



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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www.chescobar.org
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

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Commonwealth vs. Diaz-Castaneda

Motion to suppress - Reasonable suspicion to stop a vehicle – Ability to understand O’Connell warnings regarding consent to chemical test

1. The burden is on the Commonwealth to prove, by a preponderance of the evidence, that the challenged vehicle stop was lawful.
2. A defendant’s ability to understand the O’Connell warnings is consequential in judging whether he gave an informed and knowing consent to the chemical test.
3. The inability to understand O’Connell warnings deprives an individual of the opportunity to make a knowing and voluntary choice.
4. One who does not understand the warnings read in English may not be capable of making a knowing and conscious choice as to whether to submit to a chemical test.
5. While the troopers were following the vehicle, it made a sudden and abrupt turn into a church parking lot at around midnight, when the lot was closed. Such conduct was deemed suspicious by the troopers. The driver extinguished the headlights, leading the troopers to believe the driver was attempting to evade apprehension due to criminal activity. Upon inquiring whether the occupants were lost, the troopers detected the odor of alcohol and the defendant to have glassy, bloodshot eyes and slurred speech. This Court found that under the totality of all the factors, and the preponderance of evidence burden, the troopers possessed the necessary reasonable suspicion of criminal activity to engage in an investigative stop of the defendant and therefore denied defendant’s Motion to Suppress All Evidence.
6. The second suppression motion raised by the defendant concerned whether he gave a knowing and voluntary consent to a breathalyzer based on an obvious and acknowledged language barrier. The troopers did not administer a field sobriety test after the horizontal gaze nystagmus test due to a language barrier. A trooper read the O’Connell/DL-26B warnings in English to the defendant. A trooper testified that the defendant appeared to understand what was being read to him and did not feel the need to use LanguageLine, a translation service available to the troopers. The defendant submitted to a breath test which detected alcohol. The defendant appeared before this Court and testified exclusively through an interpreter that he did not understand what the trooper read to him and although he nodded his head and signed the form with the pen given to him, he did so because he was nervous. Based upon the trooper being aware of the language barrier to the point he discontinued field sobriety tests, he did not enlist the aid of LanguageLine to ensure that the defendant’s consent was knowing and voluntary. Accordingly, the Court *Held* the results of Defendant’s breathalyzer test were suppressed.

C.C.P., Chester County, Pennsylvania, Criminal Action No. 3519-2021;
Commonwealth of Pennsylvania vs. Pablo Diaz-Castaneda

Madeline Troutman for the Commonwealth
Conal P. Hickey for Defendant
Rovito, J., March 17, 2022:-

[70 Ches. Co. Rep. **Commonwealth vs. Diaz-Castaneda**

COMMONWEALTH OF PENNSYLVANIA

vs.

PABLO DIAZ-CASTANEDA

IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

CRIMINAL ACTION

No. CP-15-CR-0003519-2021

ORDER

AND NOW, this _____ day of March, 2022, after a suppression hearing held on March 14, 2022, the Defendant's Omnibus Pre-Trial Motion: Count I, Motion to Suppress All Evidence is DENIED,¹ Count II, Motion to Suppress Chemical Test of Breath and Results Therefrom (Breathalyzer Results) is GRANTED² and Count II, Motion for Discovery and Additional Time to Amend the Instant Motion and/or file additional Pre-Trial Motions is WITHDRAWN without prejudice.

BY THE COURT:

/s/ ALITA A. ROVITO, J.

¹ On Friday, April 29, 2021, Troopers Devin Terwilliger and Kyle Schiltz were working the overnight patrol shift. Their duties included keeping watch for a variety of criminal activity such as driving under the influence, moving vehicle violations and drug activity. The Troopers were traveling together in the Kennett Square area, which includes Kennett Township where this incident happened, as Kennett Square is an area with a number of drinking establishments. Trooper Terwilliger, the affiant in this matter, testified that they had been following a Silverado truck for approximately ½ mile when it made a sudden and abrupt turn into a church parking lot at around 11:58 p.m. Trooper Schiltz testified that he had to "hard brake" due to the suddenness of the turn. Trooper Terwilliger testified that they thought that suspicious and turned around to investigate at the next safe spot. As they were traveling back toward the Silverado, both Troopers testified that the headlights were extinguished, which they also found suspicious as both the abrupt turning and the extinguishing of the headlights led the Troopers to believe, in their experience, that the driver was attempting to evade apprehension due to criminal activity. Upon turning into the church parking lot (which was closed at that time of the night), the Troopers pulled up behind the Silverado, stopped and activated their lights. Both Troopers exited the vehicle and approached Defendant's vehicle, which was still running. Upon reaching the vehicle, the Troopers asked the occupants of the vehicle if they (there was the driver/Defendant in the vehicle with a female passenger) were lost. Upon interacting, the Troopers detected an odor of alcohol from both open windows. Trooper Terwilliger, although on the passenger's side of the vehicle, observed the Defendant with glassy, bloodshot eyes and slurred speech. At that time, the Defendant was asked to exit the vehicle.

The first question before the Court on suppression is whether the Troopers possessed a reasonable suspicion of criminal activity to conduct an investigatory stop. The burden is on the Commonwealth to prove, by a preponderance of the evidence, that the challenged vehicle stop was lawful. *See* Pa.R.Crim.P. 581(H); Commonwealth ex rel. *Butler v. Rundle*, 429 Pa. 141, 239 A2d. 426 (1968).

Trooper Terwilliger testified that the combination of where the incident occurred (1-2 miles

outside Kennett Square Borough where there are a number of drinking establishments), the time of day (just before midnight), the day of the week (Friday), the abrupt turn into a closed church parking lot and the extinguishing of the headlights, all prior to the stop, gave him a reasonable suspicion of criminal activity. This Court finds that under the totality of all the above outlined factors, a review of both *Commonwealth v. Adams*, 651 Pa. 440, 205 A.3d 1195 (2019) and *Commonwealth v. Dewitt*, 530 Pa. 299, 608 A.2d 1030 (1992), and the preponderance of evidence burden, the Troopers possessed the necessary reasonable suspicion of criminal activity to engage in an investigative stop of the Defendant.

² The second suppression raised by Defendant is whether he gave a knowing and voluntary consent to a breathalyzer based on the obvious and acknowledged language barrier.

The MVR, Exhibit C-1, shows Defendant's interactions with the Troopers. He clearly has some understanding of the questions being asked and instructions given as communicated to him by Trooper Terwilliger. The video at the scene shows the Trooper using a combination of hand-gestures and words to prompt action by the Defendant. However, Trooper Terwilliger does not administer any other field sobriety tests after the horizontal gaze nystagmus test due to a "language barrier." The Defendant is asked to take a portable breathalyzer test at the scene and shakes his head no. The Defendant is then arrested and transported to the State Police Barracks. It is there that Trooper Terwilliger read Exhibit D-2 (the "O'Connell DL-26B, warnings) in English to the Defendant. The Trooper testified that the Defendant appeared to understand what was being read to him and did not feel the need to use LanguageLine, a translation service available for use by PSP. Defendant then submitted to a breath test which detected his BAC to be .211 and .213.

The Defendant appeared and testified exclusively through an interpreter, that he did not understand what the Trooper read to him and that although he nodded his head and signed the form with the pen given to him, he did so because he was nervous.

Defendant cites to *Vazquez-Santiago v. Comm. Of PA, Department of Transportation, Bureau of Driver Licensing*, 268 A3d 16 (Comm. Court), January 4, 2022 as instructive, although not binding precedent, on this issue. In *Vazquez-Santiago*, the Commonwealth Court ruled that a Defendant's ability to understand the O'Connell warnings is consequential in judging whether he gave an informed and knowing consent to the chemical test. In *Vazquez-Santiago*, the licensee testified, through an interpreter that he did not understand what the Trooper was saying when he read the O'Connell, warnings to him and therefore, he did not understand that he was refusing to provide a blood sample and the consequences of that refusal. Although *Vazquez-Santiago* and the other cases cited by Commonwealth Court in its opinion deal with refusals to provide samples, the issue before this Court is the same as in order for a consent to be knowing and voluntary, it needs to be understood. The Court in *Vazquez-Santiago* offers *Commonwealth v. Myers*, 640 Pa. 653, 164 A.3d 1162 (2017) which dealt with an unconscious person's ability, or lack thereof, to give consent indicating that the inability to understand deprives an individual the opportunity to make a knowing and voluntary choice. See *Vasquez-Santiago*, at 10, footnote 14. The Commonwealth Court stated "The Supreme Court repeatedly emphasized that the *capability* of the licensee to make a knowing and conscious choice is tied to the licensee's *awareness* of the content of the O'Connell warnings. Plainly, the implication is that a licensee who is unaware of the substance of the warnings-one who, e.g. does not understand the warnings read in English-may not be *capable* of making a knowing and conscious choice as to whether to submit to a chemical test. *Vasquez-Santiago* at 11 (*emphasis in original*). The *Vasquez-Santiago* court went on to quote *Commonwealth, Department of Transportation v. Scott*, 684 A.2d 539, at 546, "Placing this additional burden [referring to the O'Connell warning including the inapplicability of *Miranda*] on law enforcement in order to make sure that a motorist is making a knowledgeable and informed decision is certainly reasonable and justified given the potential for confusion in circumstances such as these. Furthermore, the additional burden of requiring O'Connell [w]arnings, whenever an officer requests a motorist to submit to chemical testing, is minor when balanced against the **obvious need to verify that the motorist is fully aware of his rights and responsibility when being asked to submit to the testing.**" *Vasquez-Santiago* at 11 (*emphasis in original*).

The Trooper was aware of the language barrier so much that he discontinued field sobriety tests but did not enlist the aid of LanguageLine, as he testified he had in the past, to ensure that the Defendant's consent was knowing and voluntary. Based on the evidence presented at trial and the case law, the results of Defendant's breathalyzer test are suppressed.

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

LAW NO. 2022-04820-NC

NOTICE IS HEREBY GIVEN that the name change petition of Christina Harp-Kryzstofiak was filed in the above-named court and will be heard on Monday, October 3, 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: Tuesday, July 5, 2022
Name to be changed from: Christina Harp-Kryzstofiak to: Christina Harp
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2022-02700-NC

NOTICE IS HEREBY GIVEN that the name change petition of Justin Howard Powell was filed in the above-named court and will be heard on Monday, August 1, 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, April 22, 2022
Name to be changed from: Justin Howard Powell to: Emily Mackenzie Powell
Any person interested may appear and show cause, if any they have, why the prayer of the said petition-

er should not be granted.

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

LAW NO. 2022-02309-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lindsay Beck on behalf of minor child Connor Bush was filed in the above-named court and will be heard on Monday, July 11, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, April 6, 2022
Name to be changed from: Connor Bush to: Connor Beck
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

MacMain Leinhauser PC has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988 as a Professional Corporation.
MacMain, Connell & Leinhauser
433 West Market Street
Suite 200
West Chester, PA 19382

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT to all creditors and claimants of KEY AUTOMOTIVE EQUIPMENT SPECIALISTS, INC. a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended

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

BOWEN, Jane B., late of West Goshen Township. Steven C. Bowen and Douglas G. Bowen, care of KURT M. EBNER, CPA, 211 Welsh Pool Rd., Ste. 110, Exton, PA 19341, Executors.

BRANCALEONI, SR., Joseph R., late of Phoenixville Borough. Glenn A. Brancaloni, 532 Nutt Rd., Phoenixville, PA 19460, Executor. JOSEPH K. KOURY, Esquire, OWM LAW, 41 E. High St., Pottstown, PA 19464, atty.

CONNETT, SR., Hartley S., late of East Pikeland. Barbara C. Connett, 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.

COSTELLO, Julie A., late of West Brandywine Township. Mary Beth Keehn, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administratrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

FORSYTHE, Frederick F., late of East Goshen Township. Mark A. Forsythe, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

JONES, Emma L., late of West Chester. Cynthia A. Noble-Mohn, 107 Anderson Road, Spring City, PA 19475, Executor. GARY P. LEWIS, Esquire, Lewis McIntosh + Teare, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

LESLIE, Barbara E., a/k/a Barbara Ann Ettien Leslie, late of Caln Township. Tammy Kallmeyer, 217 Cog Hill Dr., Honey Brook, PA 19344 & Marsha Hamara, 9 Keystone Court, Honey Brook, PA 19344, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MAY, Rick Edward, late of Cochranville. Jesse R May, 52 School Lane, Robesonia, 19551, Executor.

MULLAN, Heather Ann, late of Honey Brook

Township. Mary Jo Mullan, 272 Deer Run Drive, Honey Brook, PA 19344, Administrator. MI-CHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

PEKARSKIS, Elizabeth L., a/k/a Betty L. Pekar-skis, late of North Coventry Township. Hannelore Bealer, care of SUPRIYA G. PHILIPS, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. SUPRIYA G. PHILIPS, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

RASMUSSEN, Alan Frederick, a/k/a Al Rasmus-sen, late of West Goshen Township. Henry Sciortino, 1547 Tanglewood Drive, West Chester, PA 19380, Executor.

SIMEONE, Michael J., late of Tredyffrin Town-ship. Lauren E. Simeone, 21 Hawkswell Circle, Ore-land, PA 19075, Administratrix.

TETZLAFF, James F., late of Schuylkill Town-ship. Susan T. Jordan, care of KAREN M. STOCK-MAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Es-quire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

TRUMBOWER, William D., late of West Brandywine Township. Mary Beth Keehn, care of DEN-NIS B. YOUNG, Esquire, 430 W. First Ave., Park-esburg, PA 19365, Administratrix CTA. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

TRUMBOWER, Kathleen M., late of West Brandywine Township. Mary Beth Keehn, care of DEN-NIS B. YOUNG, Esquire, 430 W. First Ave., Park-esburg, PA 19365, Administratrix CTA. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

ZMICH, Jo Anne D., a/k/a Joanne D. Zmich, late of Honey Brook Township. Paul Zmich, 942 King-sway Dr., Coatesville, PA 19320, Executor. WIL-LIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

2nd Publication

ANTLEY, Jane, a/k/a Jane Maria Antley, Jane M. Antley, late of West Chester Borough. Elizabeth Ant-ley, P.O. Box 243, Yardley, PA 19067, Administratrix.

BELMONT, Patricia J., late of East Goshen Township. Thomas J. Belmont, Jr., 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.

BEVAN, John, a/k/a John Strong Bevan, late of West Whiteland Township. Marcy Rymer Bevan, care of WILLIAM J. O'BRIEN, II, Esquire, 4322 Main St., P.O. Box 4603, Philadelphia, PA 19127, Executrix. WILLIAM J. O'BRIEN, II, Esquire, Manayunk Law Office, 4322 Main St., P.O. Box 4603, Philadelphia, PA 19127, atty.

CASE, Jerry Lee, late of Kennett Square. Jennie Queen, 123 Woodhaven Drive, Landenberg, PA 19350 & Mark Case, 210 Presidential Drive, Apt. 110, Wilmington, DE 19087, Executors. JOHN WILLIAMS P.A., Esquire, The Williams Law Firm, 1201 N Orange St #600, Wilmington, DE 19801, atty.

CLANCY, Carol A., late of West Goshen Township. Jeanne Marie Clancy, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executrix. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

COUDEN, Josephine I., late of New Garden Township. Patricia Ann Couden, 1 Black Acres Ln., Chadds Ford, PA 19317, Executrix.

DAHME, Letty Lee, late of Honey Brook. Robert W. Krick, 169 Homestead Road, Wayne, PA 19087, Executor.

GIUNTA, James V., late of West Goshen Township. Margaret J. Giunta, 801 Ceredo Ave, West Chester, PA 19382, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

HELLER, Eric James, late of Phoenixville Borough. James F. Heller, Jr. & Medina A. Heller, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Administrators. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

MASIELLO, Nancy J., a/k/a Nancy Masiello, late of Tredyffrin Township. Marna Masiello, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Road, Suite 320, Berwyn PA 19312, Executrix. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Road, Suite 320, Berwyn PA 19312, atty.

MOWERY, Allen M., a/k/a Allen Mason Mowery, late of East Fallowfield Township. Laurie E. Keen, 535 Barley Sheaf Rd., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale,

PA 19372, atty.

PECHIN, JR., Frank S., late of Uwchlan Township. Frank S. Pechin, III, 308 Garden View Drive, Thorndale, PA 19372, Executor. CHARICE D. CHAIT, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438, atty.

SEGNER, Floyd L., late of East Pikeland Township. Laura Vasko, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

SHULER, Audra, a/k/a Audra Sue Shuler, late of London Oxford Township. Laura Paige Moses, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane, PC, PO Box 381, Oxford, PA 19363, atty.

SZKIL, Eileen E., late of West Goshen Township. Megan E. Szkil & Mikaila A. Szkil, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

TAIT, Samuel R., late of West Whiteland. Theresa L. Tait, 397 West Boot Road, West Chester, PA 19380, Administratrix. ROSANA CHIPLE, Esquire, Law Office of Rosana Chiple, 31 South High Street, West Chester, PA 19380, atty.

WELSH, Jean, late of Coatesville. Michael Welsh, 131 Clearview Drive, Downingtown, PA 19335, Executor.

WILSON, Richard, late of Coatesville. Cora R. Wilson, 552 Elm Street, Coatesville, PA 19320, Executrix. E. ROBERT PECORI, III, Esquire, Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071, atty.

3rd Publication

ANDERSEN, Marvin V., a/k/a Marven Verne Andersen, late of Charlestown Township. Kathryn S. Andersen, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

ASPLEN, Howard Joseph, late of West Chester. Donald Asplen, 16 Broadway Avenue, West Chester, PA 19382, Personal Representative.

CAPONI, Susanna T., late of Tredyffrin Township. Mary Ann Caponi, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

CORRIGAN, Carol, late of East Coventry Township. Judith A. Brennan, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

CULBERTSON, Richard Ann, late of Coatsville. Thomas Douglass Culbertson, 1208 Waterford Road, West Chester, PA 19380, Personal Representative. L. THEODORE HOPPE, JR., Esquire, 25 West Second Street, Media, PA 19063, atty.

DOUBET, Ernest R., late of East Goshen Township. Carl A. Doubet, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, atty.

FELAHI, Geoffrey John, late of Easttown Township. Andrew-John Felahi, 1405 McCoy St., Unit 5, Dallas, TX 75204, Executor. KENNETH C. RUSSELL, Esquire, Russell Law, 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

GELSINGER, Jerry Wayne, late of London Grove Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Administrator C.T.A. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GRAY, Harold, late of Oxford. Harold Timothy Gray, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Administrator. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

HENSON, Anna S., late of West Chester Borough. John Henson, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

KNAUER, Nancy H., late of Westtown Township. Christopher J. Knauer, 1680 E. Boot Rd., West Chester, PA 19380 and James J. Lennon, 1545 Briarwood Ln., Pottstown, PA 19464, Executors. JOSEPH J. DOUGHERTY, Esquire, Cambridge Law, 544 Kennett Pike, Chadds Ford, PA 19317, atty.

LAL, Amrit, late of West Goshen Township. Atul Tony Lal, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

LASSOFF, Marlene, late of East Goshen Township. Cheryl G. Doran and Michelle S. Harbold, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

LEWIS, Thomas Darrell, late of Chester. Karen L. Keen, 587 Rosehill Drive, Narvon, PA 17555 & Terry Lewis, 612 Jolene Drive, West Chester, PA 19475, Administrator. MARTIN S. KARDON, Esquire, Kanter, Bernstein & kardon, P.C., 1617 John F. Kennedy Blvd., Ste 1080, Philadelphia, PA 19103, atty.

MacARTHUR, Cordelia C., a/k/a Cordelia MacArthur, late of Downingtown Borough. Ruth M. Mattioni, 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.

MENKINS, Mary B., late of Honey Brook Township. Sherry Townsend, 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.

RADCLIFFE, Noriene May, late of Downingtown Borough. Tracy Radcliffe, care of GARY E. THOMPSON, Esquire, 882 South Matlack Street, Suite 101 West Chester, PA 19382-4505, Administratrix. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101 West Chester, PA 19382-4505, atty.

ROBERTS, Thomas D., a/k/a Thomas Downing Roberts, late of West Brandywine Township. Barbara Hansel Roberts and Thomas Scott Roberts, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executors. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SAGANICH, William John, late of Elk Township. Christina A. Miller, 240 South Fifth Street, Oxford, PA 19363, Executor. THOMAS E. MARTIN, JR., Esquire, 201 S. Broad Street, Kennett Square, PA 19348, atty.

SEGNER, Floyd L., late of East Pikeland Township. Laura Vasko, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

TOMPKINS, Margaret Sowell, a/k/a Margaret B. Sowell, late of East Goshen Township. Megan 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.

WARDELL, Thomas Joseph, late of West Grove. Sharon Wardell, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Administrator. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

WILLIAMS, Wesley N., a/k/a Wesley Williams, Wesley Neil Williams, late of Warwick Township. Kenneth B. Williams & Audrey H. Buckley, care of DAVID L. ALLEBACH, JR., Esquire, Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executors. DAVID L. ALLEBACH, JR., Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

1st Publication of 2

NOTICE

Notice is hereby given that the Court of Common Pleas of Chester County shall hold a hearing on August 1, 2022, at 9:30 a.m. in Courtroom 4 of the Chester County Justice Center, West Chester, Pennsylvania, on the Petition for Appointment of School Police Officer – Patrick Meehan, No. 2022-03630-MJ, upon motion of William R. Christman III, Esquire, counsel for the Coatesville Area School District.

1st Publication of 3

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - FAMILY DIV. - NO. 2021-03813 - SANDRA LEE WILKERSON LISS, PLAINTIFF vs. MARSHALL D. LISS, DEFENDANT - To: MARSHALL D. LISS, DEFENDANT, whose last known address is 120 Denbigh Terrace, West Chester, PA 19380. Take notice that a Complaint in

Divorce under Sections (3301 (c)(1) and (d)) of the divorce code has been filed against you, requesting a divorce based upon a separation of more than two (2) years between yourself and Plaintiff and that the marriage is irretrievably broken. In addition, there has been no proper action for divorce or annulment instituted by either of the parties in this or any other jurisdiction. You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A Judgment may also be entered against you for any other claim or relief requested in these pages by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for divorce is indignities of irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of Family Court Admin., Chester County Justice Center, Ste. 5301, West Chester, PA 19380. IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. You are hereby notified to plead to the said Complaint, of which the above is a summary, within thirty (30) days from the date of publication of this notice. Lawyer Referral Service/Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Patricia A. Whitman, Atty. for Plaintiff, 754 Inverness Dr., West Chester, PA 19382, 610.604.4434

1st Publication of 3

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - FAMILY DIV. - NO. 2021-03813 - SANDRA LEE WILKERSON LISS, PLAINTIFF vs. MARSHALL D. LISS, DEFENDANT - To: MARSHALL D. LISS, DEFENDANT, whose last known address is 120 Denbigh Terrace, West Chester, PA 19380. NOTICE - If you wish to deny any of the statements set forth in this Affidavit, you

must file a Counter-Affidavit within twenty (20) days after this Affidavit has been served on you, or the statements will be admitted. - AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE - 1. The parties to this action separated on or about July 15, 2004 and have continued to live separate and apart for a period of at least one year. 2. The marriage is irretrievably broken. 3. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted. I verify that the statements in this document are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities. Dated 4/10/21, /s/ Sandra Lee Wilkerson Liss, Plaintiff

2nd Publication of 3

TRUST NOTICE

Please take notice of the existence of THE BERNARD RAUSCH LIVING TRUST DATED OCTOBER 13, 1993, AS AMENDED ON MAY 6, 2004. The Settlor died May 13, 2022, as a result of which all persons having claims or demands against the estate of said trust of the decedent are requested to make known the same and all persons indebted to the decedent are request to make payment without delay to the Trustee, Jonathan Foster Rausch, c/o Anthony Morris, Esquire, 118 W. Market St., Suite 300, West Chester, PA 19382.

2nd Publication of 3

TRUST NOTICE

RESTATED REVOCABLE TRUST OF HELEN J. LAMIET DTD. 6/2/1992 AS AMENDED 6/21/1993, 5/20/1994, 5/19/1998 and 10/16/2016 HELEN J. LAMIET, Deceased
 Late of Pennsbury Township, Chester County, PA
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to MICHAEL TROIANI, TRUSTEE, c/o P. Kristen Bennett, Esq., 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807,
 Or to his Attorney:
 P. KRISTEN BENNETT
 GAWTHROP GREENWOOD, PC
 3711 Kennett Pike, Ste. 100
 Wilmington, DE 19807

3rd Publication of 3

TRUST NOTICE

CHARLOTTE G. GILPIN DEED OF TRUST DTD AUGUST 6, 1990, AS RESTATED ON JUNE 2, 2006, AND AS FURTHER RESTATED ON FEBRUARY 29, 2012, AND AS FURTHER RESTATED ON JUNE 28, 2018.
 CHARLOTTE G. GILPIN, Deceased
 Late of Kennett Township, Chester County, PA.
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to ROBERT B. GILPIN, TRUSTEE, c/o Louis N. Teti, Esquire, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660,
 Or to his Attorney:
 LOUIS N. TETI
 MacELREE HARVEY, LTD.
 17 W. Miner Street, P.O. BOX 660
 West Chester, PA 19381-0660

3rd Publication of 3

TRUST NOTICE

AMENDED AND RESTATED CHARLES A. SAUERBREY REVOCABLE TRUST DATED 1/16/2013 WHICH WAS THEN AMENDED AGAIN ON 5/19/18
 CHARLES A. SAUERBREY, Deceased
 Late of Tredyffrin Township, Chester County, PA.
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to PAMELA EMEL and MARK D. SAUERBREY, TRUSTEES, c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103,
 Or to their Attorney:
 DANIELLA A. HORN
 KLENK LAW, LLC
 2202 Delancey Place
 Philadelphia, PA 19103

3rd Publication of 3

TRUST NOTICE

Trust Estate of Jo Ann Wishniowski, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims against the Trust Estate of Jo Ann Wishniowski are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Eve Lyn Ann, Trustee,
c/o Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382-4505

VICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.
Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

3rd Publication of 3

NOTICE

NOTICE IS HEREBY GIVEN that a Complaint to Quiet Title (Docket No. 2022-04189-RC) was filed on June 15, 2022 against Annie Arnot Dickey Miller, William D. Miller, Robert A. Dickey, and John M. Dickey pursuant to Pa.R.C.P. 1061 through 1067, seeking a determination of Paul A. Johnson and Mark A. Johnson’s right, title, and interest in a strip of land located between Valley Avenue and real property with an address of 408 Penn Avenue, Oxford, Pennsylvania 19363 described more fully as the former bed of the Peach Bottom Railroad the area between the centerline of said railroad bed and the South right of way line of Valley Avenue, Oxford Borough, Chester County (“the Property”).

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of this Notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SER-

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, July 21st, 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, August 22nd, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 22-7-215

Writ of Execution No. 2017-01576

DEBT \$258,719.65

PROPERTY SITUATE IN NEW LONDON TOWNSHIP

TAX PARCEL # 71-03-0024.03G

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **BARRY BOLT**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352

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

SALE NO. 22-7-217

Writ of Execution No. 2017-01838

DEBT \$1,343.52

ALL THAT CERTAIN tract of land upon which is built a dwelling house in the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-6-20

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Ursella L. Young**

SALE ADDRESS: 118 N. Fifth Avenue, Coatesville, PA 19320

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

SALE NO. 22-7-221

Writ of Execution No. 2020-02310

DEBT \$85,145.40

PROPERTY SITUATE IN BOROUGH OF DOWNINGTOWN

TAX PARCEL # 11-5-72.26

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: STATE FARM BANK, F.S.B.

VS

DEFENDANT: **SIDNEY E. REASON, JR. & HELENE T. REASON**

SALE ADDRESS: 507 Mark Lane, Downingtown, PA 19335

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

SALE NO. 22-7-222**Writ of Execution No. 2020-04440****DEBT \$355,282.85**

ALL THAT CERTAIN lots situated in East Pikeland Township, Chester County and State of Pennsylvania, being lot nos. 85A and 85B laid out on the survey and plan of lots of Valley Dell, Kimberton, made by C., Raymond Weir, R.S. of Ambler, PA, on 11-30-1940 and revised on 04-22-1941 said plan being recorded in plan book 2 page 48 in the Office of the Recording of Deeds in and for Chester County, PA as follows:

BEGINNING at a point in the Northwest-erly side of Forrest Avenue (33 feet wide) which is the point intersection with the center line of Hillcrest Avenue (40 feet wide) a corner of lot nos. 85B and 101A; thence along the northwesterly side of Forrest Avenue north 55 degrees 46 minutes East, 124.35 feet to a point, a corner of lot nos. 85A and 84B; thence extending along the westerly side of lot no. 84B south 49 degrees 29 minutes 30 seconds East, 167 feet to a point on the Northerly side of lot no. 86 south 55 degrees 46 minutes west, 124.35 feet to a point in the center line of Hillcrest Avenue, aforesaid; thence along the center line of Hillcrest Avenue North 49 degrees 29 minutes 30 seconds West, 167 feet to the first mentioned point and place of beginning.

BEING the same which Leonard J. Levi, Jr and Louise Anne Levi by Indenture dated June 24, 1993 and recorded on June 29, 1993 in and for the Recorder of Deeds of Chester County, Pennsylvania in Deed Book 3579, Page 1888 granted and conveyed unto Bruce R. Mattis.

BEING Tax Parcel: 26-2P-31

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB

VS

DEFENDANT: **BRUCE R. MATTIS**

SALE ADDRESS: 153 Hillcrest Avenue, East Pikeland Township, Kimberton, PA 19442

PLAINTIFF ATTORNEY: **MILLER, TURETSKY, RULE & McLENNAN**
610-489-3300

SALE NO. 22-7-225**Writ of Execution No. 2019-11680****DEBT \$218,367.73**

PROPERTY SITUATE IN TOWNSHIP OF SADSBUURY

TAX PARCEL # 37-04-0040.08B

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24

VS

DEFENDANT: **GERALDINE A. HALL**

SALE ADDRESS: 307 Fox Trail, Parkesburg, PA 19365-0000

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

SALE NO. 22-7-226**Writ of Execution No. 2018-11538****DEBT \$1,459.75**

ALL THAT CERTAIN TRACT OR LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 29-7-131.34C

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **Ronald E. Allison & Barbara J.Allison**

SALE ADDRESS: 12 Landover Drive, West Brandywine, PA 19320

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

SALE NO. 22-7-228

Writ of Execution No. 2019-11683

DEBT \$324,221.29

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROVIDENCE HILL, MADE BY EDWARD B. WALSH AND ASSOCIATES, INC., DATED DECEMBER 12, 2003, LAST REVISED DECEMBER 14, 2004, AND RECORDED AS PLAN NO. 17297, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF NARRAGANSETT LANE (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 216, AS SHOWN ON SAID PLAN; THENCE , FROM SAID POINT OF BEGINNING EXTENDING ALONG SAID LANE, ON A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 22.00 FEET TO POINT, A CORNER OF LOT NO. 214; THENCE, LEAVING SAID LANE EXTENDING ALONG LOT NO. 214, NORTH 39 DEGREES 03 MINUTES 53 SECONDS WEST, 114.19 FEET TO A POINT IN LINE OF OPEN SPACE AFORESAID, A CORNER OF LOT NO. 214; THENCE EXTENDING PARTIALLY ALONG SAID OPEN SPACE, NORTH 50 DEGREES 50 MINUTES 07 SECONDS EAST, 22.00 FEET TO A POINT,

A CORNER OF LOT NO. 216, NORTH 50 DEGREES 56 MINUTES 07 SECONDS EAST, 22.00 FEET TO A POINT, A CORNER OF LOT NO. 216; THENCE, LEAVING SAID OPEN SPACE EXTENDING ALONG LOT NO. 216, SOUTH 39 DEGREES 03 MINUTES 53 SECONDS EAST, 114.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO ANTHONY M. PENZARELLA AND MARIE ANDERSON FROM ANTHONY M. PENZARELLA BY DEED DATED APRIL 8, 2015, AND RECORDED ON JUNE 12, 2015, AS INSTRUMENT NUMBER 11412601 IN BOOK 9123, PAGE 2319.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY M. PENZARELLA AND MARIE ANDERSON BY DEED FROM ANTHONY M. PENZERELLA DATED APRIL 8, 2015 AND RECORDED JUNE 12, 2015 IN DEED BOOK 9123, PAGE 2319 INSTRUMENT NUMBER 11412601.

BEING PARCEL NUMBER 47-5-344

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Anthony M. Penzarella & Marie Anderson**

SALE ADDRESS: 47 Narragansett Lane, Coatesville, PA 19320

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

SALE NO. 22-7-229

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING,

LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

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

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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

SALE NO. 22-7-230

Writ of Execution No. 2019-09862

DEBT \$136,717.07

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

Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Sumner and Edith H. Sumner, made by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/16/1973 and recorded ad Chester County Plan # 49 page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southwesterly corner of this about to be described lot at the North-easterly corner of lands now or late of Walter Reinhardt, said point being measured South 14 degrees 29 minutes 14 seconds East 863.85 feet along said title line from a point on intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhardt's land North 81 degrees 39 minutes 43 seconds West 463.60 feet to a point; thence extending still along the same South 54 degrees 31 minutes 43 seconds West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North 09 degrees 29 minutes 54 seconds West 333.61 feet to a point at the Southwesterly corner of Lot #16, as shown on said Plan; thence extending along the same North 81 degrees 02 minutes 19 seconds East 350.00 feet to a point in line of Lot #13, as shown on said Plan; thence extending along the same and Lot # 14 the two following courses and distances: (1) South 09 degrees 29 minutes 54 seconds East 156.15 feet to a point; and (2) South 81 degrees 39 minutes 43 seconds East, recrossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the same; thence extending South 14 degrees 29 minutes 14 seconds East 54.25 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated May 10, 1999 and recorded May 11, 1999 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4561, Page 0886, as Instrument Number 38881, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell, in fee.

AND THE SAID Mitzi Baron-Campbell departed this life on or about May 3, 2011 thereby vesting title unto Daniel Thomas Campbell by operation of law.

Tax Parcel No. 69-07-0098.120

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

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

SALE NO. 22-7-231

Writ of Execution No. 2018-01211

DEBT \$323,402.30

Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment. New London Township

UPI # 71-03-0035.370

PLAINTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bobs Lane, Lincoln

University, PA 19352

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

SALE NO. 22-7-232

Writ of Execution No. 2015-07056

DEBT \$332,403.08

Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 60-2-93.8

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR2

VS

DEFENDANT: **RICHARD WANNEMACHER, JR A/K/A RICHARD WANNEMACHER & NANI WANNEMACHER A/K/A NANI SHIN-WANNEMACHER**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348

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

SALE NO. 22-7-233

Writ of Execution No. 2014-06016

DEBT \$2,885.70

ALL THAT CERTAIN parcel of land, with the hereditaments and appurtenances, thereon erected, designated as Lot #3 of the Development known as "Whiteland Hills" laid out by Lewis S. Hickman, Jr. and Situate in

West Whiteland Township, Chester County,
Pennsylvania.

TAX PARCEL NO. 41-6K-89

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Deborah A. Smith, Trustee of the Deborah Doran Smith Family Residence Trust**

SALE ADDRESS: 1334 Phoenixville Pike,
West Whiteland Township, PA 19380

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

SALE NO. 22-7-234

Writ of Execution No. 2021-08785

DEBT \$201,419.88

Property to be sold is situated in the borough/township of Parkesburg, County of Chester and State of Pennsylvania.

Tax Parcel Number: 370100190100

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust

VS

DEFENDANT: **Christine Moore a/k/a Christine M. Moore & John C. Moore**

SALE ADDRESS: 309 Compass Road,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ADAM FREIDMAN, ESQ. 212-471-5100**

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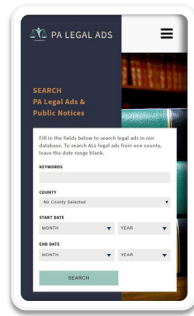
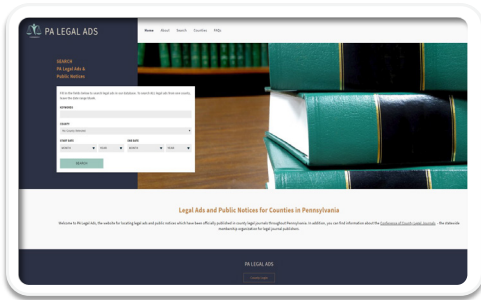
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PALEGALADS.ORG

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Laurie A. Salitas, Esq., MEDIATOR



Attorney Salita’s practice, for over 20 years, has concentrated on tort and commercial litigation with particular emphasis on matters arising from aviation, products liability, catastrophic loss, transportation accidents, negligence, insurance coverage and contractual disputes.

Ms. Salita has completed training in mediation and conflict resolution through Harvard University Law School and Villanova University School of Law.

Laurie mediates cases dealing with the following areas:

- Aviation
- Transportation accidents/incidents
- Products Liability causing personal injury, wrongful death, property damage as well as related tort claims such as breach of warranty
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- Equine Liability causing injury/death, premises liability and property damage along with various other facets of equine disputes including sale/purchase, lease, boarding agreements, etc.
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For more information: Emily German at 610-692-1889 or 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
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