



OFFICE OF THE DISTRICT ATTORNEY
BUCKS COUNTY COURTHOUSE
55 East Court Street • Doylestown, PA 18901

DAVID W. HECKLER
DISTRICT ATTORNEY
(215) 348-6344

On Dec. 9, 2014, I received a letter, affidavit and attachments that had been faxed to this office by Simon Campbell of Lower Makefield Township. Mr. Campbell alleged that Debra DeBlasio, a Pennsbury School Board director, had changed her residence to South Carolina and therefore should be removed from office.

Mr. Campbell included with his complaint copies of two web pages hosted by www.realtor.com, which featured a photo of Mrs. DeBlasio above the caption "Debbie DeBlasio / Agent / Myrtle Beach, SC" and a boldface subhead: "About Debbie DeBlasio". Beneath this heading is a personal statement attributed to Mrs. DeBlasio which begins, "*Relocating to Myrtle Beach was one of the best decisions I ever made.*" The statement goes on to say that Mrs. DeBlasio is working in Myrtle Beach as a real estate agent for a Coldwell Banker office. The statement says that Mrs. DeBlasio and her husband had "*packed up the dogs and bought a retirement home without waiting to retire. As we visited, though, we loved the area more and more and finally just decided to stay!*" The web page goes on to solicit real estate customers. "*Relocation can be hard,*" Mrs. DeBlasio's statement says, "*but take my word for it, It's Worth It! Let me help you make the transition, whether it's to a retirement home or your permanent residence, I've been there and I want to use my experience to help you.*"

Mr. Campbell's letter goes on to allege that Mrs. DeBlasio might already have been a South Carolina resident at the time she ran for her school board position in 2013, culminating in her election on Nov. 5, 2013. Mr. Campbell provided a link to a web page indicating that Mrs. DeBlasio's husband, Wayne DeBlasio, had registered his business in South Carolina on Nov. 4, 2013, and that Mrs. DeBlasio recently has voted by absentee ballot in primary and general elections. Mr. Campbell alleged that Mrs. DeBlasio is guilty of voter fraud if she voted in Pennsylvania's elections while a resident of another state. He asked that she be investigated and prosecuted, if appropriate, and asked that the District Attorney's Office file a *quo warranto* petition in Common Pleas Court seeking her removal from office.

Concurrent with his complaint to my office, Mr. Campbell shared his allegations about Mrs. DeBlasio to members of the news media. On Dec. 9, 2014, the web site of the Bucks County Courier Times posted a story by staff writer Joan Hellyer about the dispute. When contacted by Ms. Hellyer for comment, Mrs. DeBlasio did not dispute that she was living and working in South Carolina. However, Mrs. DeBlasio characterized herself as only a part-time resident of South Carolina, saying that she was only "test driving and preparing for a different phase in my life." She added that she and her husband still own a home in Falls Township, within the District 3 region that she represents on the Pennsbury School Board. Two days later, on Dec. 11, 2014, reporter Tom Sofield posted a story on the LevittownNow.com web site that also quoted Mrs. DeBlasio. She repeated to Mr. Sofield that she was in South Carolina "for a test drive," meaning that she had not yet decided whether to retire in South Carolina or to remain in Falls Township for a few more years. She acknowledged spending much of her time in South Carolina and working in real estate there, but noted once again that she is still a Falls Township homeowner and taxpayer.

The following is a summary of my office's inquiry into the complaint regarding Debra DeBlasio, together with relevant information found in the public record.

Several years ago, I brought an action in *quo warranto* against Wayne DeBlasio because he did not reside in the region of the Pennsbury School District he purported to represent on the School Board. That matter was dragged out in Court and then decided because of delays not attributable to my office and not on the basis of DeBlasio's undisputed lack of proper residence.

While Mrs. DeBlasio appears to have been less than candid about the firmness of her plans for the future, the question of a transition of residences is more legally complex than the earlier DeBlasio case. I will not be devoting this office's resources to a *quo warranto* action on these facts. However, I will approve an action brought by a private individual with the requisite interest, should such an action be filed.

On Dec. 10, 2014, I assigned Larry King, an investigative consultant working for my office, to look into the question of Mrs. DeBlasio's residency. Mr. King's factual findings include the following:

- Mrs. DeBlasio filed nominating petitions for the school board race with the Bucks County Board of Elections on March 11, 2013. On the petitions she listed her address as 517 S. Olds Blvd, Fairless Hills, PA 19030, and her employment as secretary at R&D Machine Controls Inc., 6021 Ward Lane, Levittown, PA.
- Debra and Wayne DeBlasio have been owners of a single-family home at 517 S. Olds Blvd., Fairless Hills, PA 19030 since Dec. 23, 2004, and continue to pay property taxes on that home.
- R&D Machine Controls Inc. is a business incorporated in Pennsylvania on May 1, 1987. The Pennsylvania Department of State lists its address as 6021 Ward Lane, Levittown, PA, and its president as Wayne DeBlasio. Wayne DeBlasio is Debra DeBlasio's husband.
- Mrs. DeBlasio was victorious in both the primary and general elections in 2013, thus winning a seat as a Pennsbury School Board director. Bucks County voting records indicate that Mrs. DeBlasio voted in person at the polls during both elections.
- On Nov. 4, 2013, one day before the general election, Wayne DeBlasio registered his business, R&D Machine Controls, Inc., with the South Carolina Secretary of State. He listed himself as the registered agent of the business, and listed his address as 115 Prather Park Drive, Unit A, Myrtle Beach, SC 29588.
- After being elected on Nov. 5, 2013, Mrs. DeBlasio attended the first five scheduled school board meetings in person. Since February 2014, however, she has attended only four of 21 subsequent meetings in person. She has attended 15 of those meetings via telephone, and has been absent from the remaining two meetings.
- In 2014, Mrs. DeBlasio voted by absentee ballot in both the primary and general elections in Bucks County. On her application for an absentee ballot for the primary election, signed by Mrs. DeBlasio on April 30, 2014, she stated that she would be absent due to "vacation," and asked that the ballot be mailed to her at 761 Bucklin Loop, Myrtle Beach, SC 29579. On her application for an absentee ballot for the general election, signed by Mrs. DeBlasio on Sept. 18, 2014, she stated that she would again be absent due to "vacation," and asked that the ballot be mailed to her at 5141 Casentino

Court, Myrtle Beach, SC 29579. On both applications, Mrs. DeBlasio listed her home address as 517 S. Olds Blvd., Fairless Hills, PA 19030.

- The property at 761 Bucklin Loop, to which Mrs. DeBlasio had requested her primary election ballot be mailed, was purchased by Wayne and Debra DeBlasio on April 26, 2013. On Aug. 19, 2013, Debra DeBlasio granted Wayne DeBlasio power of attorney for the purpose of obtaining a construction loan for 761 Bucklin Loop. On Aug. 22, 2013, Debra and Wayne DeBlasio obtained a 30-year, \$134,000 mortgage loan from TD Bank for construction of a home at 761 Bucklin Loop. An accompanying construction rider, also dated Aug. 22, 2013, specifies that the property was to be considered the DeBlasios' primary residence, and "shall be occupied, established, and used as Borrower's principal residence immediately upon completion of the construction, erection or repair of the Property." The mortgage documents, including the construction rider, were signed by Wayne DeBlasio on behalf of himself and Debra DeBlasio by virtue of the aforementioned power of attorney.
- The property at 5141 Casentino Court, to which Mrs. DeBlasio had requested her general election ballot be mailed, was purchased by Wayne and Debra DeBlasio on Sept. 16, 2014. The same day, the DeBlasios took out a 30-year, \$150,000 mortgage on the property from DHI Mortgage Company, Ltd. The mortgage document states, in part: "Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be reasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control." The documents were signed by Wayne and Debra DeBlasio.
- On May 23, 2014, nine months after declaring 761 Bucklin Loop to be their intended primary residence, Debra and Wayne DeBlasio obtained a \$190,000 mortgage on their home at 517 S. Olds Blvd. in Falls Township. The mortgage documents contain a second home rider, signed by the DeBlasios in the presence of a South Carolina notary public. The rider states that the DeBlasios "shall occupy, and shall only use, the (Falls Township) Property as (their) second home."
- Tax records in Horry County, S.C., show that the DeBlasios paid property taxes in 2014 on three vehicles there, typically a precursor to registering those vehicles in South Carolina. On Feb. 18, 2014, \$240.71 in taxes were paid to the county on a 2007 Chevrolet Avalanche by Wayne Edward DeBlasio. On June 26, 2014, \$414.94 in taxes were paid to the county on a 2011 Chevrolet Tahoe by Wayne DeBlasio. Also on June 26, 2014, \$408.86 in taxes were paid to the county on a 2013 Lexus RX350 by Debra Ellen DeBlasio.
- On July 21, 2014, Mrs. DeBlasio completed an application for the South Carolina examination for a real estate sales license, and signed it before a notary public. She listed her home address as 761 Bucklin Loop, Myrtle Beach, SC 29579. Elsewhere on the form, in a section for residences within the past year, she included her Fairless Hills address, writing that she had lived there from 2005 to 2014. Under employment experience, she wrote that she had been office manager at R&D Machine Controls Inc. – her husband's business – from 1997 to the present. Elsewhere on the application,

however, she signed a form indicating that she was “currently ... a non-resident of the State of South Carolina...”

- On Oct. 29, 2014, having passed the above examination, Mrs. DeBlasio applied for a provisional real estate sales license from the South Carolina Department of Labor Licensing and Regulation. On the applicaton she listed her address as 5141 Casentino Court, Myrtle Beach, SC 29579, the property she and her husband had purchased six weeks earlier. According to the web site of the South Carolina Real Estate Commission, Mrs. DeBlasio currently holds a one-year provisional sales license that will expire on Nov. 20, 2015.