-00233**

**DEBT \$468,220.84**

PROPERTY SITUATE IN TOWNSHIP OF UPPER UWCHLAN

TAX PARCEL # 32-4-30.5

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital 1 Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6

VS

DEFENDANT: **Anita Mastrog AKA Anita D. Mastrog & F. Michael Mastrog**

SALE ADDRESS: 705 Orchard Valley, Chester Springs, PA 19425

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

**SALE NO. 22-6-193**

**Writ of Execution No. 2020-05027**

**DEBT \$295,338.11**

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL # 8-02-0552

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **Dolly Ferebee & Nathaniel E. Snipe**

SALE ADDRESS: 859 West Chestnut Street, Coatesville, PA 19320

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

**SALE NO. 22-6-194**

**Writ of Execution No. 2018-01898**

**DEBT \$276,897.37**

PROPERTY SITUATE IN WEST BRADFORD TOWNSHIP

TAX PARCEL # 5005A03640000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Rocket Mortgage, LLC. F/K/A Quicken Loans, LLC FKA Quicken Loans, Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

**SALE NO. 22-6-195**

**Writ of Execution No. 2019-03939**

**DEBT \$365,955.12**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF PARKESBURG, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 8-3-34.2

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1

VS

**DEFENDANT: Lawrence Hand & Dawn Hand**

SALE ADDRESS: 230 Washington Avenue, Parkesburg, PA 19365

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

**SALE NO. 22-6-196**

**Writ of Execution No. 2019-10643**

**DEBT \$280,621.69**

ALL THAT CERTAIN lot or tract of land situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Southdown (Marshallton Chase), prepared by Eastern States Engineering, Inc., dated April 19, 1996 and last revised April 16, 1997 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13851, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ridge Crest Drive as shown on said Plan a corner of Lot 47 on said Plan; THENCE extending along the Southwesterly side of Ridge Crest Drive South 22 degrees 32 minutes 47 seconds East 41.50 feet to a point of curve, thence still along the same on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 6.19 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 20.87 feet to a point of reverse curve; thence still along the same on the arc of a circle curving to the left having a radius of 100.00 feet the arc distance of 149.90 feet to a point; thence extending along Lot 45 on said Plan South 63 degrees 47 minutes 38 seconds West 58.30 feet to a point; thence still along the same South 21 degrees 28 minutes 41 seconds West 130.00 feet to a point; thence still

along the same North 84 degrees 16 minutes 32 seconds West 162.62 feet to a point; thence still along the same and through Wetlands on said Plan North 24 degrees 26 minutes 57 seconds West 163.12 feet to a point; thence extending along Lot 47 aforementioned North 51 degrees 31 minutes 00 seconds East 113.90 feet to a point; thence still along the same North 67 degrees 27 minutes 13 seconds East 278.00 feet to the point and place of beginning.

BEING Lot #46 on said plan.

BEING the same premises which Guy Radossevich and Suzanne Erwin, husband and wife, by Deed dated July 1, 2002 and recorded December 26, 2002 in the Office of the Recorder of Deeds for Chester County in Deed Book 5508, Page 238, granted and conveyed unto Robert Axenfeld and Paula Axenfeld.

BEING UPI Number 51-5-81.54

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A.

VS

**DEFENDANT: Robert Axenfeld a/k/a Robert R. Axenfeld & Paula Axenfeld**

SALE ADDRESS: 206 Ridge Crest Drive, West Chester, PA 19382

**PLAINTIFF ATTORNEY: DUANE MORRIS, LLP 215-979-1000**

**SALE NO. 22-6-197**

**Writ of Execution No. 2021-08867**

**DEBT \$44,030.23**

ALL THOSE TWO CERTAIN tracts of land, more particularly bounded and described as follows:

TRACT NO. 1 ALL THAT CERTAIN lot or piece of ground on Prospect Avenue, in that City of Coatesville, in the County of Chester and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the eastern curb

line of Prospect Avenue distant one hundred and ten feet northward from the northern curb line of Coates Street and extending thence along said curb line nine degrees forty-nine minutes West, twenty feet to a corner of remaining land now or late of Robert Young, Senior; thence along said land North eighty degrees eleven minutes East, one hundred feet to the western side of twelve feet wide alley; thence along the western side thereof South nine degrees and forty-nine minutes East twenty feet to a corner of other land now or late of the Estate of Robert Young; thence along said land South eighty degrees and eleven minutes West, one hundred feet to the place of beginning.

CONTAINING two thousand square foot of land.

TRACT NO. 2 ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected , situate in the City of Coatesville, Chester County, Pennsylvania, described as follow:

BEGINNING at a point in the Eastern curb line of Prospect Avenue, distant Northward from Northern curb line of Coates Street ninety feet and extending thence along said Eastern curb line of Prospect Avenue, North nine degrees forty nine minutes West twenty feet to land now or late of Nelson B. Spencer, thence along said land North eighty degrees eleven minutes East one hundred feet to a twelve foot wide alley; thence along the twenty feet to a corner of land now or late of N. Lawrence; thence along said Lawrence land South eighty degrees eleven minutes West one hundred feet to the beginning.

CONTAINING two thousand square foot of land, more or less. Tax Parcel # 16-2-102

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Mary Jane Hardy & Michelle Hardy**

SALE ADDRESS: 409 Prospect Avenue, Coatesville, PA 19320

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

**SALE NO. 22-6-198**

**Writ of Execution No. 2019-08739**

**DEBT \$469,320.03**

ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 387, AS SHOWN ON A CERTAIN PLAN ENTITLED PROPOSED "ATWATER VILLAGE" FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS, AS RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK 19816, PAGE 1.

BEING THE SAME PREMISES CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION TO TODD BOYER, A SINGLE MAN BY DEED DATED MAY 21, 2018 AND RECORDED JUNE 19, 2018 IN BOOK 9761, PAGE 743, AS INSTRUMENT NUMBER 11613026.

BEING UPI NUMBER 42-2-309

PLAINTIFF: Citizens Bank NA f/k/a RBS Citizens NA

VS

DEFENDANT: **Todd Boyer & United States of America**

SALE ADDRESS: 328 Patriots Path, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

**SALE NO. 22-6-199**

**Writ of Execution No. 2021-07836**

**DEBT \$288,894.97**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA AND DESCRIBED ACCORDING TO A PLAN THEREOF KNOWN AS "SUNSET GROVE" SECTION #3 SAID PLAN MADE BY EARL R. EWING, REGISTERED SURVEYOR, DATED 11/7/1958 AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF SUNSET LAND (40 FEET WIDE) AT THE DISTANCE OF 347.21 FEET MEASURED ON A BEARING OF NORTH 55 DEGREES 10 MINUTE EAST, ALONG THE SAID SIDE OF SUNSET LANE AND ITS EXTENSION FROM ITS POINT OF INTERSECTION WITH THE TITLE LINE IN THE BED OF A PUBLIC ROAD; THENCE EXTENDING FROM SAID POINT OF BEGINNING NORTH 55 DEGREES 10 MINUTES EAST MEASURED ALONG THE SAID SIDE OF SUNSET LANE 105 FEET TO A POINT; THENCE EXTENDING SOUTH 34 DEGREES 50 MINUTES EAST 248.11 FEET TO A POINT IN THE BED OF A CERTAIN 20 FEET WIDE EASEMENT; THENCE EXTENDING SOUTH 32 DEGREES 05 MINUTES WEST THROUGH THE BED OF THE EASEMENT 114.14 FEET TO A POINT; THENCE EXTENDING NORTH 34 DEGREES 50 MINUTES WEST, 292.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN DELMAR W. JONES BY DEED FROM DELMAR W. JONES AND BARBARA P. JONES, HUSBAND AND WIFE, DATED NOVEMBER 28, 1989 AND RECORDED

DECEMBER 29, 1989 IN DEED BOOK 1832, PAGE 184. THE SAID DELMAR W. JONES DIED ON DECEMBER 6, 2019. ON DECEMBER 26, 2019, LETTERS OF TESTAMENTARY WERE GRANTED TO KATHY ANN LANDIS, NOMINATING AND APPOINTING HER AS THE EXECUTRIX OF THE ESTATE OF DELMAR W. JONES.

TAX I.D. # 41-08-0122.170

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **Kathy Ann Landis, Executrix of the Estate of Delmar W. Jones**

SALE ADDRESS: 520 Sunset Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

**SALE NO. 22-6-201**

**Writ of Execution No. 2020-00425**

**DEBT \$143,178.96**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VALLEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 3805C00860500

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **Michael Galli & Vincent Pasquarella**

SALE ADDRESS: 1011 Charles Street, Coatesville, PA 19320

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

**SALE NO. 22-6-202**

**Writ of Execution No. 2020-07387  
DEBT \$164,386.83**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN EAST NOTTINGHAM TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 690601700400

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11  
VS

DEFENDANT: **James Lafferty, Jr.**

SALE ADDRESS: 114 Graves Road, Oxford, PA 19363

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

**SALE NO. 22-6-203**

**Writ of Execution No. 2021-09836  
DEBT \$222,841.65**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 54-01Q-0245

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **Carl D. Snyder**

SALE ADDRESS: 109 Richmond Road, Paoli, PA 19301

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

**SALE NO. 22-6-204**

**Writ of Execution No. 2020-02805  
DEBT \$483,861.24**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN NORTH COVENTRY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 1706 00721200

IMPROVEMENTS thereon: a residential property  
PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (Successor by Merger to Lasalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR Pursuant to the Pooling and Servicing Agreement Dated as of October 1, 2007  
VS

DEFENDANT: **Patrick L. Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown, PA 19456

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

**SALE NO. 22-6-205**

**Writ of Execution No. 2021-01935  
DEBT \$118,871.28**

ALL THAT CERTAIN lot, tract or piece of land with the buildings thereon erected, situate on the Northerly side of Ridge Avenue, in the 4th Ward of the Borough of Spring City, Chester County, Pennsylvania, being Lots No. 95 and 96 on Plan of "Emery Tract" as laid out by William P. Snyder, said Plan being of record in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book T-10, Vol. 241, page 72, the tract herein conveyed being bounded and described as follow, to wit:

BEGINNING at a point marking the in-

tersection of the Northerly margin line of Ridge Avenue with the Easterly margin line of Glass Avenue; thence along the Easterly margin line of Glass Avenue, said line marking the Westerly side of Lot No. 96 on the aforesaid Plan, in a Northerly direction, 150 feet to the Southerly margin of an alley; thence along the Southerly margin of said alley, parallel with Ridge Avenue, in an Eastwardly direction, 60 feet to a point in a line dividing the aforesaid Lot No. 96 from Lot No. 94, premises of Daniel W. Smith, et ux, in a Southerly direction in parallel with Glass Avenue, 150 feet to a point in the Northerly margin line of Ridge Avenue; thence along the Northerly margin line of Ridge Avenue, in a Westerly direction, 60 feet to the first mentioned point and place of beginning.

BEING UPI No. 14-1-11

PLAINTIFF: Bryan Hydier

VS

DEFENDANT: **Robert C. Berkey, Sr.**

SALE ADDRESS: 445 Ridge Avenue,  
Spring City, PA 19475

PLAINTIFF ATTORNEY: **GREGORY W.  
PHILLIPS, ESQ. 610-323-1400**

**SALE NO. 22-6-206**

**Writ of Execution No. 2021-02028**

**DEBT \$297,473.18**

ALL THAT CERTAIN tract of land, with a single family dwelling and swimming pool thereon, situated on the southerly side of Leike Road (T-391) in West Sadsbury Township, County of Chester, and Commonwealth of PA, as the same appears as Lot No. 2 on a final Plan numbered 9033 prepared by N.M. Lake & Associated, Inc., Civil Engineers & Land Surveyors, Oxford, PA, and recorded in the Office of the Recorder of deeds in and for Chester County, PA, as Plan No. 11250, bounded and described as follows:

BEGINNING at a railroad spike found 1.58 feet South of the centerline of Leike Road (T-391), at the Northwest corner of lands of Harriss A., III, & Barbara Butler; thence (1) along lands of Butler, South 03 degrees 07 minutes 25 seconds West, 300.00 feet to a  $\frac{3}{4}$ " iron pipe set, having passed over a  $\frac{3}{4}$ " iron pipe set 23.42 feet South of the railroad spike; thence (2) along the line of land of Edward A. & Edna S. Stolzhus, North 86 degrees 52 minutes 35 seconds West, 150.00 feet to a  $\frac{3}{4}$ " iron pipe set marking the Southeast corner of Lot No. 1; thence (3) along Lot 1, North 03 degrees 07 minutes 25 seconds East, 300.00 feet to a P.K. nail set in Leike Road at the Northeast corner of Lot 2, having passed over a  $\frac{3}{4}$ " iron pipe set 23.06 feet South of the P.K. nail in Leike Road; thence (4) along and South of the centerline of Leike Road, South 86 degrees 52 minutes 35 seconds East, the point of Beginning.

ACCESS to Lot No. 2 is provided by an access easement across Lot No. 1 for Lot No. 3 to continue to use the existing driveway. Maintenance and repair of the existing driveway will be shared equally by the owners of Lots 1 and 2. The driveway easement is shown on the above mentioned plan and described by the following courses and distances: Beginning at a  $\frac{3}{4}$ " iron pipe set on the Southerly ultimate right-of-way line of Leike Road (T-391), 23.06 feet South of the P.K. nail set at a corner of Lots 1 and 2 in Leike Road (T-391); thence (1) South 03 degrees 07 minutes 25 seconds West, 145.00 feet to a point; thence (2) North 10 degrees 26 minutes 46 seconds West, 149.17 feet to a point; thence (3) South 87 degrees 18 minutes 05 seconds East, 7.85 feet to a point; thence (4) South 86 degrees 44 minutes 12 seconds East, 27.15 feet to a  $\frac{3}{4}$ " iron pipe set, the point of Beginning.

CONTAINING 1.033 Acres Gros, 0.9533 Acres Net

BEING the same premises which Judith L. Fisher, by Deed dated 05/18/05 and recorded 06/07/05 in the Office of the Recorder of

Deeds in and for the County of Chester in Record Book 6511 Page 2235, granted and conveyed unto Charles F. Smith and Jennifer L. Smith, in fee.

UPI NO. 36-5-17.4

PLAINTIFF: Legacy Mortgage Asset Trust 2019-GS3

VS

DEFENDANT: **Charles F. Smith & Jennifer L. Smith**

SALE ADDRESS: 4730 Leike Road, Parkersburg, PA 19365

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

**SALE NO. 22-6-207**

**Writ of Execution No. 2017-03469**

**DEBT \$272,222.02**

ALL THAT CERTAIN lot or piece of land situate in the West Whiteland Township, Chester County, State of Pennsylvania, as shown on Proposed Sub-Division of "Highland Glen Section No. 3", dated February 10th, 1966, and last revised July 23rd, 1969, made by Hottinger, Smith, Chatman, Royce Associates as follows, to wit:

BEGINNING at a point in the Southeast side of Scott Drive (fifty feet wide) a corner of Lot No. 104, thence along the same and leaving said Scott Drive South Eighteen degrees thirty-seven minutes East two hundred and no one hundredths feet to a point in line of Lots No. 133, thence along the same and Lot No. 112, South seventy one degrees twenty-three minutes West One hundred and no one hundredths feet to a point a corner of Lot No. 106; thence along the same North eighteen degrees thirty-seven minutes West Two hundred and no one hundredths feet to a point on the Southeast side of said Scott Drive; thence along the same North seventy-one degrees twenty-three minutes no seconds East one hundred and no one hundredths feet to the first

mentioned point and place of beginning.

BEING Lot No. 105 on said Plan.

BEING THE SAME PREMISES AS Kenneth F. McCormick and Christina T. McCormick, Husband and Wife, dated March 27, 1995, and recorded on March 27, 1995, by the Chester County Recorder of Deeds in Deed Book 3875, at Page 2178, as Instrument No. 15937, granted and conveyed unto Kevin P. Anderson and Alisa L. Anderson, as Tenants by the Entireties.

TAX PARCEL # 41-8B-57

PLAINTIFF: Waterfall Victoria Mortgage Trust II, Series G

VS

DEFENDANT: **Alisa L. Anderson & Kevin P. Anderson**

SALE ADDRESS: 482 Scott Drive, West Chester, PA 19380

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

**SALE NO. 22-6-208**

**Writ of Execution No. 2015-03668**

**DEBT \$977,821.82**

ALL THAT CERTAIN lot or piece of ground, situate in West Brandywine Township, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated May 4, 2004, last revised June 15, 2005, and recorded as Plan File No. 17557, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Pennswick Drive, a corner of Lot No. 46 on said Plan; thence extending along said Lot, South 7 degrees 25 minutes 36 seconds East 215.92 feet to a point in line of Open Space; thence extending along same the two following courses and distances:

(1) South 85 degrees 57 minutes 38 seconds

West 100.18 feet to a point in the Northerly right-of-way of Sunoco Pipeline L.P. easement; and

(2) North 7 degrees 25 minutes 36 seconds West 210 feet to a point on the Southerly side of Pennswick Drive, thence extending along the same, North 82 degrees 34 minutes 24 seconds East 100 feet to the first mentioned point and place of beginning.

BEING LOT NO. 45 on said Plan.

BEING THE SAME PREMISES AS Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006, and recorded on December 29, 2006, by the Chester County Recorder of Deeds in Deed Book 7045, at Page 1307, as Instrument No. 10716629, granted and conveyed unto Jerard Brown, an Individual.

UPI NO. 29-5-1.45

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1

VS

DEFENDANT: **Jerard Brown & the United States of America**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335

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

**SALE NO. 22-6-209**

**Writ of Execution No. 2020-05029**

**DEBT \$315,342.70**

Property situate in the SADBURY TOWNSHIP, CHESTER County, Pennsylvania

BLR # 37-4-154

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ARC Home LLC F/K/A Wei Mortgage LLC

VS

DEFENDANT: **Elionze Pierre**

SALE ADDRESS: 312 Flagstone Circle, Coatesville, PA 19320

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

**SALE NO. 22-6-210**

**Writ of Execution No. 2019-12377**

**DEBT \$297,630.41**

Property situate in the TOWNSHIP OF EAST VINCENT, CHESTER County, Pennsylvania

BLR # 21-5-197

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HBSC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-2

VS

DEFENDANT: **David Kulp**

SALE ADDRESS: 739 West Seven Stars Road, Phoenixville, PA 19460-2534

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

**SALE NO. 22-6-211**

**Writ of Execution No. 2020-02535**

**DEBT \$239,033.94**

ALL THAT CERTAIN message and four tracts of land situate in the Township of Lower Oxford, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1: BEGINNING at a point in the middle of the public road leading from Lincoln University to Elkview, Chester County, Pennsylvania; thence along the middle

of said Road, North 60 degrees East 82 feet and 6 inches to a point in said road; thence by lands now or late of D.R. Johnson, North 28 degrees West, 200 feet to a point by lands now or late of C.W. Shortlidge & Company, South 60 degrees West 87 feet and 6 inches to a point; thence by lands of the Lower Oxford Public School Board, South 30 degrees East 201.79 feet to the place of Beginning. Containing 17,478 square feet of land, be the same more or less.

TRACT #2: BEGINNING near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 100 feet; thence by land now or late of Henry Cope, South 31 degrees East 51 feet; thence by land now or late of D.R. Johnson, North 59 degrees East 100 feet, thence by land now or late of O.W. Shortlidge & Co. land, north 31 degrees West, 51 feet to the place of Beginning. Containing 5,100 square feet of land more or less.

TRACT #3: BEGINNING at a point in the middle of the public road leading from Harmony Grove School House toward Elkview Station, a corner of other lands now or late of Henry Cope, and running thence by other lands of the same which this was formerly a part, north 32 degrees West, 150 feet to a corner, thence by same South 57 degrees West 50 feet (erroneously omitted from previous deeds) to a corner; thence by the same South 32 degrees East, 150 feet to the middle of the public road aforesaid; thence along the middle of the said road, north 57 degrees 50 feet to the place of Beginning. Containing 7,500 square feet of land be the same more or less.

TRACT #4: BEGINNING at a post or stone, a corner of land now or late of John Otley, and running thence South 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East, 50 feet to a stone; Thence by land late of Josiah Cope & Co., Now of the Lincoln Chapel and along an alley North 33 degrees

West 150 feet to a stone; thence by lands now or late of Josiah Lukens, South 56.75 degrees West, 50 feet to the place of Beginning. Containing 7,500 square feet of land, be the same more or less.

Excepting and reserving thereout and therefrom all that certain message and lot of land which Louis W. Millis and Clara R. Millis, his wife, granted and conveyed unto Francis O'Connor and Mary O'Connor, his wife, by Deed dated September 15, 1946 and recorded in the Recorder of Deeds Office in and for the County and State aforesaid in Deed Book S-22, Volume 540, page 272, and bounded and described as follows: Beginning at a post or stone, a corner of lands now or late of John Otley and running thence south 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East 45 feet to a stone, thence by land now or late of Josiah Cope & Co., now or late of Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by land now or late of Josiah Lukens, South 56.75 West 45 feet to the place of Beginning. Containing 6,750 square feet of land. Also Beginning at a post or stone near the Southeast corner of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 45 feet; thence by land now or late of Louis W. Millis, South 31 degrees East 51 feet; thence by land now or late of Louis W. Millis, North 59 degrees East 45 feet; thence by land now or late of O.W. Shortlidge & Co., North 31 degrees West, 51 feet to the place of Beginning. Containing 2,295 square feet of land (surveyed 7/29/1911 magnetic bearing). And Also, excepting and reserving the following described tract of land: Beginning at the northwest corner of land of Francis O'Connor, and wife; thence by land now or late of O.W. Shortlidge & Co., South 57 degrees West 5 feet to a corner of land above conveyed; thence by the same South 32 degrees East 201 feet to a point in the middle of the public road; thence by the middle of said road, North 57 degrees

East 5 feet to a corner of land of O'Connor aforesaid; thence by said land, North 32 degrees West 201 feet to the point of beginning. Containing 1,005 square feet of land.

BEING THE SAME PREMISES which Charles M. Shoop and H. Jean Shoop by Deed dated March 7, 1978 and recorded March 8, 1978 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book N 52, Page 441, granted and conveyed unto Aaron M. Shoop and Clarabelle J. Shoop, husband and wife, as tenants by the entireties, in fee.

AND THE SAID Clarabelle J. Shoop departed this life on or about 06-22-2016 thereby vesting title unto Aaron M. Shoop by operation of law.

AND THE SAID Aaron M. Shoop departed this life on or about 09-10-2019 thereby vesting title unto Judy Shoop, Known Heir of Aaron M. Shoop, deceased and any Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased.

Tax ID # 56-10A-29

PLAINTIFF: Reverse Mortgage Funding, LLC

VS

DEFENDANT: **Judy Shoop, Known Heir of Aaron M. Shoop, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased**

SALE ADDRESS: 103 Elkview Road, Lincoln University, PA 19352

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

**SALE NO. 22-6-212**

**Writ of Execution No. 2015-10105**

**DEBT \$855,333.32**

All that certain tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey of Property made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S. Kimberton, PA, dated February 6, 1968 and revised February 13, 1968, as follow, to wit:

Beginning at a point on the Southeasterly side of PA Route #113 (LR 270-5)(sixty feet wide) which point is measured the two following courses and distances from a point of curve on the Northeasterly side of Conestoga Pike (LR. 15139) (Various widths) (as shown on said Plan); 1) extending from said point of curve on a line curving to the right having a radius of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen one-hundredths feet to an iron pin marking a pint of compound curve; and 2) on a line curving to the right having a radius of one thousand four hundred two and sixty-nine one hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning. thence extending from said beginning point, along the Southeasterly side of PA Route #113, on a line curving to the right having a radius of One thousand four hundred two and sixty-nine one hundredths feet the arc distance of Four hundred twenty-two and fifty-three one-hundredths feet to an iron pin, a corner of land now or late of Thomas H. Hall; thence extending along the same and long lands now of late of Everett C. McNear and Paul Charles Draper, North Eighty-Two degrees, five minutes, thirty seconds East, five hundred forty-eight and seventeen one-hundredths feet to P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh;

thence extending along the same South seven degrees, thirty-eight minutes, fifty seconds East, Four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham; thence extending along the same and partly along land now or late of George W. Grise-man, South Eighty degrees, twenty-three minutes, fifty seconds West, Three hundred fourteen and one one- hundredths feet to an iron pin; thence extending still along land now or late of George W. Grise-man, the following courses and distances: 1) South ten degrees, twenty-seven minutes, fifty seconds West, Seventy-five and eighty-four one- hundredths feet to an iron pin; and 2) South Seventy-nine degrees, fifty minutes, forty-five seconds West, Three hundred three and eighty-six one-hundredths feet to an iron pin; thence extending North Forty-five degrees, thirty-three minutes, fifty-three seconds West, Two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which George C. Morelli, Executor under the will of Loretta M. Cimeo, aka Loretta Morelli Cimeo, deceased, by Deed dated 9/26/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5937, Page 815, granted and conveyed unto Christopher C.J. Wurts, in fee.

BEING UPI Number 34-4-67.2

PLAINTIFF: Bank of America, National Association

VS

DEFENDANT: **Christopher C.J. Wurts and United States of America**

SALE ADDRESS: 912 Kimberton Road f/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

**SALE NO. 22-6-213**

**Writ of Execution No. 2016-10019**

**DEBT \$425,627.83**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View", prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan # 17245 as follow, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00 seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

Being UPI 28-8-23.19

PLAINTIFF: Wilmington Savings Fund

Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

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

VS

DEFENDANT: **Kevin McCoy Hunt & Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

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

**SALE NO. 22-6-214**

**Writ of Execution No. 2016-10253**

**DEBT \$401,899.74**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Coventry Glen, prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan # 17957, as follows, to wit:

BEING Lot #227, as shown on said Plan.

BEING THE SAME PREMISES which was conveyed to Anthony Dustin Locklear, by Deed of NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 10/22/2008 and recorded 10/28/2008 as Instrument 10882327 Book 7537 Page 1815 in the Chester County Recorder of Deeds Office, in fee.

BEING TAX PARCEL # 18-1-442

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing LP

VS

DEFENDANT: **Anthony Dustin Locklear**

SALE ADDRESS: 199 South Savanna Drive, Pottstown, PA 19465

**MEETING SPACE?**

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at [www.chescobar.org](http://www.chescobar.org). To reserve your room, please call 610-692-1889.

**SAMPLE AD**

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

**ESTATES/TRUSTS ATTORNEY**

Estates/Trusts Attorney sought for growing, collegial Main Line firm. Send resume with cover letter and salary requirements, in confidence to [responses10@gmail.com](mailto:responses10@gmail.com)

**ASSOCIATE ATTORNEY**

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



# The Right Words Win

Build your strongest argument using language proven to persuade your judge.

*Interested? Contact your LexisNexis Representative for more information*

**David Tobin**  
 david.tobin@lexisnexis.com  
 410.340.9501



LexisNexis, Lexis, and the Knowledge Burst logo are registered trademarks of RELX Inc. Other products and services may be a trademark or registered trademark of their respective companies. Used under license. © LexisNexis. All rights reserved. 302P18 MNL 1

**\*\*\* APPROVED FOR 3 CLE CREDITS \*\*\***



**SIGN UP TODAY FOR ONLY \$69.00**

**Mandatory Notary Public Education**

**NOTARIES EQUIPMENT COMPANY**

**2021 Arch Street, Philadelphia, PA 19103**

**Call: 215-563-8190**



**[www.NotariesEquipment.com](http://www.NotariesEquipment.com)**

**a**  
**align.Space**

**A place to work and meet.**

**Located just blocks away from the courthouse, three floors of beautiful flex workspace and meeting rooms, as well as a roster of convenient amenities such as complimentary coffee.**

- Monthly Memberships**
- Day Passes**
- Conference Room Rentals**

**2 W. Market St  
484-473-8400  
[www.align.space](http://www.align.space)**



*Shared Workspace*





**DO YOU NEED A QUALIFIED LAWYER?  
LET US CONNECT YOU!**



The Chester County Bar Association's  
**Lawyer Referral Service**

**(610) 429-1500**

**Call us... we can help.**

15 W. Gay Street | 2<sup>nd</sup> Floor

West Chester, PA 19380

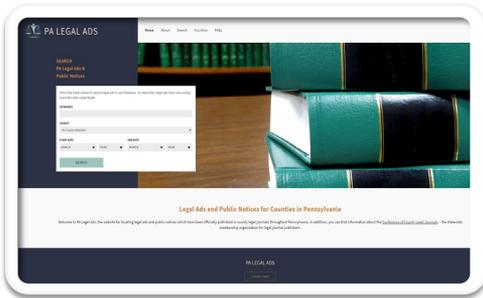
[www.chescobar.org](http://www.chescobar.org)





### PALEGALADS.ORG

Is the website for locating legal ads and public notices which have been officially published in county legal journals throughout Pennsylvania. Here you can also find information about the **Conference of County Legal Journals** - the statewide membership organization for legal journal publishers.



### PALEGALADS.ORG

Allows users to search by keyword, county, and publication date.

Examples of ads and notices that can be found on the website include:

- Action to Quiet Title
- Articles of Amendment
- Audit List
- Bankruptcy Filings
- Certificate of Authority
- Change of Name Notice
- Dissolution
- Request for Proposals
- Estate Filings
- Trust Filings
- Fictitious Name
- Incorporations
- Organization
- Sheriff Sales
- Sunshine Act Meeting Notices
- Miscellaneous Notices
- Notice of Intent to Consider Adoption of Ordinances

### NEW, RESPONSIVE WEBSITE DESIGN MAKES SEARCH + DISCOVERY EASIER THAN EVER!



In existence for over 30 years, the **Conference of County Legal Journals (CCLJ)** is the representative organization for the official Legal Journals of the Commonwealth of Pennsylvania.

# LAWPAY<sup>®</sup>

AN AFFINIPAY SOLUTION

“I love LawPay! I’m not sure why I waited so long to get it set up.

– Law Firm in Ohio

Trusted by more than 150,000 professionals, LawPay is a simple, secure solution that allows you to easily accept credit and eCheck payments online, in person, or through your favorite practice management tools.



**22% increase in cash flow with online payments**



**Vetted and approved by all 50 state bars, 70+ local and specialty bars, the ABA, and the ALA**



**62% of bills sent online are paid in 24 hours**



Member Benefit Provider

[lawpay.com/chescobar](http://lawpay.com/chescobar)

**866-352-4482**

Data based on an average of firm accounts receivables increases using online billing solutions. LawPay is a registered agent of Wells Fargo Bank N.A., Concord, CA and Synovus Bank, Columbus, GA.



# Planning a meeting, event, training or deposition?

*The Chester County Bar Association can accommodate your needs!  
 Located right in the heart of the borough of West Chester at 15 W. Gay Street  
 Two blocks from the courthouse and right next to the Warner Hotel*



- Classroom seating for 80-100 (full) or 30-40 (half); greater capacity for theater style or reception
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided

- 22 person capacity
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided



- 10 person capacity
- Perfect space for small meetings, training and depositions



- Classroom seating for 32
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided
- Great, open space for receptions



Parking:

- Metered street parking (payable via quarters, credit card and app)
- Chestnut Street Parking Garage (14 E. Chestnut Street)

Visit [www.chescobar.org](http://www.chescobar.org) for more information

For rates and availability, contact Tyler Szabo:  
 phone: 610-692-1889 email: [tszabo@chescobar.org](mailto:tszabo@chescobar.org)

The couple was told they couldn't have a child.

*A lawyer suggests they adopt.*

The counselor tells them five years.

*A lawyer tells them one.*

Social Services approves them for adoption.

*A lawyer puts it in writing.*

The judge signs the order.

*A lawyer's work finalizes it.*

They thought they couldn't have a child.

*A lawyer helped make it possible.*

You have rights. Lawyers protect them.  
Pennsylvania Bar Association  
Chester County Bar Association



# ACCELERATE YOUR BUSINESS



**With FMFCU**

- › **Business Loans**
- ›› **Business Accounts**
- ››› **Treasury Management**

**Get started by contacting**  
Relationship Manager Rob Croll today!

📞 484-259-1942

✉️ robertc@fmfcu.org



**FRANKLIN MINT  
FEDERAL CREDIT UNION**  
*The Credit Union of Choice!®*

Equal Housing Lender

Federally insured by NCUA

**Nota**  
by M&T Bank

# Banking built for law firms



Nota is a business banking platform designed specifically for solo and small law firms. And it won't cost you a thing — just open a business checking or IOLTA at M&T<sup>1</sup>

## Are you ready to make your life easier?

### Law Tech Integrations

- Connect your bank account with **Clio**, **QuickBooks** and **LawPay**
- Minimize time spent in multiple systems

### Premier Service

- Support from real humans who know law firms
- Branchless account opening saves you time

### Best-in-class Pricing

- No monthly maintenance fees
- No wire or ACH fees
- Higher mobile check deposit limits



Visit [trustnota.com](https://trustnota.com) today

<sup>1</sup> There is no charge for the use of Nota. M&T Bank's standard deposit account and service fees may apply if not enrolled in Nota.

Banking services powered by M&T Bank. Member FDIC.

Nota is a product/service offered by M&T Bank and is available to attorneys whose offices and practices are in NY, NJ, MD, PA, DC, CT, VA, DC, FL, or WV. IOLTA accounts held by lawyers in these states must be subject to applicable state rules and regulations. The advertised product/services and their features and availability are subject to change without notice at any time. Use of the product/service is subject to and governed by certain terms, conditions, and agreements required by M&T Bank.

© 2021 M&T Bank. All Rights Reserved.

# ADROPTIONS®

Settling Cases Since 1993

MEDIATION

ARBITRATION

MOCK TRIALS

## CELEBRATING OUR 27th ANNIVERSARY

### A. Roy DeCaro, Esq., MEDIATOR



- Mr. DeCaro joined ADR Options in 2019 and has been busy resolving cases in person as well as virtually.
- Roy has mediated and arbitrated over a hundred cases. Over 90% of those mediations have settled. He is sought after by both plaintiff and defense lawyers.
- Mr. DeCaro has tried more than 200 jury trials to verdict.
- On behalf of his clients, he has achieved over a dozen verdicts in excess of \$1,000,000.
- He has also represented defendants such as hospitals, doctors, law firms and other individuals and entities.
- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
- Best Lawyers recognized Mr. DeCaro in 2018 as the “*Best Personal Injury Lawyer of the Year*” for Philadelphia.
- Roy has been selected to the Super Lawyers list for 20 years and has been ranked as one of the top ten lawyers in Pennsylvania on two occasions.

To schedule a case please email  
[mcarney@adroptions.com](mailto:mcarney@adroptions.com) or call 215-564-1775



# ADROPTIONS®

Settling Cases Since 1993 – Decades of Experience

MEDIATION

ARBITRATION



## Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

## Stevens & Lee

1500 Market Street, East Tower, Suite 1800, Philadelphia, PA 19102 • 215.568.7560 • tiv@stevenslee.com

## ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

### **James C. Schwartzman, Esq.**

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia "Lawyer of the Year" Ethics and Professional Responsibility Law and Legal Malpractice Law

1500 Market Street, East Tower, Suite 1800 • Philadelphia, PA 19102  
**(215) 751-2863**



**CHESTER COUNTY LAW REPORTER  
ADVERTISING RATES**

The Official Legal Publication for Chester County  
Legal Advertising Rates effective January 1, 2020

Estate Notices* (3 publications; 1 proof) .....	\$90.00
Fictitious Name* (1 publication; 1 proof) .....	\$90.00
Corporation Notices* (including, Dissolution, Charter*, Certificate of Authority, Nonprofit, and Limited Liability (1 publication; 1 proof) .....	\$90.00
Change of Name Notice* (1 publication; 1 proof) .....	\$90.00
Adoption Notice (3 publications; 1 proof) .....	\$200.00
Private Sheriff Sale Notices (1 proof; 1 publication) .....	\$400.00
County Sheriff Sale Notices (printed monthly; 3 publications) .....	\$420.00
Annual Tax Sale (County) .....	\$3.00 per line + layout costs
Orphans' Court Accounts (printed monthly; 2 publications).....	\$70.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Mortgage Foreclosure, Municipal Notices, Annual Meetings and all other legal notices (1 publication; 1 proof) .....	\$ .20 per space & character
Additional Proof of Publication .....	\$15.00

\*A standard form is available. Complete online or download form at: [www.chescobar.org](http://www.chescobar.org)  
Call 610.692.1889 for assistance

**COMMERCIAL AND CLASSIFIED RATES:**

The Chester County Law Reporter is published weekly, 52 issues per year. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file to [lawreporter@chescobar.org](mailto:lawreporter@chescobar.org)

For more information: Emily German at 610-692-1889 or [egerman@chescobar.org](mailto:egerman@chescobar.org)

	Week (1 Issue)	Month (4 Issues)	Quarter (12 Issues)	Year (52 Issues)
Full Page	\$375	\$1,000	\$1,500	\$4,000
1/2 Page	\$275	\$700	\$1,000	\$3,000
1/3 Page	\$175	\$500	\$750	\$2,000

**AD DIMENSIONS:**

Full Page 4.75 in. W x 7.675 in. L	1/2 Page 4.75 in W x 3.75 in. L	1/3 Page 4.75 in. W x 2.375 in. L
---------------------------------------	------------------------------------	--------------------------------------

(All ads are printed in black and white)

**COST TO PLACE AD THAT IS ALL COPY: \$.20 PER SPACE AND CHARACTER**