



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

Vol. 73

WEST CHESTER, PENNSYLVANIA, MARCH 13, 2025

No. 11

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# 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 \$100.00 for CCBA Members; \$200.00 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.

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**Commonwealth vs. Roberts**

Hindering prosecution – Tampering with evidence – Sufficiency of the evidence – Reasonable doubt – *Corpus delecti* rule

1. The standard for reviewing the sufficiency of the evidence is whether the evidence, and all reasonable inferences drawn from the evidence, viewed in the light most favorable to the Commonwealth as verdict winner, is sufficient to enable the fact-finder to find every element of the crime beyond a reasonable doubt.
2. This standard is equally applicable to cases where the evidence is circumstantial rather than direct so long as the combination of the evidence links the accused to the crime beyond a reasonable doubt.
3. A conviction must be based on more than mere suspicion or conjecture; however, the Commonwealth does not need to establish guilt to a mathematical certainty.
4. The facts and circumstances established by the Commonwealth need not preclude every possibility of innocence.
5. Any doubts regarding a defendant's guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.
6. When evaluating the credibility of the witnesses and evidence, as well as the weight of the evidence, the fact-finder is free to believe all, part, or none of the evidence presented.
7. The uncorroborated testimony of one victim, if believed by the trier of fact, is sufficient to convict a defendant, if all the elements of a crime are established beyond a reasonable doubt.
8. If a Defendant wants to preserve a claim that the evidence was insufficient, the 1925(b) statement needs to specify the element or elements upon which the evidence was insufficient. Where a 1925(b) statement does not specify the allegedly unproven elements, the sufficiency issue is waived on appeal.
9. The offense of hindering prosecution states that a person commits an offense if, with intent to hinder the apprehension, prosecution, conviction or punishment of another for a crime, he conceals or destroys evidence of the crime, or tampers with a witness, informant, document or other source of information, regardless of its admissibility in evidence. The offense is a felony of the third degree if the conduct which the actor knows has been charged or is liable to be charged against the person aided would constitute a felony of the first or second degree. Otherwise, it is a misdemeanor of the second degree.
10. As to an actor's knowledge as it relates to the hindering statute, one must look to the aider's state of mind and treat her behavior for what it is—obstruction of justice. The gradation of the aider's offense is keyed to her knowledge of how the aided individual has been, or is liable to be, charged. It is not necessary that the defendant know the law of the crime for which the other is sought. The grading provision for this offense requires only that the aider know that the conduct

charged or liable to be charged against the other person is of the sort proscribed by one of the more serious degrees of felony.

11. The corpus delicti rule is an evidentiary rule.
12. On a challenge to a trial court's evidentiary ruling, the appellate court's standard of review is one of deference.
13. The admissibility of evidence is solely within the discretion of the trial court and will be reversed only if the trial court has abused its discretion. An abuse of discretion is not merely an error of judgment, but is rather the overriding or misapplication of the law, or the exercise of judgment that is manifestly unreasonable, or the result of bias, prejudice, ill-will or partiality, as shown by the evidence of record.
14. Pennsylvania law precludes the admissibility of a confession absent proof of the *corpus delicti*, literally, the body of a crime. However, the rule is not a condition precedent to the admissibility of the statements of an accused. Rather, the rule seeks to ensure that the Commonwealth has established the occurrence of a crime before introducing the statements or confessions of the accused to demonstrate that the accused committed the crime.
15. The rule was adopted to avoid the injustice of a conviction where no crime exists.
16. Only inculpatory, not exculpatory statements, fall within the scope of the *corpus delicti* rule.
17. The *corpus delicti* rule is two-tiered; it must first be considered as a rule of evidentiary admissibility using a prima facie standard, and later, under a beyond a reasonable doubt standard, as one of proof for the fact-finder's consideration at the close of the case.
18. Before the inculpatory statement may be admitted into evidence, the Commonwealth must establish that a loss has occurred, and the loss occurred as a result of criminal activity. Only then may the Commonwealth introduce a statement to show that the defendant is responsible for the loss or crime.
19. The Commonwealth may establish the *corpus delicti* with circumstantial evidence.
20. The order of proof is within the trial court's discretion, and the Commonwealth may be permitted to introduce the confession first so long as the corpus is eventually established.
21. The *corpus delicti* rule must be applied prior to and in conjunction with the evidentiary rules.
22. Juries are presumed to follow a court's instructions.
23. Defendant arrived home to find law enforcement officers guarding her home; she was told her son had been arrested for trafficking controlled substances for some dangerous individuals in a corrupt organization whose pills were resulting in overdose deaths and the officers were waiting for a warrant to search the house; that if she were to go inside the house, one of the officers would have to accompany her to make sure everything remained secure and she was told to not tamper with anything and that any pills in the house were involved in an investigation into a corrupt organization. Taking all reasonable inferences drawn from the evidence in the light most favorable to the Commonwealth, there was

sufficient evidence to show that Defendant knew that the conduct her son was committing and would likely be charged with would constitute a felony of the first or second degree. Defendant's son was charged with one count of possession with intent to deliver, an ungraded felony, for each of the controlled buys, for a total of seven counts. He was also charged with dealing in proceeds of unlawful activities in relation to the drug activities, a felony of the first degree. There was also a corrupt organization complaint against Defendant's son. The allegation in the instant case was that Defendant destroyed some of her son's pills before the search warrant was served. The destruction of the pills hindered what could have been the eighth count against her son for possession with intent to deliver. Defendant admitted discarding pills and provided containers of those pills. A scan of the containers came back alarming for Fentanyl. The jury found Defendant guilty of hindering prosecution and tampering with physical evidence. Defendant argues that evidence was insufficient to establish that at a relevant time before acting, Defendant knew her son was liable to be charged with conduct that would constitute a felony of the first or second degree. This Court disagrees. The jury indicated on the verdict slip the crimes Defendant's son was participating in were corrupt organization and delivery of a controlled substance and/or possessing a controlled substance with intent to deliver. The jury first determined that there was sufficient evidence that a crime was committed before they considered Defendant's statement. This Court did not err in denying Defendant's objection to the admission of Defendant's statement and did not violate the *corpus delicti* rule.

R.E.M.

C.C.P., Chester County, Pennsylvania Criminal Action No. 1363-22; Commonwealth of Pennsylvania vs. Mary Ellen Roberts

Gerald Morano for the Commonwealth

Joseph P. Green for Defendant

Sondergaard, J., February 21, 2024:-

[Editor's Note: Affirmed by the Superior Court on Dec. 19, 2024, No. 3171 EDA 2023.]

COMMONWEALTH OF PENNSYLVANIA	:	IN THE COURT OF COMMON PLEAS
vs	:	CHESTER COUNTY, PENNSYLVANIA
MARY ELLEN ROBERTS	:	CRIMINAL ACTION
	:	NO. 1363-22
	:	SUPERIOR CT. NO. 3171 EDA 2023

Gerald Morano, Esquire, attorney for the Commonwealth  
 Joseph P. Green, Esquire, attorney for Defendant

STATEMENT OF THE COURT

On December 1, 2023, Defendant filed a Notice of Appeal. An appeal having been taken, pursuant to Pa.R.A.P. 1925(a), the following statement is submitted.

A jury trial was conducted from May 31, 2023 to June 5, 2023. The jury found Defendant guilty of hindering prosecution, in violation of 18 Pa.C.S.A. § 5105(a)(3), and tampering with physical evidence, in violation of 18 Pa.C.S.A. § 4910(1). The jury indicated on the verdict slip that they found that the crimes Michael Roberts was participating in were corrupt organization and delivery of a controlled substance and/or possessing a controlled substance with intent to deliver. Defendant was sentenced on August 31, 2023. She filed a Post Sentence Motion on September 7, 2023. Defendant filed a Brief on October 4, 2023. The Commonwealth filed a Brief in Response on November 6, 2023. An Order was entered on November 13, 2023 denying her post sentence motion requests.

On December 1, 2023, Defendant filed a timely Notice of Appeal. On December 5, 2023, an Order was entered directing Defendant to file a Concise Statement of Errors Complained of on Appeal within twenty-one (21) days. Defendant’s statement was filed on December 20, 2023. She raised four issues on appeal.

Defendant’s first argument on appeal is that “[t]he trial Court erred in denying defendant’s Motions for Judgment of Acquittal on the charged Felony violation of the Hindering statute (18 Pa.C.S. 5105), because the evidence was insufficient to establish, beyond a reasonable doubt, that, at a relevant timebefore (sic) acting, defendant knew that Michael Roberts was liable to be charged with conduct that would constitute a felony of the first or second degree.” Defendant’s second argument on appeal is that “[t]he trial Court erred in ruling, by Order of December 8, 2022, prior to trial, that Defendant’s statement to police officers would [be] admitted at trial as an admission of a party opponent in violation of the *corpus delicti* rule because the evidence properly admitted at trial was insufficient to establish a *prima facie* case that defendant had committed a crime without consideration of her statements.”

Defendant’s third argument on appeal is that “[t]he trial Court erred in denying

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defendant's Motions and objections, and in admitting defendant's statements at trial, in violation of the *corpus delicti* rule because the evidence properly admitted at trial was insufficient to establish a *prima facie* case that defendant had committed a crime without consideration of her statements." Defendant's fourth argument on appeal is that "[t]he Court erred, prior to trial and at trial, in admitting non-verbal hearsay testimony intended to establish that police officers had learned a material fact from a person not called at trial, i.e. that drugs would be and/or should have been found in the defendant's home. This testimony was not based on the declarant's personal knowledge, but was rather inadmissible hearsay, and violated defendant's state and federal constitutional rights to confront adverse witnesses, by introducing testimonial statements from Michael Roberts to be used against his Mother without providing an opportunity for cross-examination of Michael Roberts."

**Sufficiency of the Evidence:**

The standard for reviewing the sufficiency of the evidence is "whether the evidence, viewed in the light most favorable to the Commonwealth as verdict winner, is sufficient to enable the fact-finder to find every element of the crime beyond a reasonable doubt." Commonwealth v. Matthew, 909 A.2d 1254, 1256-57 (Pa. 2006), citing Commonwealth v. Williams, 896 A.2d 523, 535 (Pa. 2006), cert. denied, 127 S.Ct. 1253 (2007), and Commonwealth v. Randolph, 873 A.2d 1277, 1281 (Pa. 2005), cert. denied, 547 U.S. 1058, 126 S.Ct. 1659 (2006).

In addition, all reasonable inferences drawn from the evidence must be viewed in the light most favorable to the Commonwealth. Commonwealth v. McCollum, 926 A.2d 527, 530 (Pa.Super. 2007), quoting Commonwealth v. Earnest, 563 A.2d 158, 159 (Pa.Super. 1989). "The test is whether the evidence, thus viewed, is sufficient to prove guilt beyond a reasonable doubt." McCollum, 926 A.2d at 530, citing Commonwealth v. Swerdlow, 636 A.2d 1173 (Pa.Super. 1994). "This standard is equally applicable to cases where the evidence is circumstantial rather than direct so long as the combination of the evidence links the accused to the crime beyond a reasonable doubt." McCollum, 926 A.2d at 530, quoting Swerdlow, 636 A.2d at 1176.

A conviction must be based on more than mere suspicion or conjecture; however, the Commonwealth does not need to establish guilt to a mathematical certainty. McCollum, 926 A.2d at 530, quoting Commonwealth v. Badman, 580 A.2d 1367, 1372 (Pa.Super. 1990). "Moreover, the facts and circumstances established by the Commonwealth need not preclude every possibility of innocence." Commonwealth v. Marrero, 914 A.2d 870, 872 (Pa.Super. 2006), citing Commonwealth v. Bullick, 830 A.2d 998, 1000 (Pa.Super. 2003).

"Any doubts regarding a defendant's guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances." Marrero, 914 A.2d at 872, citing Commonwealth v. DiStefano, 782 A.2d 574, 582 (Pa.Super. 2001), app. denied, 806 A.2d 858 (Pa. 2002). When evaluating the credibility of the witnesses and evidence as well as the weight of the evidence, the fact-finder is free to believe all,

part, or none of the evidence presented. Commonwealth v. Faulk, 928 A.2d 1061, 1069 (Pa.Super. 2007), app. denied, 944 A.2d 756 (Pa. 2008), quoting Commonwealth v. Stevenson, 894 A.2d 759, 773 (Pa.Super. 2006), app. denied, 917 A.2d 846 (Pa. 2007). In addition, the uncorroborated testimony of one victim, if believed by the trier of fact, is sufficient to convict a defendant, if all the elements of a crime are established beyond a reasonable doubt. Commonwealth v. Mack, 850 A.2d 690, 693 (Pa.Super. 2004), citing Commonwealth v. Davis, 650 A.2d 452, 455 (Pa.Super. 1994), app. granted, 659 A.2d 557, affirmed, 674 A.2d 214 (Pa. 1996).

#### Findings of Fact:

The Commonwealth presented seven witnesses and fourteen exhibits at trial. Defendant presented four exhibits at trial.

**Detective Aaron Diefenderfer** testified that he has been with the West Chester Borough Police Department for four years and has been a narcotics investigator since March or April of 2021. (N.T., 6/1/23, pgs. 10 and 12). Prior to that, he worked as an officer with the City of Philadelphia. (N.T., 6/1/23, pgs. 10-11). As a narcotics officer, Detective Diefenderfer primarily acts in an undercover capacity purchasing drugs, or he uses a confidential informant to purchase drugs under supervision. (N.T., 6/1/23, pgs. 11-12). He also handles other serious crimes through the criminal investigation division for West Chester Borough. (N.T., 6/1/23, p. 11).

Prior to obtaining his position as a narcotics officer he received specialized training. Id. He received his initial training at the Philadelphia Police Academy, then received his Class A certification in electronic surveillance via the Pennsylvania State Police. Id. He is a graduate of the 26th class of the Pennsylvania State Police Top Gun Undercover Narcotics Investigator School. (N.T., 6/1/23, pgs. 11-12). He also attends investigations classes multiple times a year in Chester County. (N.T., 6/1/23, p. 12).

Detective Diefenderfer initiated a narcotics investigation of Michael Roberts for the suspected sale of drugs on the 200 block of East Chestnut Street in West Chester Borough after receiving an anonymous complaint of obvious hand-to-hand drug transactions occurring on that street. (N.T., 6/1/23, pgs. 12-13). The detective conducted surveillance on the block and saw multiple hand-to-hand drug transactions with different people purchasing from Mr. Roberts on that block. (N.T., 6/1/23, pgs. 13-14).

Thereafter, law enforcement conducted multiple controlled purchases from Mr. Roberts using a confidential informant to buy suspected Fentanyl compressed pills. Id. Detective Diefenderfer explained how a controlled purchase is conducted as follows:

A controlled purchase is when we use a confidential informant to purchase drugs from somebody.

So we will meet this confidential informant at a predetermined location, develop a target, and provide them with prerecorded U.S. currency.

We will tell them to simply set up a transaction for drugs.



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We search the confidential informant to make sure they're not hiding any drugs on them. If they're going to be driving a vehicle that day, we'll search the vehicle to make sure there's no drugs in the vehicle. Make sure they have no other contraband on them, any other money on them.

And then from that location we will send them on their way to the buy location. We will follow them from our predetermined location to the buy location.

A lot of times we'll videotape or record the transaction. We'll observe the hand-to-hand drug transaction or that meeting with the target.

And then we'll follow them back to our predetermined location, where we will search them again, to make sure they're not hiding any additional drugs or money or any other contraband.

We will take the drugs that they just purchased from the target.

We will interview them afterwards to make sure that what we saw is what actually happened, and see what other information was gained during the drug transaction.

(N.T., 6/1/23, pgs. 14-15).

The benefit of using a confidential informant rather than an undercover officer is that the confidential informant usually has a preexisting relationship with the target. (N.T., 6/1/23, pgs. 15-16). By using a confidential informant, they hope to learn additional information such as other crime that is occurring in the area, where drugs or weapons may be stored, who the supplier may be, the supply chain, where the target gets the drugs, whether the target has a low or high supply of drugs at the time, and where the supply is stored. Id.

Law enforcement conducted seven controlled buys from Mr. Roberts in a two to three week period. (N.T., 6/1/23, p. 17). The buys of a couple of pills at a time occurred almost daily. Id. When they met with the confidential informant, law enforcement would have the confidential informant start to communicate with Mr. Roberts via cellphone and arrange to purchase an amount of pills. Id. They usually had to wait fifteen to thirty minutes for Mr. Roberts to be ready, so Mr. Robert's "was pretty much right on point." Id. They would provide the confidential informant with prerecorded U.S. currency, surveil him to the buy location, and surveil him returning to their initial location. Id. The confidential informant would give them the suspected Fentanyl pills. Id. Mr. Roberts always had the pills whenever they requested some. (N.T., 6/1/23, p. 19). The buys never had to be rescheduled or pushed back for any reason. Id.

During the controlled buys, Detective Diefenderfer was assisted by the Chester County Drug Strike Force or HIDTA. Id. HIDTA identified the supplier for Mr. Roberts, so they worked together to gather as much information as possible and make sure they could build as much evidence for both their cases. Id. HIDTA provided money, surveillance equipment, and manpower for surveillance of these buys. Id.

There were multiple officers present for each buy. (N.T., 6/1/23, p. 20). The detective would communicate with the informant and set the meeting location. Id. Another officer would bring the U.S. currency and surveillance equipment. Id. Other officers were stationed throughout the route to the buy location to surveil the confidential informant. Id. Other officers would be ready to tail the confidential informant after the buy. Id. Additional officers were ready to tail the target if he went somewhere after the sale. Id.

On July 9, 2021, they arrested Mr. Roberts after a controlled buy with a confidential informant who purchased two suspected Fentanyl. (N.T., 6/1/23, pgs. 21-22). Mr. Roberts was placed under arrest for all the deliveries that had occurred and was not allowed back in the house because it was being held for a search warrant. (N.T., 6/1/23, p. 23). Law enforcement took Mr. Roberts to the West Chester Police Department. (N.T., 6/1/23, p. 38).

Detective Diefenderfer explained that a search warrant is a document that is sworn by a police officer asking a judge to search a residence, vehicle, or container where a person would have a reasonable expectation of privacy. (N.T., 6/1/23, p. 23). The affiant writes an affidavit which describes why they believe there is probable cause to search the area for contraband. (N.T., 6/1/23, pgs. 23-24). The detective helped prepare the search warrant, identified as Exhibit C-3, for 231 East Chestnut Street, West Chester Borough, Chester County, that was approved and signed by the magistrate. (N.T., 6/1/23, pgs. 24-25). The search was for controlled substances, drug paraphernalia, drug packaging equipment, prerecorded U.S. currency, ledgers, and any countersurveillance measures. (N.T., 6/1/23, p. 25).

Based on their investigation, they believed that Mr. Roberts was keeping controlled substances, specifically Fentanyl pills, inside his house since every time they set up a controlled buy, Mr. Roberts left his house at 231 East Chestnut Street to meet the confidential informant and conduct the transaction. (N.T., 6/1/23, pgs. 25-26). Mr. Roberts never went anywhere else to get the drugs before he met with the confidential informant. (N.T., 6/1/23, p. 26). The search warrant was approved at 2:00 p.m. on July 9, 2021. Id.

While Detectives Diefenderfer and Lund went back to the station to prepare the search warrant, 231 East Chestnut Street was secured by other officers and detectives. (N.T., 6/1/23, pgs. 26-27). After the search warrant was approved, they went back to search the house. (N.T., 6/1/23, pgs. 27-28). Based on information they received, Mr. Robert's bedroom was located on the third floor, so that was where they primarily searched. (N.T., 6/1/23, p. 28). They found nothing of significance to the investigation. Id. Detective Diefenderfer testified that he "couldn't believe it." Id. In his experience, it was the first time executing a search warrant on a residence where they did not find anything at all in reference to the drug investigation. (N.T., 6/1/23, pgs. 28-29).

Detective Diefenderfer expected to find prerecorded U.S. currency, Fentanyl pills, drug packaging equipment, and a container holding the Fentanyl pills; they found none of these items. (N.T., 6/1/23, p. 29). When they found nothing in Mr. Robert's bedroom, they moved on to search the front of the house because the contraband may

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be close to the front door, based on Mr. Robert's quick delivery to the informant. Id. After searching the other areas, they still found nothing of significance to the investigation. (N.T., 6/1/23, pgs. 29-30).

Detective Diefenderfer was the co-affiant on the original criminal complaint against Mr. Roberts. (N.T., 6/1/23, pgs. 32 and 46-47). Controlled buys from Mr. Roberts occurred on June 25, 2021, June 28, 2021, June 29, 2021, June 30, 2021, July 1, 2021, July 7, 2021, and July 9, 2021. (N.T., 6/1/23, pgs. 32-33). Mr. Roberts was charged with one count of possession with intent to deliver, an ungraded felony, for each of the controlled buys, for a total of seven counts. (N.T., 6/1/23, pgs. 33 and 46-47). Mr. Roberts was also charged with dealing in proceeds of unlawful activities in relation to the drug activities, a felony of the first degree. (N.T., 6/1/23, p. 47). Exhibit D-1 was identified as a copy of the criminal complaint that was filed August 9, 2021. (N.T., 6/1/23, pgs. 30-34). If they had located pills in the search of the house on July 9, 2021, additional charges of possession with intent to deliver and dealing in unlawful proceeds may have been charged. (N.T., 6/1/23, p. 48). Because pills were not found that day, they were unable to potentially identify Mr. Roberts' place in the drug organization. (N.T., 6/1/23, p. 49).

The detective explained that the charge of dealing in proceeds is essentially related to being a part of an organization conducting criminal activities, and in this case was related to the money Mr. Roberts received from the drug sales. (N.T., 6/1/23, pgs. 47-48 and 56-57). The proof for that charge requires that the person conducted a financial transaction knowing that the property was the proceeds of unlawful activity and with the intent to promote the carrying on of the unlawful activity. (N.T., 6/1/23, p. 57). In drug cases, dealing in proceeds reflects the person's receipt of money when he sells drugs. Id. Therefore, every time there is a transaction where an undercover or confidential person gives money to a target and receives drugs in exchange, that is an unlawful transaction and the money is proceeds of that transaction. Id. The complaint charged Mr. Roberts with dealing in unlawful proceeds for each of the seven buys because he sold drugs and received money on seven occasions. Id.

For two weeks prior to June 25, 2021, the detective conducted observations and investigation of the 200 block of Chestnut Street. (N.T., 6/1/23, pgs. 34 and 36). All of the controlled buys occurred on weekdays and not weekends. (N.T., 6/1/23, p. 34). Detective Diefenderfer did not see Defendant, Mr. Robert's mother, present during any of the seven controlled buys. (N.T., 6/1/23, pgs. 34-36). Law enforcement did not tell Defendant, the homeowner, that her son was selling drugs out of the house because they did not want to jeopardize the investigation. (N.T., 6/1/23, pgs. 36-37).

After his arrest, Mr. Roberts was offered a chance to cooperate, which is the standard protocol for a buy/bust. (N.T., 6/1/23, p. 38). Law enforcement explained that the number of buys against them explains the kind of trouble they are in and offers them an opportunity to help themselves. Id. The goal is to try to realize the full scale of the drug trafficking operation and arrest everybody involved. Id.

Law enforcement asked Mr. Roberts about his supplier, and he told them about Brian Amoriello "in a roundabout way." (N.T., 6/1/23, pgs. 39 and 49). Mr. Roberts was not totally forthcoming with them. (N.T., 6/1/23, p. 49). Other than law

enforcement, Detective Diefenderfer did not know if anyone else knew that there was an ongoing related investigation into Mr. Amoriello and others as of July 9, 2021. (N.T., 6/1/23, pgs. 39-40).

Even though Mr. Roberts gave some information to the police on July 9, 2021, he stopped cooperating at some point. (N.T., 6/1/23, pgs. 44-45). Thereafter, Defendant was charged with an additional offense in March 2022. (N.T., 6/1/23, p. 45). Detective Diefenderfer identified Exhibit D-2 as the corrupt organization complaint against Mr. Roberts that was filed on March 18, 2022, nine months after he was arrested on July 9, 2021. (N.T., 6/1/23, pgs. 40-42 and 50-51). This second complaint for the additional charges was filed by Detective Lund, and the affidavit attached to the complaint references the Fentanyl drug sales by Mr. Roberts to the confidential informant. (N.T., 6/1/23, p. 51). These sales helped form the basis for Detective Lund's charges. (N.T., 6/1/23, pgs. 51-52).

When executing a search warrant, law enforcement does not typically tell relatives about every single crime that is being investigated. (N.T., 6/1/23, p. 50). The detective explained, "We tell them that we have a search warrant for the house, maybe explain usually one charge for cases involving dealing drugs. You tell them for selling drugs and that we're looking for evidence of that crime." Id. They would never tell the relative or whomever is associated with the house the exact crime they are investigating because "[w]e would never know the full scope of what that person knows inside the house. They could be totally complacent with the activity occurring and may even be benefitting from it. We want to make sure we don't jeopardize our investigation." Id.

**Detective Kristin Lund** testified that she has worked for the Chester County Detectives since March 2014 and was assigned to the drug and organized crime unit in 2017 or 2018. (N.T., 6/1/23, pgs. 63-64). Prior to that, she worked at the Kennett Square Police Department from 1996 to 1998 and with the West Whiteland Township Police Department from 1998 to 2001 on the patrol division and from 2001 until 2014 in the criminal investigation unit. (N.T., 6/1/23, p. 64). She received training at the police academy in 1985 and has attended hundreds of hours of training on criminal investigations and narcotics related investigations put on by the FBI, DEA, Pennsylvania Attorney General, and Pennsylvania State Police. (N.T., 6/1/23, p. 65).

Throughout her career, Detective Lund had the opportunity to investigate a wide variety of crimes, not just drug-related crimes. Id. Regarding duties and responsibilities in her current position, the detective explained that since the unit specializes in drug and organized crime, they look to identify and dismantle drug trafficking organizations. (N.T., 6/1/23, pgs. 65-66). They work with local agencies who have smaller narcotics units and provide them with a wide range of investigative resources such as funds, surveillance equipment, and personnel. They do analytical research for them and do analysis of electronic devices. (N.T., 6/1/23, p. 66).

In September 2020 they initiated an investigation into a drug trafficking organization operating out of an area outside of Pennsylvania that was shipping or delivering large quantities of pressed Fentanyl pills to this region. (N.T., 6/1/23, pgs. 66-67). They identified two key resources that were receiving large bulk quantities of these shipments, which numbered anywhere from six thousand to thirty-five thousand

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pills at a time. (N.T., 6/1/23, p. 67). The organization was distributing those pills in Chester, Lancaster, Delaware, and Philadelphia Counties, as well as in New Jersey. Id. Two sources were identified in Chester and Lancaster counties and those sources were subsequently arrested and charged for those offenses. Id.

The investigation continued from September 2020 through August 2022, when grand jury or federal indictments took place for the two key members. Id. Detective Lund was one of the key investigative officers on that investigation, and at some point during this investigation, she became aware of Detective Diefenderfer's investigation into Mr. Roberts. (N.T., 6/1/23, pgs. 67-68). They had information to believe that Mr. Roberts' source of supply was the target of their investigation involving the large distribution of pills. Id. Therefore, they assisted Detective Diefenderfer in his investigation of Mr. Roberts by providing surveillance equipment, manpower, and financial funds because pressed pills are very expensive and local police departments have limited resources. Id.

Detective Lund was present for three of the controlled buys with Mr. Roberts. (N.T., 6/1/23, p. 69). She also then worked with Detective Diefenderfer in obtaining the search warrant and interviewing the subject with Detective Diefenderfer. (N.T., 6/1/23, pgs. 69-70). Detective Lund continued with the investigation into the drug trafficking organization and had no further involvement with Detective Diefenderfer's investigation. (N.T., 6/1/23, p. 70).

Detective Lund testified that she also provided the confidential informant with the money to purchase the drugs on July 9, 2021. (N.T., 6/1/23, p. 71). The buy was completed and the pills that were purchased were turned over to Detective Lund, who secured the evidence with the Chester County Detectives. Id. After the buy was completed, Mr. Roberts was placed under arrest and taken into custody. Id. Detectives Lund and Diefenderfer briefly spoke to Mr. Roberts and then they prepared a search warrant for his residence. (N.T., 6/1/23, pgs. 71-72).

The scope of the search warrant was to look for items related to drug trafficking and drug trafficking organizations: drugs, cellular phones, packaging material, scales, ledgers, logs, and anything related to a drug transaction. (N.T., 6/1/23, pgs. 72-73). They expected to find these things because they conducted controlled buys from Mr. Robert for a period of time, and those buys were done with almost little to no notice. (N.T., 6/1/23, p. 73). They were able to communicate with Mr. Roberts and within minutes make purchases of those controlled substances. Id. In Detective Lund's experience, when there is no delay in getting controlled substances from a provider, it means they have the drugs with them and available to sell to customers. (N.T., 6/1/23, pgs. 73-74). Thus, they expected to find the items in Mr. Roberts' house. Id.

The warrant was approved, and they returned to the house to assist in the execution of the warrant at approximately 2:15 p.m. (N.T., 6/1/23, p. 74). When they arrived, Detective Sergeant Jeremy Rubican, Detective Oscar Rosado, and Detective Shave were present at the house. Id. The primary focus of the search was Mr. Roberts' bedroom. Id. Nothing of evidentiary value was located at that time which surprised Detective Lund. (N.T., 6/1/23, pgs. 74-75). She was asked that if drugs had been found at the house, what she hoped to learn from them. (N.T., 6/1/23, p. 75). Detective

Lund testified,

The pills that we were recovering at that time were made up of different compositions. Some would include different analogs of different types of drugs. They were different colors.

We saw a trend around that time that the colors of those drugs were changing.

If someone possesses a higher quantity of those pills, it means that they're closer – in my experience, it means that they're closer to the top of the drug trafficking organization. If the quantities are lower, typically we see that for smaller-level dealers.

We're hoping to identify, I guess, in general the brandings on the pills. We're looking to see what if any packaging they are, the style of the packaging, does that relate to the target of the drug trafficking organization; how they were stored, whether or not they were stored in any identifying packaging at that point we knew or we have since learned a trend in the packaging.

(N.T., 6/1/23, pgs. 75-76).

At some point later that day, Detective Lund learned that there might have been drugs in that house. (N.T., 6/1/23, pgs. 76-77). She was provided a pill bottle and an empty bag or bag corner that had been recovered from the house. (N.T., 6/1/23, p. 77). She logged these items into evidence and later submitted these items for testing. (N.T., 6/1/23, pgs. 78-79).

In March 2022, upon instructions from her supervisor, Detective Lund filed charges against Defendant for hindering apprehension and tampering with evidence. (N.T., 6/1/23, pgs. 77-79). Hindering apprehension was graded as a felony because the underlying offense of corrupt organization was a felony. (N.T., 6/1/23, pgs. 79-80). The allegation was that Defendant destroyed some pills before the search warrant was served. (N.T., 6/1/23, p. 80). The destruction of the pills hindered what could have been the eighth count against Mr. Roberts for possession with intent to deliver. (N.T., 6/1/23, pgs. 80-81). When asked why charges were not filed immediately after the execution of the search warrant, Detective Lund explained:

The investigation was a very significant investigation. It took up all of my time. It took up the time of our entire unit. We were working extensive hours.

It was a large organization that had ties to multiple counties, multiple states. And multiple agencies were involved in this. This was a very labor-intensive investigation which didn't even conclude until August of '22.

So at that point, as we continued into this investigation and we started identifying more people in the organization, the structure of the organization, Miss Roberts at that point wasn't significant to me as we



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were trying to move forward to prevent these fentanyl pills from being distributed in our area.

(N.T., 6/1/23, pgs. 78 and 85). The “larger organization” to which Detective Lund was referring was the Amoriello drug trafficking organization. Id. She further explained “We were trying to identify who was part of the organization, the structure of the organization, who was directly in contact with the members of the cartel that was shipping the drugs. We were trying to figure out the lower structure of the organization as well. We knew that pills were going out in multiple counties, but we didn’t know who were distributing them at that time.” (N.T., 6/1/23, p. 85).

Detective Lund believed that prior to the execution of the search warrant, Detective Rosado notified Defendant that they were there because of a pending drug investigation. (N.T., 6/1/23, p. 81). Detective Lund did not personally notify Defendant on July 9, 2021 that her son was the subject of an investigation for a corrupt organization or dealing in proceeds or any other activity that would be included within a felony 1 or 2 charge. (N.T., 6/1/23, p. 84).

Mr. Roberts was charged with participating in a corrupt organization in the summer of 2022. (N.T., 6/1/23, pgs. 85-86). When the possession with intent to deliver charges were filed in Chester County, they were filed as ungraded felonies, not felonies of the first or second degree. (N.T., 6/1/23, p. 81). Detective Lund further testified that the loss of any pills could be related to unlawful proceeds if the pills had been “fronted” without payment. Id. Thus, the pills that were destroyed were very significant financially. (N.T., 6/1/23, p. 82).

Law enforcement believed that on July 9, 2021, Mr. Roberts sold two pills to a confidential informant out of his inventory and on July 7, 2021, Mr. Roberts sold two or three pills to a confidential informant out of his inventory. (N.T., 6/1/23, pgs. 83-84). In July 2021, law enforcement was still developing evidence and building the case toward charging Mr. Roberts with corrupt organizations. (N.T., 6/1/23, p. 86). The information from Detective Diefenderfer’s investigation was utilized as part of the corrupt organization charges filed against Mr. Roberts. Id.

**Detective Oscar Rosado** testified that he has been working for the Chester County Detectives for approximately seven years and is assigned to the drug and organized crimes unit. (N.T., 6/1/23, pgs. 87-88). Prior to that, he worked for the Kennett Square Police Department for ten years. (N.T., 6/1/23, p. 88). Before that, he briefly worked for the Chester County Sheriff’s Office and Lincoln University Police. Id. When asked to explain his day to day activities in the narcotics and intelligence unit, Detective Rosado responded, “I’m a case agent. So we investigate and conduct investigation into the trafficking of controlled substance. I’m either assigned to an investigation or I’m assisting others with their investigations, whether it is handling informants, conducting surveillance, writing orders, conducting wiretaps, et cetera.” (N.T., 6/1/23, pgs. 88-89).

Detectives Rosado and Lund have similar duties. (N.T., 6/1/23, p. 89). They assist local departments and municipalities with their drug investigations and they work in conjunction with them to either co-lead the investigations or to assist them with surveillance. Id. In the summer of 2021, Detective Rosado was involved with the

investigation of a large-scale drug trafficking organization responsible for distributing Fentanyl pills in Chester County. (N.T., 6/1/23, pgs. 89-90). This was a big investigation with “many tentacles” and many leads. (N.T., 6/1/23, p. 90). Detective Rosado’s main tasks were surveillance and analysis of phone records. Id.

During one of the surveillance tapes regarding Brian Amoriello, they identified Mr. Roberts as one of the persons that was involved in the organization. Id. In their search for information on Mr. Roberts, they learned that Detective Diefenderfer of the West Chester Police had an open investigation into Mr. Robert’s trafficking activities. (N.T., 6/1/23, pgs. 90-91). At that point, they began to assist Detective Diefenderfer with his investigation and provided surveillance and certified wiretaps. (N.T., 6/1/23, p. 91). Detective Rosado also helped with the arrest of Mr. Roberts. Id.

More specifically, Detective Rosado assisted with the seven buys from Mr. Roberts. Id. They occurred every day, if not every day, except for July 4th weekend, when everybody was off work. Id. The bigger investigation required them to conduct the controlled buys on a more regular basis because they wanted to see if the pills Mr. Roberts was selling were coming from Brian Amoriello. (N.T., 6/1/23, pgs. 93-94). Thus, they needed to compare the pills sold by Mr. Roberts to those in other ongoing investigations. (N.T., 6/1/23, p. 94).

On July 9, 2021, Detective Rosado assisted with the surveillance of the controlled buy and was on the team that took Mr. Roberts into custody. (N.T., 6/1/23, pgs. 94-95). After Mr. Roberts was transported to the West Chester Police Station, Detective Rosado and other law enforcement officers secured the residence while the search warrant was being processed. (N.T., 6/1/23, p. 95). There was no one at home in the residence, and Detective Rosado secured the back of the house while Detective Shave secured the front. (N.T., 6/1/23, p. 95). When law enforcement secures a residence, they stand there and make sure that nobody goes in and out while they wait for the search warrant to be signed. Id.

While they were waiting, Detective Shave notified Detective Rosado that Defendant, Mr. Robert’s mother, drove past the front of the house and was going around to the back where Detective Rosado was waiting. (N.T., 6/1/23, p. 96). The rear of the residence is gated. Id. Defendant opened the gate, entered via the driveway, and was met by Detective Rosado and Sergeant Rubincan. Id. Defendant was identified in open court. Id.

They advised Defendant that her son had just been taken into custody for sales of controlled substances, and that they were waiting for a warrant to be issued so they could search his room. (N.T., 6/1/23, p. 97). They did not advise her of the specific charges Mr. Roberts was facing, but generally told her about the conduct for which he was going to be charged, including possession with intent to deliver. (N.T., 6/1/23, pgs. 97 and 108). Defendant was not told about any larger investigation. (N.T., 6/1/23, p. 109). Detective Rosado testified that Defendant “was sad, surprised; sad that her son had been taken into custody.” (N.T., 6/1/23, p. 97). Defendant had just come home after buying groceries, had two pets loose in the backyard, and told them that she needed to log back into her work computer. Id. They allowed her to go into the house to put the groceries away and get back to work while they waited for the search



warrant. (N.T., 6/1/23, pgs. 97-98).

Detective Rosado and Sergeant Rubincan agreed that Defendant would be allowed to enter the house for limited purposes. (N.T., 6/1/23, p. 98). She was allowed to put the groceries away so that they would not go bad, and she could log into her computer. Id. Defendant had an office right next to the front door of the house. Id. The plan was for Defendant to enter through the back door of the house and meet Detective Rosado out front so he could watch what she was doing in her office. Id. Defendant was told not to tamper with anything. (N.T., 6/1/23, p. 99). The row houses had little pathways between them, so Detective Rosado walked through that exterior path and met Defendant out front. (N.T., 6/1/23, p. 98). It took only a minute or two to walk from the back to the front. (N.T., 6/1/23, pgs. 98-99).

When asked why he did not go in the house with Defendant, Detective Rosado responded that he trusted Defendant to put the groceries away and meet him out front, and the search warrant had not been signed yet. (N.T., 6/1/23, p. 99). When Detective Rosado got to the front of the house, Defendant was working on her computer in her small office. Id. He remained there watching for a while, and was relieved by Sergeant Rubincan when he left the house. Id.

Detective Rosado did not participate in the execution of the search warrant. (N.T., 6/1/23, pgs. 99-100). Later that day, Sergeant Rubincan instructed him to go back to the house to look for something in a specific place in the house. (N.T., 6/1/23, pgs. 100-102). Detective Rosado searched the top of a table next to the bed in Mr. Robert's third floor bedroom. (N.T., 6/1/23, p. 102). Detective Rosado did not find anything there. Id. He then went downstairs and spoke with Defendant who was in the kitchen. (N.T., 6/1/23, pgs. 102-103 and 106).

Detective Rosado asked Defendant if she had discarded any evidence and she said, "Yes." (N.T., 6/1/23, p. 103). Defendant gave the detective an explanation as to why and then showed him a container where the item he had been looking for had been stored. Id. Defendant may have retrieved that item from the trash because it was not out in the open. (N.T., 6/1/23, pgs. 103-104). Detective Rosado described the item as a small black container similar to one for camera film. (N.T., 6/1/23, p. 104). There was also a clear plastic bag. Id. Detective Rosado had to leave due to another commitment, so he waited for Detective Shave to arrive, take over the evidence, and stay with Defendant. Id.

Detective Rosado identified Exhibit C-4 as an evidence envelope marked as "Grassroots black plastic container" and Exhibit C-5 as the plastic bag with the property tag number 5521531. (N.T., 6/1/23, pgs. 104-105 and 107). Defendant had told him that the bag was inside the container and she flushed the contents of the bag down the toilet because she loved her son. (N.T., 6/1/23, p. 106). Detective Rosado explained that Grassroots is a medical marijuana company and he knew that those black containers can be used for medical marijuana. (N.T., 6/1/23, pgs. 107-108). The detective did not see the pills that Defendant flushed. (N.T., 6/1/23, p. 108).

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**NOTICES**

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

**LAW NO. 2024-10541-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Catherine Eileen Schumacher was filed in the above-named court and will be heard on Friday, March 14, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, November 22, 2024

Name to be changed from: Catherine Eileen Schumacher to: Rowan Quinn Schumacher

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. 2025-00709-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Diane Kay Yarosewick was filed in the above-named court and will be heard on Friday, May 9, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, January 30, 2025

Name to be changed from: Diane Kay Yarosewick

to: Diane Kay Barra

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 Tuesday, November 12, 2024, effective Tuesday, December 31, 2024 for ENHANCED PERFORMANCE COMPOSITES CORPORATION in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: The corporation has been organized under the provisions of the Business Corporation Law of 1988.

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on Thursday, February 20, 2025, for Everwise Living, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful purpose.

**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 Monday, February 24, 2025, for Shark Sandwich Academy, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Any lawful purpose.

**DISSOLUTION NOTICE**

Notice of Winding Up Proceedings

**American Mushroom Cooperative** with its principal office located at 5 Station Ave., #205, Berwyn, PA 19312 in Chester County does hereby give notice of its intention to dissolve. Any claims or proceedings directly affecting this company shall be sent to this same address. This shall serve as official notice to creditors and taxing authorities.

**DISSOLUTION NOTICE****NOTICE OF DISSOLUTION TO CREDITORS OF AND CLAIMANTS AGAINST BETTER HOMES BY B.H. CONSTRUCTION, INC.**

Notice is hereby given that Better Homes by B.H. Construction, Inc., a Pennsylvania corporation, with a registered address of 217 Beacon Light Road, Coatesville, PA 19320, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and is now engaged in the winding up and settling of the affairs of the corporation so that its corporate existence will be ended by the issuance of a Certificate of Dissolution. Charles F. Blumenstock, Jr.  
Appel, Yost & Zee LLP  
33 N. Duke Street  
Lancaster, PA 17602

**DISSOLUTION NOTICE**

Notice is hereby given that PA's Music School, Inc., a business corporation with its registered office at 308 Astilbe Drive, Kennett Square, PA 19348, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and is now engaged in the winding up and settling of the affairs of the corporation so that its corporate existence will be ended by the issuance of a Certificate of Dissolution.  
Blakinger Thomas, PC  
28 Penn Square  
Lancaster, PA 17603

**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**

**BEISEIGEL**, Brandie M., late of Honey Brook Borough. Christine Medaglia, care of DAWSON R. MUTH, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Administratrix. DAWSON R. MUTH, Esquire, Lamb McErlane PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**HAEGELE**, Beatrice, late of Phoenixville. Rose-

mary C Courts, 609 Wall St, Birdsboro, PA, 19508, Executrix.

**HARPER**, Dolores Ann, a/k/a Dolores A. Harper, late of East Goshen Township. Donna Lynn Carter and Joseph J. Harper, III, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**HENRY**, Robert N., late of East Whiteland Township. Denyse H. Henry, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**HENRY**, Thomas Paul, a/k/a Thomas P. Henry, late of East Coventry Township. Peter R. Keeley, care of CARLA TRONGONE, Esquire, 333 N. Broad St., Lansdale, PA 19446, Executor. CARLA TRONGONE, Esquire, Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446, atty.

**HIGH**, Philip, late of West Grove. Phyllis J High, 7 Elliot Drive, West Grove, PA 19390, Executrix.

**HONE**, John M., a/k/a John Michael Hone, late of West Bradford Township. Joanne C. Hone, 1518 Sawtimmer Trail, West Chester, PA 19380, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**KIRKNER**, Patricia Louise, a/k/a Patricia L. Kirkner, late of East Brandywine Township. Stephanie A. Briggs, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**LEHMAN**, John J., a/k/a John Joseph Lehman, late of Spring City. Robert Lehman, care of HARRIS J. RESNICK, Esquire, 22 State Road, Media, PA 19063, Executor. HARRIS J. RESNICK, Esquire, 22 State Road, Media, PA 19063, atty.

**LUCAS**, Janice W, late of Kennett Twp. Gerald S. Lucas, 213 E State St, Kennett Square PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

**LYBRAND**, Walter J.D., a/k/a Walter John DaCosta Lybrand, late of West Goshen Township.

Joanne M. Lybrand, care of MICHELLE C. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. MICHELLE C. POWER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**McCAHON, II**, John T., late of Elverson Borough. Joseph J. McCahon, 4030 Easy St., Harrisburg, PA 17109, care of ROSE KENNEDY, Esquire, 1212 Liggett Ave., Reading, PA 19611, Executor. ROSE KENNEDY, Esquire, Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611, atty.

**McGUIGAN**, Mary Lou, late of Phoenixville. Cecilia Silverwood, care of ROWAN KEENAN, Esquire, 376 E. Main Street, Colledgeville, PA 19426, Executrix. ROWAN KEENAN, Esquire, Keenan, Ciccitto & Associates, LLP, 376 E. Main Street, Colledgeville, PA 19426, atty.

**MELLON**, Patricia J, late of West Chester. Maureen Mellon, 1682 Mt. Everest Lane, Toms River, NJ 08753, care of MICHAEL L. DAIELLO, Esquire, 2 W. Market Street, West Chester, PA 19382, Administratrix. MICHAEL L. DAIELLO, Esquire, Daiello Law, 2 W. Market Street, West Chester, PA 19382, atty.

**MILLER**, Jeffrey Judson, late of West Chester. James K. Miller, 207 Woodcrest Road, West Chester, PA 19382, Administrator.

**ROCHA**, Nitzia R., late of London Grove Township. Humberto Rocha, 302 Whitestone Rd., Avondale, PA 19311, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Administrator. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**REED**, Brent I., a/k/a Brent Irvin Reed, late of West Sadsbury Township. Irvin B. Reed, care of ASHLEY A. GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. ASHLEY A. GLICK, Esquire, Glick, Goodley, Deibler & Fanning LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**SWAIN**, Mary Michell Meese, late of Pocopson Township. Thomas Swain, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**VALERIO**, Helen A, late of Caln Township. John A Valerio Jr, care of JESSICA R. GRATER, Esquire,

740 E High Street, Pottstown, PA 19464, Executor. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 740 E High Street, Pottstown, PA 19464, atty.

**van DYCK**, Peter Cuyler, a/k/a Peter C. van Dyck, late of East Pikeland Township. David Gregory van Dyck, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**VARRIALE**, Antimo, late of West Chester. Diana Bienick, 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.

**WALKER**, Linda Ninette, a/k/a Linda N. Walker, late of North Coventry Township. Ginette Loraine Walker Vinski, 503 Colony Ct., Gibsonia, PA 15044, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**WERTZ**, David B, late of Phoenixville. Laura Wertz, 343 Lea Drive, West Chester, PA 19382, Administrator.

**WINKLER**, Hermann R., late of Malvern. Douglas L. Kaune, 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.

**WOOD**, Mildred J., late of West Nantmeal Township. Maryann Dymond, 310 Township Line Rd., Elverson, PA 19520, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executrix. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

## 2nd Publication

**ALLEN**, Oscar R., late of Borough of Oxford. John C. Allen, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BENSON**, Barbara J., a/k/a Barbara Benson, late of West Chester. Joshua Benson, 1447 Patterson Place, West Chester, PA 19380, care of MICHAEL L. SALAD, Esquire, 1125 Atlantic Avenue, Third

Floor, Atlantic City, NJ 08401, Executor. MICHAEL L. SALAD, Esquire, Cooper Levenson, 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401, atty.

**BRANSFIELD**, Patricia A., a/k/a Patricia Ann Bransfield, late of Kennett Square Borough. Kathleen Megill and Daniel Bransfield, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executors. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

**BURINSKY**, Cheryl A., late of Elverson Borough. Jeremy D. Rhen, 102 Howard Way, Pennington, NJ 08534 and Nathan J. Rhen, 305 St. Andrews Dr., Media, PA 19063, care of DAVID A. MEGAY, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**CRAWFORD**, Wilbur O, a/k/a Bill Crawford, late of Concord. Marie E. O'Donnell, 337 Stockham Avenue, Morrisville, PA 19067, Executor.

**CRUTCHFIELD**, Mary B., a/k/a Mary Marie Crutchfield, late of East Goshen Township. VonDeleath Kersey, 2204 Coventry Lane, Glen Mills, PA 19342, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**DeTULLEO**, Charles T., a/k/a Charles Thomas DeTulleo, late of Kennett Township. Janet DeTulleo, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**DUFF**, Earl Austin, late of Phoenixville. Dona Cunningham, 3674 Cottage Drive, Bethlehem, PA 18020, care of DOUGLAS HUMES, Esquire, 975 Mill Rd Box E, Bryn Mawr, PA 19010, Executrix. DOUGLAS HUMES, Esquire, 975 Mill Rd Box E, Bryn Mawr, PA 19010, atty.

**FLOCCO**, Frances M., late of Easttown Township. Marymargaret Francene Moody, 937 USS Daniel Webster Rd., #C2, Kings Bay, GA 31547, Administratrix.

**FOSTER**, James L. R., a/k/a Russ Foster and J. Russell Foster, late of West Chester Borough. Kimberly Joy Hitchcock, 624 Wickshire Circle, Lititz, PA 17543, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STEPHANIE P. KA-

LOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**GANLY**, Shirley Anna, a/k/a Shirley A. Ganly, late of Tredyffrin Township. Jill Weisser, care of CAROL RYAN LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL RYAN LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

**GRAHAM**, Helen C., a/k/a Helen Canterbury Graham, late of New London Twp.. Robert Wells Graham, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Executor. DAVID W. CROSSON, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, atty.

**GROMPONE**, Marie Emily, a/k/a Emily Grompone, late of West Chester Borough. Patricia A. Singer, care of ROBERT H. LEFEVRE, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix. ROBERT H. LEFEVRE, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**HUSTON**, Daniel P., late of East Nottingham. Walter J Subers, 734 East Christine Road, Nottingham, PA 19362, care of JEFF P BRYMAN, Esquire, 225 Wilmington Pike Suite 200 Chadds Ford PA 19317, Executor. JEFF P BRYMAN, Esquire, Pyle & Bryman, 225 Wilmington Pike Suite 200 Chadds Ford PA 19317, atty.

**HEFELFINGER**, William E., late of Spring City Borough. Margaret Hefelfinger, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administratrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxon LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

**IREY**, Janet M., a/k/a Janet M. Wright, late of North Coventry Township. Mary E. Taney, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. ALLAN B. GREENWOOD, Esquire, Siana Law, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**JACKSON**, Charles E., late of Highland Township. Andrew S. Jackson, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

**JOHNSON**, Catherine Marie Flowers, late of Coatesville. Charles Anthony Johnson, 505 North Barker Street, Mount Vernon, WA 98273, care of



MATTHEW A. BOLE, Esquire, 661 Andersen Dr, Foster Plaza 7, Suite 315, Pittsburgh, PA 15220, Executor. MATTHEW A. BOLE, Esquire, Fiffik Law Group, 661 Andersen Dr, Foster Plaza 7, Suite 315, Pittsburgh, PA 15220, atty.

**KING**, Jack Arnold, late of East Goshen Township. Elizabeth Hartman, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

**KING**, Janice Lane, a/k/a Janice Lane Thompson King, late of East Goshen Township. Elizabeth Hartman, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

**KRING**, Arnold M, a/k/a Arnold Morrow Kring, late of Downingtown. Rebecca Brain and Melinda Kring, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Flr, West Chester, PA 19380, Executrices. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, 211 N Walnut St, 1st Flr, West Chester, PA 19380, atty.

**LENKER**, Karen Poole, a/k/a Karen P. Lenker, late of Easttown Township. Gretchen P. Larsen, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

**LOENING**, Louise Truesdale, a/k/a Louise T. Loening, late of Pennsbury Township. William L. Prickett, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**MARCH**, LeRoy, a/k/a Le Roy March, late of West Nantmeal Township. Brian March, 2 Pond View Drive, Elverson, PA 19520, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MELLINGER**, Barbara Louise, a/k/a Barbara L. Mellinger, late of Borough of Parkesburg. Debra A. Clarke, 124 Helm Way, Downingtown, PA 19335 and David C. Mellinger, 174 Aster Avenue, Bellefont

te, PA 16823, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MOYER**, Elsie Jean, late of West Brandywine Twp.. Tara J. Dixon, care of JONATHAN C. STAFFORD, Esquire, 1341 E Strasburg Rd, West Chester PA 19380, Administratrix. JONATHAN C. STAFFORD, Esquire, 1341 E Strasburg Rd, West Chester PA 19380, atty.

**ROBERTS**, Donna Lee, a/k/a Donna L. Roberts and Donna Roberts, late of Schuylkill Township. Nancy W. Pine, 104 S Church St., West Chester, PA 19382, care of NANCY W. PINE, Esquire, 104 S Church St., West Chester, PA 19382, Administratrix CTA. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S Church St., West Chester, PA 19382, atty.

**SHAFFER, III**, John I., late of West Goshen Township. Marianne Slaby, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**TAYLOR**, Joseph A., late of East Bradford Township. Kristen R. Matthews, 14 E. Welsh Pool Rd., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**VAUGHAN**, Virginia Cronister, late of Pennsbury Township. Amy Cronister Silverman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**WHITE, JR.**, James Logan, a/k/a J. Logan White, Jr, late of Caln Township. Kevin Holleran, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**WILLIAMS**, Betty Marie, a/k/a Betty M. Williams, late of City of Coatesville. Nina M. Sheperd, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WYATT**, Bonita L., late of West Chester Borough.

William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

### 3rd Publication

**COLLINS**, Lisa Monique, a/k/a Lisa M. Collins and Lisa Monique Harrison Collins, late of Coatesville, Valley Township. Ada F. Ricci, 1451 Valley Road, Coatesville, PA 19320, care of JAMES S. TUPITZA, Esquire, 212 West Gay Street, West Chester, PA 19320, Administratrix. JAMES S. TUPITZA, Esquire, Tupitza & Associates, 212 West Gay Street, West Chester, PA 19320, atty.

**FLYNN**, Donna Marie, late of Phoenixville. Dan DiCioccio, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

**HELEVA**, Michael S., late of East Goshen Township. Jenae K. Quirk and Jason C. Heleva, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Administrators. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**HUNT**, Elaine Rita, late of Phoenixville. Donna Lynn Holladay, 15 Homestead Lane, Royersford, PA 19468, Executrix.

**KEEGAN, JR.**, William F., late of Westtown Township. Michael A. Keegan, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**MILES**, Elizabeth U., late of Schuylkill Township. Michael Walter Miles and Jerome Francis Miles, Jr., care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Co-Executors. ELIZABETH R. HOWARD, Esquire, Law Offices of Elizabeth R. Howard, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

**PICCARD**, Mary Ann, late of Kennett Township. Donald B. Lynn, Jr., care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**QUINN**, Thomas J., late of West Goshen Township. Kevin Quinn, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**SCHIEITLIN**, Olga, late of Tredyffrin Township. Mark E. Scheitlin, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executor. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

**SGRO**, Patricia M., late of Pennsbury Township. Joseph Burrows, care of CHRISTOPHER M. MURPHY, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Administrator. CHRISTOPHER M. MURPHY, Esquire, Breslin Murphy & Roberts, P.C., 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

**WILLARD**, Arthur Richard, a/k/a Arthur R. Willard and Archie Willard, late of Wallace. Harvey A. Willard, Jr., care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Administrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**WOOLFREY**, Barbara J., late of Uwchlan Township. Joshua Woolfrey, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

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### FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on 2/25/25, for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of Shelta PALZ, with a principal place of business at 102 Agnew Ln., Paoli, PA 19301. The name and address of the individual interested in said business is Charles Junior Liles, 102 Agnew Ln., Paoli, PA 19301. DAVIDSON & EGNER, Solicitors, 290 King of Prussia Rd., #110, Radnor, PA 19087

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**NOTICE**

Jillian Scavello V Jeremy DiAntonio

Jillian Scavello has filed a petition for transfer of title 1999 Four Winns VIN42KBKCS1XX2011391. A hearing will be held 4/24/25 9:30 AM courtroom 15 of the Chester County Court House, 201 W Market St West Chester, PA. If you wish to be heard on this petition you must appear at the time and place indicated. A copy of the petition is filed at 2024-09511-MJ in the Chester County Court

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**NOTICE**

Mortgage Foreclosure - Court of Common Pleas  
- Chester County, PA - Civil Action – Law - NO.  
2023-00187-RC - Citizens Bank, N.A. f/k/a RBS  
Citizens, N.A., Plaintiff vs. Carolyn Terrasi, Defendant - NOTICE - To: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Carolyn Terrasi, Defendant(s) - NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - TAKE NOTICE that the real estate located at 284 Old Mill Rd., Parkesburg, PA 19365, is scheduled to be sold at Sheriff's Sale on 4/17/25 at 11:00 A.M. at [www.bid4assets.com/chestercountysheriffsales](http://www.bid4assets.com/chestercountysheriffsales) to enforce the court judgment of \$278,014.68, obtained by Plaintiff (the mortgagee).  
Property Description: Prop. sit in the Twp. of Sadsbury, Chester County, PA. BEING prem. 284 Old Mill Road, Parkesburg, PA. Tax Parcel #37-2-10. Improvements consist of residential property. Sold as the property of Carolyn Terrasi. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule. Law Offices of Gregory Javardian, LLC, Atty. for Plaintiff, 1310 Industrial Blvd., 1st Fl., #101, Southampton, PA 18966, 215.942.9690

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, March 20th, 2025** at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 21st, 2025**. 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 of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

**KEVIN D. DYKES, SHERIFF**

**3rd Publication of 3**

**SALE NO. 25-3-58**  
**Writ of Execution No. 2015-01455**  
**DEBT \$149,507.56**

PROPERTY SITUATE IN BOROUGH OF KENNETT TOWNSHIP

Tax Parcel # 62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way Lot 9, Kennett Square, PA 19348

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

**SALE NO. 25-3-60**  
**Writ of Execution No. 2024-05633**  
**DEBT \$98,057.53**

Property situate in the BOROUGH OF SPRING CITY, CHESTER County, Pennsylvania, being

BLR # 14-1-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: TRUIST BANK, F/K/A BRANCH BANKING AND TRUST COMPANY

VS

DEFENDANT: **TINA M. UPDEGROVE, KNOWN HEIR OF JOAN M. UPDEGROVE, DECEASED; JANET L. TRAUB, KNOWN HEIR OF JOAN M. UPDEGROVE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAN M. UPDEGROVE, DECEASED**

SALE ADDRESS: 440 King Street, Spring City, PA 19475

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

**SALE NO. 25-3-61**  
**Writ of Execution No. 2023-02019**  
**DEBT \$720,061.52**

ALL THAT CERTAIN lot or piece of ground situate in West Bradford Township, Chester County, Pennsylvania, bounded and described according to a

Subdivision Plan for Stonegate, made by Chester Valley Engineers, Inc. dated 4-22-1997 last revised 3-30-1998 and recorded in Chester County as Plan #14370 as follows to wit: BEGINNING at a point on the Northwesterly side of Old Barn Circle, a corner of Lot 50 on said plan, THENCE extending along said lot North 89 degrees 53 minutes 14 seconds West 161.68 feet to a point, THENCE extending along said lot and partly along lot 60 North 45 degrees 50 minutes 22 seconds East 164.57 feet to a point in the bed of a 20 feet wide sanitary sewer easement, a corner of lot 52, THENCE extending along said lot and through said easement, South 42 degrees 44 minutes 08 seconds East 131.07 feet to a point on the Northwesterly side of Old Barn Circle, THENCE extending along same on the arc of a circle curving to the left having a radius of 75.00 feet the arc distance of 61.72 feet to the first mentioned point and place of beginning.

CONTAINING 18,920 square feet more or less.

BEING LOT NO. 51 on said plan.

BEING the same premises which Realen Homes, L.P. (A Pa Ltd. Partnership) Successor by Merger to Realen Limited Partner, Inc. (A Pa. Corp.), by indenture bearing date 12/15/00 and recorded 12/29/00 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 4875 page 990 etc., granted and conveyed unto WILLIAM J. ORSI, JR. AND APRIL L.ORSI, as tenants by the entirety.

Tax Parcel # 50-2-281

PLAINTIFF: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2007-HE3, Asset-Backed Certificates Series 2007-HE3

VS

DEFENDANT: **William J. Orsi, Jr. and April L. Orsi**

SALE ADDRESS: 1388 Old Barn Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429**

**SALE NO. 25-3-63**

**Writ of Execution No. 2023-08892**

**DEBT \$136,223.67**

All that certain piece or parcel or Tract of land situate in Pocopson Township, Chester County, Pennsylvania, and being known as 2033 West Street Road, AKA 2023 West Street Road, FKA 1409 West Street Road, Pocopson, Pennsylvania 19366.

Tax Parcel # 63-4-133

PLAINTIFF: Fulton Bank, NA

VS

DEFENDANT: **Roger E. Marcial**

SALE ADDRESS: 2033 West Street Road, AKA 2023 West Street Road, FKA 1409 West Street Road, Pocopson, PA 19366

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

**SALE NO. 25-3-64**

**Writ of Execution No. 2024-01726**

**DEBT \$98,141.90**

ALL THAT CERTAIN lot or piece of ground situate in East Bradford Township, Chester County and Commonwealth of Pennsylvania, as shown on Plan No. 30-26, dated August 1, 1985, last revised June 9, 1986, by Yerkes Associates, Inc., for Curtis V. Guthrie, recorded in the Office of the Recorder of Deeds of Chester County on August 4, 1986, as Subdivision

Plan No. 6476, bounded and described as follows: BEGINNING at a point set in the title line in the bed of Guthrie Road, said point being distant 285.12 feet measured Northwardly along Guthrie Road from its intersection with the title line of Harmony Hill Road; thence extending from the first mentioned point and place of beginning, extending diagonally across said Guthrie Road to the West side thereof North 6° 23' 8" West, 102 feet to a point set in a line of land now or late of Frank J. Rawson, Jr.; thence extending diagonally into Guthrie Road, North 23° 27' 48" East, 59.50 feet to a point in the bed of Guthrie Road; thence leaving the said Guthrie Road and passing over the Easterly boundary thereof North 84° 36' 44" East, 310.39 feet to a point in the boundary line of lands now or late of C. Leon Guthrie; thence South 1° 55' East, 143.03 feet to a point in the boundary line of lands now or late of C. Leon Guthrie; thence South 82° 38' 15" West, 328.86 feet to the first mentioned point and place of BEGINNING.

CONTAINING an area of 1.121 acres, more or less.

BEING Lot No. 3 on the said subdivision plan.

BEING THE SAME PREMISES which Curtis Vernon Guthrie and Lenore B. Guthrie, by Deed dated 4/23/2018 and recorded 4/26/2018 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9732, Page 692, granted and conveyed unto Curtis B. Guthrie and Valorie L. Guthrie.

Tax Parcel # 51-2-151.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TRUMARK FINANCIAL CREDIT UNION

VS

DEFENDANT: **Curtis B. Guthrie a/k/a Curtis Brian Guthrie & Valorie Guthrie**

**a/k/a Valorie Lynn Guthrie a/k/a Valorie L. Guthrie**

SALE ADDRESS: 844 Guthrie Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

**SALE NO. 25-3-65**

**Writ of Execution No. 2023-05905**

**DEBT \$237,225.79**

All that certain piece or parcel or Tract of land situate in the Township of West Goshen, Chester County, Pennsylvania, and being known as 1006 E Boot Road, West Chester, Pennsylvania 19380.

Tax Parcel # 52-1P-40

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **John R. Bayne Jr.**

SALE ADDRESS: 1006 E. Boot Road, West Chester, PA 19380

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

**SALE NO. 25-3-66**

**Writ of Execution No. 2024-06160**

**DEBT \$353,586.28**

ALL THAT CERTAIN lot or parcel of land situated in the West Caln Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 19, 2004 and recorded in the Office of the Chester County Recorder of Deeds on October 21, 2004, in Deed Book Volume 6314 at Page 1300, as Instrument No. 200410471527.

Tax Parcel # 28-05-0209

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS3

VS

DEFENDANT: **Anthony J. Mascherino, Jr. and Coleen T. Mascherino**

SALE ADDRESS: 107 Durham Drive, Coatesville, PA 19320

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

**SALE NO. 25-3-67  
Writ of Execution No. 2024-04332  
DEBT \$138,826.69**

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

Tax Parcel # 26-3J-183

IMPROVEMENTS thereon: a residential property

PLAINTIFF: FIFTH THIRD BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **RONALD GOULDING**

SALE ADDRESS: 3201 Doris Court, Phoenixville, PA 19460

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

**SALE NO. 25-3-68  
Writ of Execution No. 2022-03015  
DEBT \$179,061.53**

ALL THAT CERTAIN unit located in the property known, named and identified as The Commons of Valley Forge-East , an Office Condominium, located in the

Township of Schuylkill, 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 of the Declaration in the office of the Recorder in and for Chester County, Pennsylvania on 06/29/1988 in Record Book 1195, Page 146, and any amendments thereto, as the same may change from time to time, being and designated as UNIT NO. 21, which has been amended to UNIT NO. 68 in the second amendment to the Declaration in Book 1247 Page 215, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Richard Whitekettle, by Deed dated 01/10/2018 and recorded 01/16/2018 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania as DOC# 15587793 in Record Book 9683, Page 1741, granted and conveyed unto Bozekken, LLC, a Pennsylvania limited liability company.

Tax Parcel # 27-6-568

PLAINTIFF: SANTANDER BANK, N.A.  
VS

DEFENDANT: **BOZEKEN, LLC**

SALE ADDRESS: 1288 Valley Forge Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SALDUTTI LAW GROUP 610-994-1137**

**SALE NO. 25-3-69  
Writ of Execution No. 2024-02167  
DEBT \$228,658.90**

PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE

Tax Parcel # 15-05-0294

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **KIMBERLY ZWIEBEL**

SALE ADDRESS: 229 Saint Mary's Street, Phoenixville, PA 19460

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

**SALE NO. 25-3-70**

**Writ of Execution No. 2015-06920**

**DEBT \$135,576.05**

PROPERTY SITUATE IN KENNETT TOWNSHIP

Tax Parcel # 62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. MRAZ A/K/A DOROTHY C. MRAZ A/K/A DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

**SALE NO. 25-3-71**

**Writ of Execution No. 2024-02779**

**DEBT \$20,885.27**

ALL that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenance thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: 87 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association of Brook Crossing, a

Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891. Subject to any restrictions, easements and/or adverbs that pertain to this property.

BEING that same premises which William H. Baker and Theresa M. Alexander by Deed dated March 24, 2015, and recorded October 21, 2015, in Chester County at Book 9202, Page 2105 conveyed unto William H. Baker.

Tax Parcel # 47-4-534

PLAINTIFF: Members 1st Federal Credit Union

VS

DEFENDANT: **William H. Baker a/k/a William Baker**

SALE ADDRESS: 101 North Keystone Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **METTE, EVANS & WOODSIDE 717-232-5000**

**SALE NO. 25-3-72**

**Writ of Execution No. 2024-04922**

**DEBT \$132,359.74**

ALL THAT CERTAIN lot or piece of ground, situate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a Final Title Plan of Subdivision of Ashley, dated 8/31/1987 last revised 8/9/1989 by Beideman Associates, Professional Land Surveyors, Exton, PA and recorded in Chester County as Plan No. 9677-82 as follows, to wit:

BEGINNING at a point on the Southerly side of Bramble Lane, a corner of Lot No. 19 on said plan; thence extending along said lot, South 16° 17' 42" West, 209.22 feet to a point; thence extending North 68° 33' 15" West, 223.36 feet to a point, a cor-

ner of Lot No. 21; thence extending along said lot, North 19° 19' East, 195.03 feet to a point on the Southerly side of Bramble Lane; thence extending along same on the arc of a circle curving to the left having a radius of 4,025 feet the arc distance of 212.27 feet to the first mentioned point and place of BEGINNING.

CONTAINING 1.005 acres more or less BEING Lot No. 20 on said plan.

BEING THE SAME PREMISES which David S. Cardile and Christine M. Cardile, by Deed dated 5/28/1997 and recorded 6/4/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4184, Page 2118, granted and conveyed unto David S. Cardile.

Tax Parcel # 59-11-22.25

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **David S. Cardile, Sr. a/k/a David S. Cardile**

SALE ADDRESS: 6 Bramble Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

346 at Instrument No. 0076151, Receipt No. 0033531.

UPI # 8-5-296.1

PLAINTIFF: Nationstar Mortgage LLC VS

DEFENDANT: **Randy Carroll Hoopes**

SALE ADDRESS: 805 4th Avenue (aka 805 Fourth Avenue), Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ALBERTELLI LAW 856-724-1888**

**SALE NO. 25-3-73**

**Writ of Execution No. 2024-03866**

**DEBT \$156,345.75**

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in the Borough of Parkesburg, and being the same premises conveyed by the deed recorded November 21, 2000 in The Office of Chester County Recorder of Deeds, Book 4855 and Page