

**NOTICES**

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

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-02586-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jeanne Marie Brookover was filed in the above-named court and will be heard on August 27, 2018 at 9:30 AM, in Courtroom No. 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: May 30, 2018

Name to be changed from: **Jeanne M. Brookover** to: **Jeanne M. Saybolt**

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 the Pennsylvania Department of State on July 12, 2018 for **West Chester Contracting, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: to engage in all lawful business for which corporations may be incorporated under said Act.

ELIZABETH A. BERQUIST, Solicitor  
Unruh, Turner, Burke & Frees  
P. O. Box 515  
West Chester, PA 19381-0515

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on July 20, 2018, effective 7/20/2018, for **Pottstown Rumble**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To organize charitable, athletic events and related activities.

JAMIE V. OTTAVIANO, Solicitor  
Yervey Daylor  
1129 East High Street  
P.O. Box 776  
Pottstown, PA 19464

**DOMESTIC BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 7/18/2018 under the Domestic Business Corporation Law, for **QUALITY1 MANAGEMENT, INC.**, and the addr. of the registered office is 515 Richards Rd., Kennett Square, PA 19348.

**DOMESTIC BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended. The name of the corporation is: **CRT Logistics, Inc.**

ANDY P. BERGER, Esq.  
Stevens & Lee  
A Stevens & Lee/Griffin Company  
111 N. Sixth Street  
Reading, PA 19601

**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**

**BERLECKY**, Wilhelmina E., late of Uwchlan Township. Joan Barruzza, 106 Conreys Way, Downingtown, PA 19335 and Diana Hennessy, 4410 Wismer Road, Doylestown, PA 18901, Executrices. **KENNETH C. MYERS**, Esquire, 534 Elm Street, Reading, PA 19601, atty.

**BUMEDER**, Henriette, late of Chalestown Township. William John Coyle, II, care of **ERIC C. FREY**, Esquire, 105 East Philadelphia Avenue, Boyertown, PA 19512, Executor. **ERIC C. FREY**, Esquire, E. Kenneth Nyce Law Office, LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512, atty.

**CUNNINGHAM**, Marlene L., late of West Whiteland Township. Arnold Cunningham, Sr., care of **GARY E. THOMPSON**, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Administrator. **GARY E. THOMPSON**, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

**DAMICO**, Mary J., late of Caln Township. John M. Damico, Jr., 103 Longfields Way, Downingtown, PA 19335, Executor. **GEORGE W. PORTER**, Esquire, 909 E. Chocolate Ave., Hershey, PA 17033, atty.

**FURLONG**, Ethel J., late of Honey Brook Township. Michael P. Beam, care of **PATRICK A. DEIBLER**, Esquire, 131 West Main Street, New Holland, PA 17557, Executor. **PATRICK A. DEIBLER**, Esquire, Kling & Deibler, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**GROSS**, Charles H., late of East Whiteland. Kimberly Keller, care of **ROCHELLE S. RABIN**, Esquire, 101 Lindenwood Drive, Suite 225, Malvern, PA 19355, Executrix. **ROCHELLE S. RABIN**, Esq., 101 Lindenwood Drive, Suite 225, Malvern, PA 19355, atty.

**HEPKE**, Jean Marie, late of Malvern, PA. Bruce Hepke, 117 Cloverly Lane, West Chester, PA 19380, Executor.

**KOTROBA**, Wanda O, late of East Goshen. Steven Kotroba, 13 Timber Lane, Thornton, PA 19373, Executor.

**LEVENITE**, Catherine Ann, late of Uwchlan Township. Jeanne Forese, care of **ANTHONY MORRIS**, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. **ANTHONY MORRIS**, Esquire, Buckley Brion McGuire & Morris, LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**MCBRATNIE**, Mary Jane, late of East Goshen Township. Michael C. McBratnie, P. O. Box 673, Exton, PA 19341, Executor. **MICHAEL C. MCBRATNIE**, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

**O'HARA**, Leo S., late of East Goshen Township. Kevin O'Hara, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19382, Executor. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19382, atty.

**OSGOOD**, Charlotte W., late of Kennett Township. Ellen O. Bush, 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.

**PERKINS**, Anna M., a/k/a Anna Mae Perkins, late of North Coventry Township. Warren F. Perkins, 1414 Juniper Street, Pottstown, PA 19464 and Patricia A. Heimel, 1145 Lake Henry Road, Lake Ariel, PA 18436, Executors. **LEE F. MAUGER**, Esquire, Mauger & Meter 240 King Street, P. O. Box 698, Pottstown, PA 19464, atty.

**SPENCE-KOPPERMAN**, Frances, late of East Goshen Township. Heather M. Wright, care of **JOSEPH A. BELLINGHIERI**, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. **JOSEPH A. BELLINGHIERI**, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

**WEIKEL**, Robert M., late of North Coventry Township. Carmella Weikel, 600 W. Hoffecker Rd., Pottstown, PA 19465, Executrix. **Rebecca A. Hobbs**, Esquire, OWM Law, 347 Bridge St., Ste. 200, Phoenixville, PA 19460, atty.

**WILLIAMS**, Frank J., late of East Bradford Township. William R. Hagner, Esquire, 211 West Lancaster Avenue, #100, Paoli, PA 19301, Executor. **WILLIAM R. HAGNER**, Esquire, William R. Hagner & Associates, PLLC, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

**YOUNG**, Alice H., late of London Grove Twp. Barry Hammond Young and Thomas Wollaston Young, care of **NEIL E. LAND**, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. **NEIL E. LAND**, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

## 2nd Publication

**BENEDICT**, Kathleen D., late of East Whiteland Township. Augusta Benedict, care of **CAROL R. LIVINGOOD**, Esq., 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Administratrix. **CAROL R. LIVINGOOD**, Esq., Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Administratrix.

**BERRY**, Mary M., late of Willistown Township. Shelia Stackhouse, care of **JEAN WHITE E. JONES**, Esq., 130 W. Lancaster Ave., Wayne, PA 19087, Executrix. **JEAN WHITE E. JONES**, Esq., Butera & Jones, 130 W. Lancaster Ave., Wayne, PA 19087, Executrix.

**CIVITELLO**, William Anthony, late of Charlestown Township. Charles Herzog, c/o **SAMUEL J. TRUEBLOOD**, Esq., P. O. Box 521, Valley Forge, PA 19481, Executor. **SAMUEL J. TRUEBLOOD**, Esq., P. O. Box 521, Valley Forge, PA 19481, atty.

**BLADES**, Yvonne E., late of Pennsbury Township. L. Peter Temple, care of **DONALD B. LYNN**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **DONALD B. LYNN**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BOYLAN**, Margaret M., late of West Goshen. Joseph F. Boylan, 23 Althea Lane, Morton, PA 19070 and Mary M. Russell, 1113 Stoneybrook Lane, West Chester, PA 19382, Executors.

**BUNNELL**, Joyce Yvonne, late of Parkesburg. Jodi Farrow, Jennifer Smith and Gregory Palmer, care of **IRA D. BINDER**, Esquire, 227 Cullen Rd., Oxford, PA 19363, Executors. **IRA D. BINDER**, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

**CLEARY**, Joann Marie, late of Malvern. Beth Kovach, 519 Ridley Circle, Morton, PA 19070 and Maureen Wright, 319 Aftons Circle, Spring City, PA 19475, Executors.

**DAVIS JR**, Edward H, late of West Chester. Dennis J Elko, 757 S Warren Ave, Malvern, PA 19355, Executor.

**FOULTZ**, Kenneth Richard, a/k/a Bud Foulz and Kenneth R. Foulz, late of Borough of Malvern. Bonnie Christine Hutchins, care of **TOM MOHR**, Esquire, 301 W. Market Street, West Chester, PA 19382, Executrix. **TOM MOHR**, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**GIACCHINO**, Phyllis, late of Birmingham Township. Larry Giacchino, 401 Deer Point Road, West Chester, PA 19382 and Joseph C. Giacchino, 59 Fjunk Road, Cochranville, PA 19330, Executors. **DANIEL J. PACI**, Esquire, Grim, Biehn & Thatcher, P. O. Box 215, Perkaskie, PA 18944, atty.

**GIRMAN**, Leona Frances, a/k/a Leona F. Girman, Leona F. Dybiczy and Leona Frances Dybiczy. Stephen Girman, 102 Center St., Bridgeport, PA 19405, Administrator. **MICHAEL S. CONNOR**, Esq., The Law Offices of Michael S. Connor, 644 Germantown Pike, Ste.2-C, Lafayette Hill, PA 19444, atty.

**GRASSELLI**, Robert Karl, a/k/a Robert K. Grasselli, late of Kennett Township. Philip Ranney, care of **BRADLEY D. TEREBELO**, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, Executor. **BRADLEY D. TEREBELO**, Esq., Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, atty.

**HOFFMAN**, Nancy H, late of West Whiteland. Jill R. Gallagher, 503 Foxwood Lane, Paoli, PA 19301, Executrix. **JENNIFER H. WALKER**, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

**KANE**, Gregory Joseph, late of Phoenixville, PA Chester County. Christine Tyrell, 105 Picket Post Lane, Phoenixville, PA 19460, Administrator.

**KEARSE**, Barbara Ann, late of the City of Coatesville. Charles E. Coleman, Jr., care of LOUIS N. TETI, Esq., 17 W. Miner St., West Chester, PA 19382, Administrator. LOUIS N. TETI, Esq., MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**KLEIN**, Mary Lou, late of East Coventry Township. Laura J. Bohl, care of SAMUEL J. TRUEBLOOD, Esq., P. O. Box 521, Valley Forge, PA 19481, Executrix. SAMUEL J. TRUEBLOOD, Esq., P. O. Box 521, Valley Forge, PA 19481, atty.

**KNIPE**, Barbara E., late of Penn Township. Cynthia Ann Croft, 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.

**KRAUSE**, Stephen L., late of London Britain Township. Heidi Sasso, 211 Thomas Lane S, Newark, DE 19711, Executrix.

**NEUIN**, Magdalena S., a/k/a Magdalena S. Neiu, late of Phoenixville. Eugene R. Focht, care of NICOLE C. MANLEY, Esquire, 105 East Philadelphia Avenue, Boyertown, PA 19512, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512, atty.

**OBLAK**, John B., late of West Whiteland Township. Jolynn B. Oblak, care of STEPHEN CARROLL, Esquire, P.O. Box 1440, Media, PA 19063, Administrator. STEPHEN CARROLL, Esquire, Carroll & Karagelian LLP, P.O. Box 1440, Media, PA 19063, atty.

**O'DONNELL**, Joseph E. N., late of Treddyfrin. Mary C. Caniglia, 622 Jamie Circle, King of Prussia, PA 19406, Executor.

**OFFERSEN**, Charles L., a/k/a Charles Offersen, late of Phoenixville. Paul Thornhill, 1068 Ebelhare Road, Pottstown, PA 19465, Executor. LAURALEE F. DAMBRINK, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

**POLLOCK**, Phyllis K, a/k/a Phyllis Bobylinski Pollock, late of Penn Township. John V. Pollock, care of KRISTEN R. MATTHEWS, Esq., 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esq., MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, Executor.

**RAMANATHAN**, Mohan R., late of Upper Uwchlan Township. Julia Ramanathan, care of VINCENT CAROSELLA, Esquire, 882 South Matlack St., Suite 101, West Chester, PA 19382, Administratrix. VINCENT CAROSELLA, Esquire, Carosella & Associates, P.C., 882 South Matlack St., Suite 101, West Chester, PA 19382, atty.

**ROSSER**, Mae Jean, a/k/a Mae Jean P. Rosser, late of Honey Brook Township. James S. Rosser, 508 W. First Ave., P.O. Box 331, Parkesburg, PA 19365, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SMITH**, George John, late of West Chester, PA. Richard B. Seidel, 1729 Hibberd Lane, West Chester, PA 19380 and Valerie A Smith, 535 Raymond Drive, West Chester, PA 19380, Executors.

**TERRICAN**, Robert L., late of Easttown Township. Anne T. Haddad, 2148 Fox Creek Road, Berwyn, PA 19312, Executrix. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., 34 Darby Road, Paoli, PA 19301, atty.

**TILLATSON**, Marlyce L., a/k/a Marlyce Louis Tillatson, late of Treddyfrin Township. Teresa Joan Adams, care of DOLORES M. TROIANI, Esquire, 1171 Lancaster Avenue, Suite 101, Berwyn, PA 19312, Executrix. DOLORES M. TROIANI, Esquire, 1171 Lancaster Avenue, Suite 101, Berwyn, PA 19312, atty.

**WHITE, JR.**, Frederick N., late of Borough of Oxford. Patrick R. Schambach, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington St., West Chester, PA 19382, atty.

**3rd Publication**

**APPLEBY**, Marjory L., late of Honey Brook, PA. Diana A. Lyon, 454 Hostetter Drive, Millersville, PA 17551, Executrix. JAYNE GARVER, Esquire, 1224 W. Lincoln Hwy., Coatesville, PA 19320, atty.

**BERKOWITZ**, Barbara P. a/k/a Barbara Pinkerton Berkowitz, late of Berwyn. Philip D. Pinkerton, 2214 E. Woodlawn Street, Allentown, PA 18109, Executor.

**FRY**, Kenneth Michael, a/k/a Kenneth M. Fry, late of East Fallowfield Township. Chantal A. Detournay, care of D. SCOTT EABY, Esquire, 29 South State Street, Ephrata, PA 17522, Executrix. D. SCOTT EABY, Esquire, Jansen M. Honberger Law, P.C., 29 South State Street, Ephrata, PA 17522, atty.

**GHIONE**, Joann M., late of Kennett Square Borough. Vincent Ghione, care of TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, atty.

**KAISER**, Frederick William, late of West Chester. Ingrid K Benedict, 15 Glenfield Drive Richboro PA 18954, Executor. EDITH CHEW, Esquire, 21 South Church St, West Chester, PA 19382, atty.

**MARGHERITA**, Ruth A., late of Downingtown. Dan L. Margherita, and Sherri L. Hanning, care of DONALD E. HAVENS, Esquire, 625 8th Avenue, Folsom, PA 19033 Executors DONALD E. HAVENS, Esquire, 625 8th Avenue, Folsom, PA 19033, atty.

**MCBRIDE**, Mary Kathleen, late of Coatesville. Tiffanie Olshefski, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executrix. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

**OLIVER**, Shirley Ann, late of West Grove. Nina M. Seigler Miller, care of JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner & Land, LLP 213 E. State Street, Kennett Square, PA 19348, atty.

**RAUB**, David S, late of West Chester. Carol M Hansen, 450 Eaton Way, West Chester, PA 19380-6929, Administrator. EDITH CHEW, Esquire, 21 S Church St., West Chester, PA 19380-6929, atty.

**SMITH, II**, George Ronald, a/k/a George Ronald Smith, late of West Whiteland Township. Ann H. Smith, 527 Oriole Drive, West Chester, PA 19380, Executrix ROBERT B. SHOWMAKER, JR., Esquire, 1800 E. Lancaster Avenue, Suite L, Paoli, PA 19301, atty.

**SPOTTS**, Darrin Gerald, a/k/a Darrin G. Spotts, late of Downingtown Borough. Amanda Spotts, PO Box 323 Orbisonia PA 17243, Executrix RICHARD J. WIEST, Esquire, Williamson Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901, atty.

**TRAISTER**, Richard T., late of Borough of Spring City. Esther M. Mundell, 323 Chestnut Street, Royersford, PA 19468, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 347 Bridge Street, Suite 200, Phoenixville, PA 19460, atty.

---

**FICTITIOUS NAME**

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Emmet Robinson's Senior Serenades**, with its principal place of business at 15 East King Street, P.O. Box 402, Malvern, PA 19355-0402. The application has been (or will be) filed on: July 18, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Emmet L Robinson, 15 East King Street, P.O. Box 402, Malvern, PA 19355-0402

---

**Chester County Music Store**, with its principal place of business at 310 S. High St., West Chester, Pa 19382. The application has been (or will be) filed on: July 23, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Albert Henri Bien, Chester County Music Store, 312 Foxrun, Exton, Pa. 19341

---

**Stalker PC**, with its principal place of business at 21 Wilkinson Drive, Landenberg, PA 19350. The application has been (or will be) filed on: July 3, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Timothy W. Stalker, Timothy W. Stalker & Associates, 21 Wilkinson Drive, Landenberg, PA 19350

---

**Bluesignup.com**, with its principal place of business at 724 W. Lancaster Ave., Ste. 220, Wayne, PA 19087. The application has been (or will be) filed on: June 27, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: BlueGolf, LLC, 724 W. Lancaster Ave., Ste. 220, Wayne, PA 19087

GARY J. MCCARTHY, Solicitor  
McCarthy Weidler, P.C.  
2000 Market Street, Suite 2820  
Philadelphia, PA 19103

---

**Bluesignup** with its principal place of business at 724 W. Lancaster Ave., Ste. 220, Wayne, PA 19087. The application has been (or will be) filed on: June 27, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: BlueGolf, LLC, 724 W. Lancaster Ave., Ste. 220, Wayne, PA 19087

GARY J. MCCARTHY, Solicitor  
McCarthy Weidler, P.C.  
2000 Market Street, Suite 2820  
Philadelphia, PA 19103

---

**IN RE: ROBERT WILSON  
EVERETT HENDERSON**  
P.O. BOX 143  
EARLEVILLE, MD 21919

Premises: E & REAR OF S THIRD ST  
LOT

Tax Parcel: 6-8-150

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF ROBERT E. WILSON, SR., DECEASED & EVERETT HENDERSON

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$2,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**IN RE: PERCY M. FOSTER**  
**RENA FOSTER**  
C/O ROSINA L. SMITH  
866 COATES STREET  
COATESVILLE, PA 19320

Premises: SS COATES ST  
LOT & DWG

Tax Parcel: 16-2-237

#### **NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF PERCY M. FOSTER, DECEASED & THE ESTATE OF RENA B. FOSTER, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$15,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---



**IN RE: HANOVER LAND CORPORATION**

P.O. BOX 501  
WEST CHESTER, PA 19380

Premises: ES RT 100  
LOT

Tax Parcel: 17-7-71

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under HANOVER LAND CORPORATION

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$30,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**IN RE: SYLVIA L. STEIGERWALT  
KENNETH M. STEIGERWALT**  
201 ROCK ROAD  
HONEY BROOK, PA 19344

Premises: WS OF ROCK RD  
LOT & DWG

Tax Parcel: 22-9-13.1

### NOTICE OF UPSET TAX SALE

To all persons, heir(s), firms or associations claiming right, title or interest from or under SYLVIA L. STEIGERWALT & KENNETH M. STEIGERWALT

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full, therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$18,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**IN RE: ALBERT L. WHITMORE, III**  
**ISABEL H. WHITMORE**  
2305 KINGS HIGHWAY  
COATESVILLE, PA 19320

Premises: NS OF KINGS HWY  
LOT 1 DWG & GAR

Tax Parcel: 39-3-21.5

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under ALBERT L. WHITMORE, III & THE ESTATE OF ISABEL H. WHITMORE, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$35,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**IN RE: FELICIA M. RICHARDSON**  
3273 GAP NEWPORT PIKE  
WEST GROVE, PA 19390

Premises: WS OF GAP NEWPORT PK  
LOT & DWG

Tax Parcel: 59-5F-5

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under FELICIA M. RICHARDSON

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full, therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$30,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**IN RE: STEVE D. LEWIS**

267 WEST RIDGE ROAD  
NOTTINGHAM, PA 19362

Premises: SS OF W RIDGE RD  
2 AC & DWG

Tax Parcel: 68-6-101

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under STEVE D. LEWIS

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASECALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full, therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m.,(EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$20,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

**IN RE: THE ESTATE OF LUCINDA GIBBS**

C/O CECIL E. RAYMOND  
151 WHITE CEDAR DRIVE  
SICKLERVILLE, NJ 08081

Premises: WS OF WICKERTON RD  
1.4 AC

Tax Parcel: 72-2-37

**NOTICE OF UPSET TAX SALE**

To all persons, heir(s), firms or associations claiming right, title or interest from or under THE ESTATE OF LUCINDA GIBBS, DECEASED

“YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF IT’S FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY. THE TAX CLAIM BUREAU AT 610-344-6360 OR THE COUNTY LAWYER REFERRAL SERVICE AT 610-429-1500.”

NOTICE: “The Referral Service can only refer you to a lawyer, it cannot answer legal questions concerning your taxes.”

A claim for unpaid taxes was entered in the Tax Claim Bureau of Chester County against the property described herein. Said claim has not been paid in full. therefore you are hereby notified that on Monday, September 10, 2018 at 10:00 a.m., (EDT) at 313 West Market Street, Suite 5502 West Chester, Pennsylvania; your property described herein will be sold at public sale for the approximate upset price shown herein. The property will be sold according to provisions of the Real Estate Tax Sale Law Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. Section 5860.101, et seq.

The purpose of the sale is to collect the taxes on said property.

The approximate upset price for which the property shall be sold is: \$15,000.00

Anthony Morris, Esquire  
Buckley, Brion, McGuire & Morris, LLP  
118 West Market Street, Suite 300  
West Chester, PA 19382  
610-436-4400

---

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

---

**IN RE: EUGENE DIOBILDA** : IN THE COURT OF COMMON PLEAS  
 865 CYPRESS AVENUE  
 SPRING CITY, PA 19475 : CHESTER COUNTY, PENNSYLVANIA

Premises: LOT 865C : NO. 2018-05084  
 SGL WD MBL HM

Tax Parcel: 2105\_0004850T

**TO: THE ESTATE OF EUGENE DIOBILDA, DECEASED  
 & JUDY BLEDSOE**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
 15 West Gay Street  
 West Chester, PA 19380  
 610-429-1500

---

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

**IN RE: JAMES GOELOE** : IN THE COURT OF COMMON PLEAS

23 NAVAJO LANE

HONEY BROOK, PA 19344

: CHESTER COUNTY, PENNSYLVANIA

Premises: LOT D-6

DBL WD MBL HM

: NO. 2018-05085

Tax Parcel: 2904\_0007900T

**TO: JAMES M. GOELOE**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500



BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

---

**IN RE: ROBERT ARNOLD, JR.** : IN THE COURT OF COMMON PLEAS  
 102 CIRCLE DRIVE  
 NOTTINGHAM, PA 19362 : CHESTER COUNTY, PENNSYLVANIA

Premises: LOT 63 : NO. 2018-05087  
 DBL WD MBL HM

Tax Parcel: 6802\_0007450T

**TO: ROBERT L. ARNOLD, JR. & CONSECO FINANCE CORPORATION**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
 15 West Gay Street  
 West Chester, PA 19380  
 610-429-1500

---

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

ANDREA L. BUEHLER, and CAROLYN  
M. BUEHLER, as Administrator of the Estate  
of Ronald S. Buehler (Involuntary Plaintiff),  
c/o McKinley C. McAdoo, Esquire  
Plaintiff,

v.

SEBASTIAN VAN BENTEM and  
FATIMA VAN BENTEM,  
Defendants.

CIVIL ACTION – LAW

DOCKET NO.: 2017-07681-CT

TO: Fatima Van Bentem, formerly residing at 2867 Post Road, Orefield, PA 18069

TAKE NOTICE THAT: Andrea L. Buehler, and Carolyn M. Buehler, as Administrator of the Estate of Ronald S. Buehler (Involuntary Plaintiff), c/o McKinley C. McAdoo, Esquire, has filed an action against you in the above-captioned matter regarding a defaulted lease agreement regarding a property located at 1059 Parkerville Road, West Chester, PA 19382.

Advertisement listed by:  
Victoria P. Edwards, Esquire  
Mette, Evans & Woodside  
3401 North Front Street  
PO Box 5950  
Harrisburg, PA 17110  
(717) 232-5000

**NOTICE**

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE - CHESTER COUNTY BAR ASSOCIATION  
15 West Gay Street, 2<sup>nd</sup> Floor  
West Chester, PA 19380  
(610) 429-1500

---

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

ANDREA L. BUEHLER, and CAROLYN  
M. BUEHLER, as Administrator of the Estate  
of Ronald S. Buehler (Involuntary Plaintiff),  
c/o McKinley C. McAdoo, Esquire  
Plaintiff,

v.

SEBASTIAN VAN BENTEM and  
FATIMA VAN BENTEM,  
Defendants.

CIVIL ACTION – LAW

DOCKET NO.: 2017-07681-CT

TO: Sebastian Van Bentem, formerly residing at 2867 Post Road, Orefield, PA 18069

TAKE NOTICE THAT: Andrea L. Buehler, and Carolyn M. Buehler, as Administrator of the Estate of Ronald S. Buehler (Involuntary Plaintiff), c/o McKinley C. McAdoo, Esquire, has filed an action against you in the above-captioned matter regarding a defaulted lease agreement regarding a property located at 1059 Parkerville Road, West Chester, PA 19382.

Advertisement listed by:  
Victoria P. Edwards, Esquire  
Mette, Evans & Woodside  
3401 North Front Street  
PO Box 5950  
Harrisburg, PA 17110  
(717) 232-5000

**NOTICE**

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

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE - CHESTER COUNTY BAR ASSOCIATION**

15 West Gay Street, 2<sup>nd</sup> Floor  
West Chester, PA 19380  
(610) 429-1500

---

BRADFORD SQUARE HOMEOWNERS ASSOCIATION, INC.	:	CHESTER COUNTY COURT
Plaintiff	:	OF COMMON PLEAS
vs.	:	No: 2018-00569-RC
ESTATE OF EDWARD W. WEINGARTNER, (DECEASED), trading as BRADFORD DEVELOPMENT COMPANY, BRADFORD DEVELOPMENT COMPANY and	:	EQUITY/DECLARATORY JUDGMENT/QUIET TITLE
ROBAL ASSOCIATES, INC., and ROBERT B. BALBIRNIE	:	
Defendants	:	
		<b>To: Bradford Development Company</b>

Date of Notice: August 2, 2018

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**LAWYER REFERENCE SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 W GAY ST, WEST CHESTER, PA 19380  
(610) 429-1500**

Josephine A. Lee, Esquire  
2003 S. Easton Road, Suite 300  
Doylestown, PA 18901  
215-348-1776

**1st Publication of 3**

**TRUST NOTICE**

Trust Estate of **Charlotte W. Osgood**, deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Charlotte W. Osgood are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

PNC Bank, N.A., Trustee  
c/o Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA 19348

L. Peter Temple, Esquire, Attorney  
Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA 19348

**2nd Publication of 3**

**ALFRED ENGEL TRUST UAD 09/20/1991  
as Amended 05/27/1998 and 10/21/1998  
and as Amended and Restated 7/20/2001**

**ALFRED ENGEL**, Deceased, Late of Tredyffrin Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to **W. STEVEN WOODWARD, TRUSTEE**, 1275 Drummers Ln. Ste. 210, Wayne, PA 19087-1571,

Or to his Attorney:  
**W. STEVEN WOODWARD**  
Gadsden Schneider & Woodward LLP  
1275 Drummers Ln. Ste. 210  
Wayne, PA 19087-1571

**2nd Publication of 3**

**THE SHIRLEY W. BECK REVOCABLE  
LIVING TRUST DATED MARCH 31, 2016**

SHIRLEY W. BECK, Deceased  
Late of East Goshen Township,  
Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to **FRANCIS X. BECK, III** and **THEODORE J. BECK, TRUSTEES**, c/o Susan L. Fox, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046,

Or to their Attorney:

**SUSAN L. FOX**  
**PLOTNICK & ELLIS, P.C.**  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, August 16th, 2018 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, September 17th, 2018.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be paid in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County"* within twenty-one (21) days from the date of sale by 2PM.

**CAROLYN B. WELSH, SHERIFF**

**2nd Publication**

**SALE NO. 18-8-440**  
**Writ of Execution No. 2018-00027**  
**DEBT \$103,823.52**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the City of Coatesville, County of Chester and State of Pennsylvania, Bounded and Described, as follows, to wit:

ALL THAT CERTAIN, message, lot or piece of land situate on, in the City of Coatesville, County of Chester and State of Pennsylvania, designated as Subdivision No. 30 of the real estate of the Coatesville Foundry and Machine Company, situated within the said City of Coatesville, bounded and described as follows:

BEGINNING at a point on the north curb line of East Main Street distant 58 feet eastwardly from the east curb line of Twelfth Avenue; thence measuring eastwardly along the said north curb line of East Main Street 30 feet and extending back northwardly between parallel line

of that width at right angles to said East Main Street a distance of 150 feet to the south line of Diamond Street.

BOUNDED on the north by the south line of Diamond Street; on the east by land now or late of H.B. Spackman; on the south by the north curb line of East Main Street, and on the west by land now or late of Lillian M. Gordon.

UNDER AND SUBJECT to the following condition: that no building or buildings or any part of parts thereof shall at any time hereafter be built on said lot south of a line running parallel to the north curb line of said East Main Street and 40 feet distant northward therefrom.

BEING UPI Number 16-3-22

PARCEL No.: 16-3-22

BEING known as: 1205 East Lincoln Highway, Coatesville, PA 19320

BEING the same property conveyed to Gary D. Nichols, as sole owner who acquired title by Virtue of a Deed from Timothy H. Daniels, no marital status shown, dated July 31, 2006, recorded August 14, 2006, at Document ID 10676850, and recorded in Book 6925, Page 435, Office of the Recorder of Deeds, Chester County, Pennsylvania.

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

VS

DEFENDANT: **GARY D. NICHOLS**

SALE ADDRESS: 1205 East Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 18-8-441**  
**Writ of Execution No. 2018-02895**  
**DEBT \$451,287.22**

PROPERTY situate in the East Pikeland Township, Chester County, Pennsylvania

BLR# 26-3-30.6

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ADRIANA ARIAS**

SALE ADDRESS: 1115 Rapps Dam Road, Phoenixville, PA 19460-1949

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-8-442**  
**Writ of Execution No. 2016-00398**  
**DEBT \$250,748.44**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Thornbury, County of Chester and State of Pennsylvania, and described partly according to a Plan of Property for "Cheyney Homesteads" said Plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 10/12/1956 and revised 12/14/1956 and partly according to a plan of property for Raleigh Ellis, made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 12/17/1957 as follows to wit:

BEGINNING on the southwesterly side of Chester Creek Road, now College Hill Drive (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the northeasterly side of Markham Cheney Road (40 feet wide): (1) leaving Markham Cheney Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 34.66 feet to a point of tangent on the southeasterly side of Chester Creek Road, now College Hill Drive; (2) north 62 degrees 15 minutes east measured along the southeasterly side of Chester Creek Road now College Hill Drive 963.55 feet to a point of curve in the same; (3) northeastwardly and southeastwardly measured partly along the southwesterly sides of Chester Creek Road, now College Hill Drive on the arc of a circle curving to the right having a radius of 360.15 feet the arc distance of 191.72 feet to a point of tangent on the southwesterly side of Chester Creek Road now College Hill Drive; and (4) south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 100.11 feet to the point of beginning; thence extending from said point of beginning south 87 degrees 15 minutes east measured along the southwesterly side of Chester Creek Road, now College Hill Drive 200 feet to a point; thence extending south 02 degrees 45 minutes west 215 feet to a point; thence extending south 75 degrees 16 minutes west 209.69 feet to a point; thence extending north 20 degrees 45 minutes east 278.00 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on Plan dated 12/17/1957

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **NORMA F.**

**McDANIEL a/k/a NORA F. McDANIEL**

SALE ADDRESS: 1376 College Hill

Drive, Cheyney, Pennsylvania 19319  
 PLAINTIFF ATTORNEY: **McCABE,**  
**WEISBERG & CONWAY, LLC, 215-790-1010**

**SALE NO. 18-8-443**  
**Writ of Execution No. 2011-05244**  
**DEBT \$1,431,626.93**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Bradford, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land, situate in East Bradford Township, County of Chester in the Commonwealth of Pennsylvania, with the message and improvements thereon erected, bounded and described according to a survey made by N. M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 12, 1984, as follows:

BEGINNING at a point set in the title line near the intersections of Birmingham Road (LR 15087) and Pennsylvania Route 52 & 100, said point marking a corner of lands of this about to be described tract and a corner of Weaver's Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances:

1. NORTH 59 degrees 40 minutes 45 seconds west 74.01 feet to a point; thence
2. NORTH 68 degrees 06 minutes 36 seconds west 77.67 feet to a point; thence
3. NORTH 72 degrees 50 minutes 54 seconds west 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, et ux;

THENCE by remaining lands of Limberger the following 3 courses and distances:

4. NORTH 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence
5. NORTH 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence
6. CROSSING over a right of way of Route 53 and 100, south 30 degrees 42 minutes 25 seconds east 304.95 feet to a point, marking a corner of this and set in line of and of Weavers' Lebanon Bologna Company;

THENCE by lands of Weavers' Lebanon Bologna Company south 45 degrees 53 minutes 43 seconds west 218.96 feet to the point and place of beginning.

CONTAINING 3.468 acres.

BEING UPI NUMBER 51-7-113

PARCEL NO: 51-7-113

BEING KNOWN AS: 595 Birmingham Road, West Chester, PA 19382

BEING the same property conveyed to Robert A. Powers and Anne K. Powers, husband and wife who acquired title by Virtue of a Deed from Robert F. Morris and Glenn Kinckner, dated November 14, 2005, recorded November 22, 2005, at Instrument Number 10598870, and recorded in Book 6690, Page 707, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Deutsche Alt-B Securities, Inc. Mortgage Loan Trust, Series 2006-AF1

VS

DEFENDANT: **ROBERT A. POWERS & ANNE K. POWERS**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 18-8-444**

**Writ of Execution No. 2018-02711**

**DEBT \$58,161.16**

PROPERTY situate in the East Goshen Township, Chester County, Pennsylvania  
BLR# 53413272

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **KEVIN DOYLE and BRIDGET DOYLE**

SALE ADDRESS: 624 Thorncroft Drive, West Chester, PA 19380-6442

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-8-445**

**Writ of Execution No. 2018-00683**

**DEBT \$45,973.93**

PROPERTY situate in City of Coatesville

TAX Parcel #Tax ID/UPI Parcel No. 16-04-0035 / 16-4-35

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Keybank N.A. S/B/M First Niagara Bank National Association S/B/M the Harleysville Nationstar Bank and Trust Company

S/B/M Willow Financial Bank  
VS

DEFENDANT: **CAROL J. PETERSON and GARY L. PETERSON**

SALE ADDRESS: 339 West Lincoln Highway, Coatesville, PA 19320

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

**SALE NO. 18-8-446**

**Writ of Execution No. 2017-10929**

**DEBT \$414,776.01**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Bradford and West Goshen Townships, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Sunset Hollow South, made by Henry S. Conrey, Inc., dated 7/17/1976 last revised 2/16/1978 as follows, to wit:

BEGINNING at a point on the easterly side of Greene Countrie Drive a corner of Lot #12 on said Plan; thence along Greene Countrie Drive on the arc of a circle curving to the left having a radius of 1,625.00 feet the arc distance of 145.43 feet to a point a corner of Lot #10 on said Plan; thence leaving the said Greene Countrie Drive and extending along Lot #10 north 44 degrees 12 minutes 47 seconds east crossing the Township Boundary Line of East Bradford and West Goshen Townships and crossing a 20 feet wide sanitary sewer easement 358.65 feet to a point in line of lands of William R. Breuninger; thence along lands of William R. Breuninger south 31 degrees 54 minutes 26 seconds east 41.93 feet to a point a corner of lands of James L. Ellis; thence along lands of James L. Ellis south 32 degrees 30 minutes 00 seconds east 137.24 feet to a point a corner of Lot #12; thence along Lot #12 south 49 degrees 20 minutes 27 seconds west crossing a 30 feet wide drainage easement and also recrossing the 20 feet wide sanitary sewer easement and re-crossing the boundary line of East Bradford and West Goshen Townships 324.85 feet to the first mentioned point and place of beginning.

BEING Lot #11 as shown on said Plan. ALL property is 100% assessed in West Goshen Township

PLAINTIFF: Firsttrust Bank  
VS

DEFENDANT: **EDMUND R. LEWIS and JANIS LEWIS**

SALE ADDRESS: 907 Greene Countrie



Drive, West Chester, Pennsylvania 19380  
 PLAINTIFF ATTORNEY: **McCABE,  
 WEISBERG & CONWAY, LLC, 215-790-1010**

**SALE NO. 18-8-447**  
**Writ of Execution No. 2015-05880**  
**DEBT \$398,895.40**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of The Foxes, made for First Realvest, Inc., by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 4/18/1985, last revised 4/28/1985 and recorded on 11/4/1985, as Plan #5871, as follows, to wit:

BEGINNING at a point on the northwesterly side of South Bank Road, a corner of Lot #18 on said Plan; thence extending from the beginning point along said road, south 34 degrees 54 minutes 51 seconds west, 205.37 feet to a point of curve; thence extending along same, on the arc of a circle curving to the right having a radius of 200.00 feet, the arc distance of 83.04 feet to a corner of Lot #16 on said Plan, said point also being in the center of a common drive to be shared with same; thence extending along Lot #16 and through said common drive, north 31 degrees 18 minutes 31 seconds west, 360.04 feet to a point in line of Lot #34 on said Plan; thence extending along Lot #34, north 43 degrees 23 minutes 15 seconds 142.44 feet to a corner of aforementioned Lot #18; thence extending along Lot #18, south 55 degrees 05 minutes 09 seconds east, 325.48 feet to the first mentioned point and place of beginning.

BEING Lot #17 as shown on said Plan.

CONTAINING 1.682 acres of land, be the same more or less.

TITLE to said premises vested in John E. Carpenter and Angela E. Carpenter by Deed from James D. Depaul and Eugenia S. Depaul dated October, 15 2004 and recorded October 22, 2004 in the Chester County Recorder of Deeds in Book 6315, Page 1909 as Instrument Number 10471913.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006 HE8

VS

DEFENDANT: **JOHN E.  
 CARPENTER and ANGELA E. CARPENTER**

SALE ADDRESS: 403 Southbank  
 Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY:  
**MILSTEAD & ASSOCIATES, LLC, 856-482-  
 1400**

**SALE NO. 18-8-448**  
**Writ of Execution No. 2017-06769**  
**DEBT \$145,186.50**

ALL THAT CERTAIN message and tract of land, situate in the Borough of Kennett Square, aforesaid, bounded and described according to a survey made August 29, 1930, as follows: (known as #333 Birch Street)

BEGINNING at an iron pin on the north side of Birch Street, a corner of land of William A. Cramer; thence by said Cramer's land north seven degrees thirty minutes west, one hundred eighteen and nine tenths (118.9) feet to an iron pin in a line of land of Clarence E. Yost; thence by said Yost's land, south seventy eight degrees, twenty nine minutes west, forty five (45) feet to an iron pin, a corner of land of George M. Williams Estate; thence by said land of George M. Williams Estate south seven degrees thirty minutes east, one hundred eighteen and ninety two one hundredths (118.92) feet to an iron pin in the north side of said Birch Street, north seventy eight degrees twenty eight minutes east, forty five (45) feet to the point and place of beginning.

CONTAINING five thousand three hundred and thirty nine square feet of land, more or less.

TITLE to said premises vested in Paul F. Winters by Deed from Monroe L. Nute, Jr. dated February, 2 1998 and recorded February 10, 1998 in the Chester County Recorder of Deeds in Book 4299, Page 2392.

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5

VS

DEFENDANT: **BRIAN E. WINTERS,  
 KNOWN HEIR OF PAUL F. WINTERS,  
 DECEASED MORTGAGOR AND REAL  
 OWNER, GARRY A. WINTERS KNOWN  
 HEIR OF PAUL F. WINTERS, DECEASED  
 MORTGAGOR AND REAL OWNER, AND  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
 AND ALL PERSONS, FIRMS OR  
 ASSOCIATIONS CLAIMING RIGHT, TITLE,  
 OR INTEREST FROM OR UNDER PAUL F.  
 WINTERS, DECEASED MORTGAGOR AND  
 REAL OWNER**

SALE ADDRESS: 333 Birch Street,

Kennett Square, PA 19348

PLAINTIFF

ATTORNEY:

**MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

**SALE NO. 18-8-449**

**Writ of Execution No. 2017-02869**

**DEBT \$234,604.05**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., Kennett Square, PA, dated March 9, 1987, last revised June 11, 1987 and recorded in Plan File No. 7246-48 as follows, to wit:

BEGINNING at a point on the northerly side of Donna Drive a corner of Lot No. 68 on said Plan; thence extending north 13° 09' 30" east 104.63 feet to a point and corner of Lot No. 62 on said Plan; thence extending along the side of Lots No. 62 and 61 on said Plan, south 70° 03' 35" east 156.21 feet to a point and corner of Lots No. 61 and 70 on said Plan; thence extending along Lot No. 70 south 47° 06' 04" west 138.25 feet to a point on the northerly side of Donna Drive, thence extending along the northerly side of Donna Drive, along the arc of a circle curving to the left having a radius of 185.00 feet the arc distance of 109.60 feet to a point of tangent, said point being the first mentioned point and place of beginning.

BEING Lot No. 69.

PLAINTIFF: CIS Financial Services, Inc.

VS

DEFENDANT: **CHLOE JACENDA BOSTIC**

SALE ADDRESS: 22 Donna Drive, Coatesville, Pennsylvania 19320

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

**SALE NO. 18-8-450**

**Writ of Execution No. 2017-08705**

**DEBT \$330,645.59**

ALL THAT CERTAIN tract of land, situate in the Township of Westtown, Chester County, Pennsylvania, which according to a survey made by J. Vernon Keech in February of 1959 is more particularly bounded and described as follows, to wit:

BEGINNING at a spike in the middle of

the Street Road, Traffic Route No. 926, a corner of property to Jean Landis and Dorothy Yanish; thence extending by said land, north 26 degrees 53 minutes west, 347 feet to an iron pin in said line of property; thence extending south 63 degrees 07 minutes west, 158.42 feet to an iron pin; thence extending north 26 degrees 31 minutes west, 342.84 feet along a right of way to the northeast of the said property to the point in the middle of said Street Road; thence extending by middle of same, south 61 degrees 35 minutes 20 seconds west, 156.13 feet to the first mentioned spike and place of beginning.

BEING UPI No. 67-4-68.2A

(Legal from Mortgage recorded in Book 8219 Page 262)

BLR# 67-4-68.2A

TITLE to said premises vested in Herbert J. Ogram and Diane M. Lord Ogram, his wife by Deed from Elizabeth M. Eichman, dated 9/16/1985 and recorded 9/23/1985 in Book 80 Page 142

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

VS

DEFENDANT: **DIANE M. LORD OGRAM**

SALE ADDRESS: 127 East Street Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, ESQ., 610-328-2887**

**SALE NO. 18-8-452**

**Writ of Execution No. 2017-00111**

**DEBT \$1,697.10**

ALL THAT CERTAIN message and six lots of land, situate in the Township of Valley, in the County of Chester and State of Pennsylvania

TAX Parcel No. 38-5E-39

PLAINTIFF: Township of Valley

VS

DEFENDANT: **KENNETH MEYLE, JR. and ANDREA L. MEYLE**

SALE ADDRESS: 1648 Valley Road, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

**SALE NO. 18-8-453**  
**Writ of Execution No. 2013-03343**  
**DEBT \$1,790.89**

ALL THAT CERTAIN tract of ground situate in West Bradford Township, Chester County, Pennsylvania.

TAX Parcel No. 50-8-19.1

PLAINTIFF: West Bradford Township  
 VS

DEFENDANT: **DALE E. HUNT**

SALE ADDRESS: 501 Ground Hog College Road, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

**SALE NO. 18-8-454**  
**Writ of Execution No. 2015-11711**  
**DEBT \$2,181,194.69**

PROPERTY situate in the London Britain Township, Chester County, Pennsylvania

BLR# 73-3-59

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citibank N.A. as Trustee for Gsaa Home Equity Trust 2007-9, Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **ELBERT SMALLS and JEANETTE SMALLS**

SALE ADDRESS: 302 Glen Road, Landenberg, PA 19350-9100

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-8-455**  
**Writ of Execution No. 2018-01637**  
**DEBT \$493,339.88**

PROPERTY situate in East Goshen Township

TAX Parcel #Tax ID/UPI Parcel No. 53-04-0132.030/53-4-132.3

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-2

VS

DEFENDANT: **DOUGLAS D. SCHROER and ALICIA K. SCHROER**

SALE ADDRESS: 214 Line Road, Malvern, PA 19355

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

**SALE NO. 18-8-457**  
**Writ of Execution No. 2015-11436**  
**DEBT \$176,078.98**

ALL THAT CERTAIN lot of land, situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Regester & Sons, and recorded in Plan Book 9 Page 24, as follows:

BEGINNING at a point on the northerly side of Hazel Road, said point being the southeasterly corner of Lot No. 7 on said Plan, and the southwesterly corner of the about to be described Lot; thence form said point of beginning, and extending along said Lot No. 7 in a northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, north 75 degrees 38 minutes east, 101.00 feet to a point set on the westerly side of a 12 feet wide right of way; thence extending along said right of way, south 02 degrees 51 minutes east, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of said Hazel Road, south 71 degrees 29 minutes west, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the northerly side of Hazel Road or Avenue (45 feet wide), said point marking the southeasterly corner of this about to be described tract and the southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, south 71 degrees 29 minutes 00 seconds west, 75.00 feet to a point marking the southwesterly corner of this tract and the southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, north 11 degrees 51 minutes 53 seconds west, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, north 71 degrees 29 minutes 00 seconds east, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, south 03 degrees 22 minutes 09

seconds east, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

It being the intention of the Grantor herein to grant an easement across a stip approximately 4 feet wide along the southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING Chester County UPI 3-1-7.

BEING the same premises which Grant W. Carlson and Nancy J. Carlson, by Deed dated December 12, 2003 and recorded December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia Nichols, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by Deed each with an undivided 1/2 interest as tenants by the entirety, as Joint Tenants with right of survivorship and not as tenants in common.

BEING known as: 563 Hazel Avenue, Kennett Square, PA 19348

PARCEL No.: 3-1-7

IMPROVEMENTS: Residential property.

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **JASON J. NICHOLS and ALICIA NICHOLS**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **POWERS, KIRN, & ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 18-8-458**

**Writ of Execution No. 2010-04057**

**DEBT \$150,366.71**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Oxford, County of Chester and State of Pennsylvania bounded and described according to a Final Plan Phase I, Brookside Estates made by Vandermark and Lynch, Inc. and filed in Chester County as Plan #12457 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Midland Drive (50 feet wide) said point being a mutual corner of Lot 32 and Lot 31 (the herein described Lot) thence leaving Midland Drive and along Lot 32, north 13 degrees 41 minutes 37 seconds east 120.00 feet to a point in line of Lot 39, thence along Lot 39 and partially

along Lot 40, south 76 degrees 18 minutes 23 seconds east 90.00 feet to a point a corner of Lot 30, thence along Lot 30, south 13 degrees 41 minutes 37 seconds west 120.00 feet to a point on the northerly right of way line of Midland Drive, thence along said right of way north 76 degrees 18 minutes 23 seconds west 90.00 feet to the first mentioned point and place of beginning.

BEING Lot 31 on said Plan.

BEING the same premises which Brookside Estates, LLP, by Deed dated December 11, 1995 and recorded January 11, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3982, Page 2245, granted and conveyed unto Jennifer A. Middleman and David S. Middleman, husband and wife.

BEING known as: 109 Midland Drive, Oxford, PA 19363

PARCEL No.: 6-3-26

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc. F/K/A First Nationwide Mortgage Corp.

VS

DEFENDANT: **JENNIFER A. MIDDLEMAN and DAVID S. MIDDLEMAN**

SALE ADDRESS: 109 Midland Drive, Oxford, PA 19363

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 18-8-459**

**Writ of Execution No. 2018-02320**

**DEBT \$164,842.76**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of New London, County of Chester and Commonwealth of Pennsylvania, being Lot 12 as per the final subdivision plan of The Timbers prepared by Crossan-Raimato, Inc., Professional Land Surveyors (Proj. No. 87072-242) dated December 20, 1990, said property being more particularly bounded and described as follows:

BEGINNING at a point on the northerly right of way line of Chimienti Drive (at 50 feet wide), a common corner for Lot 11 as shown on the above referenced subdivision plan; thence from said point of beginning, leaving said right of way line and by said Lot 11, north 14 degrees 46 minutes 15 seconds east, 300.00 feet to a point, a common corner for Lot 9 as shown on the above referenced subdivision plan; thence by said Lot 9, south 75 degrees 13 minutes 45 seconds east, crossing a portion of the delineated wetlands, 150.00 feet to a

point, a common corner for Lot 13 as shown on the above referenced subdivision plan; thence by said Lot 13, south 14 degrees 46 minutes 15 seconds west, 300.00 feet to a point on the aforementioned northerly right of way line of Chimienti Drive; thence by said right of way line, north 75 degrees 13 minutes 45 seconds west, 150.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.0331 acres of land, be the same, more or less.

BEING the same premises as James R. Blain and Charlotte M. Blain, by Deed dated June 30, 1997, and recorded on July 7, 1997, by the Chester County Recorder of Deeds in Book 4198, at Page 2164, granted and conveyed unto Randall A. Radecki and Michele G. Radecki, as tenants by the entireties.

BEING known and numbered as 12 Chimienti Drive, West Grove, PA 19390.

TAX Parcel No. 71-02-0135.

PLAINTIFF: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **MICHELE**

**RADECKI a/k/a MICHELE G. RADECKI and RANDALL RADECKI**

SALE ADDRESS: 12 Chimienti Drive, West Grove, PA 19390

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

**SALE NO. 18-8-460**

**Writ of Execution No. 2017-05949**

**DEBT \$185,699.98**

ALL THAT CERTAIN lot or piece of ground situate in Warwick Township, Chester County, Pennsylvania, and described according to a Plan of Lots for A. W. Rossiter, said Plan made for Earl R. Ewing, Registered Surveyor, dated January 28, 1960, said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 10 Page 34, as follows, to wit:

BEGINNING at an interior point, said interior point being measured by the three following courses and distances from a point on the southeasterly side of Old Route 23 (33 feet wide) a road leading from Route No. 100 to Elverson in the southwesterly side of land conveyed to Charles Smith in Deed Book L-29 Page 74 (1) south 74 degrees 14 minutes west measured along the said side of Old Route No. 23 a distance of 175.00 feet to a point (2) south 15 degrees 46 minutes east 214.00 feet to a point and (3) south 78 degrees 19

minutes west 95.00 feet to the point of beginning, said point of beginning also being on the rear line of Lot No. 11; thence extending from said point of beginning along line of Lot No. 5 south 09 degrees 00 minutes east 203.80 feet to a point on the northwesterly side of New Route No. 23 a road leading from Route No. 100 to Elverson; thence extending along the said side of New Route No. 23 south 80 degrees 52 minutes 45 seconds west 196.98 feet to a point on the center line of a certain 20 feet wide private lane a corner of Lot No. 7 thence extending along the line of Lot No. 7 north 00 degrees 14 minutes west partly along the said center line of the private lane 198.70 feet to a point a corner common to Lot Nos. 7, 6, 10, and 11; thence extending along the line of Lot No. 11 north 78 degrees 19 minutes east 166.88 feet to the first mentioned interior point and place of beginning.

BEING Lot No. 6 as shown on the above mentioned Plan.

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

VS

DEFENDANT: **GALE C. BONACCI and ERIC R. CRONCE a/k/a ERIC CRONCE**

SALE ADDRESS: 2719 Ridge Road, Elverson, Pennsylvania 19520

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

**SALE NO. 18-8-461**

**Writ of Execution No. 2017-11729**

**DEBT \$160,031.81**

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

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **CLAIRE M. McLENNAN and HUGH McLENNAN a/k/a HUGH McLENNAN III**

SALE ADDRESS: 1501 W. Kings Highway, Gap 17527

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, ESQ., 215-886-8790**

**SALE NO. 18-8-462**  
**Writ of Execution No. 2016-09724**  
**DEBT \$332,578.96**

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Heritage Valley made by Crossan-Raimato Professional Land Surveyors, dated 11/15/1988 last revised 4/5/1989 and recorded in the Recorder of Deeds Office, Chester County as Plan #9273-9285 as follows, to wit:

BEGINNING at a point on the southeasterly side of Duck Farm Road (T-334) (50 feet wide proposed right of way), a corner of Lot #28 on said Plan; thence extending along Duck Farm Road, north 07 degrees 25 minutes 05 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east 230.00 feet to a point; thence extending south 52 degrees 34 minutes 55 seconds east 50.00 feet to a point; thence extending south 82 degrees 34 minutes 55 seconds east crossing a 30 feet wide drainage easement and crossing a stream known as "McDonald Run", 324.11 feet to a point; thence extending south 17 degrees 10 minutes 51 seconds west 218.16 feet to a point, a corner of Lot #30; thence extending along said Lot, north 82 degrees 34 minutes 55 seconds west recrossing "McDonald Run", 330.42 feet to a point a corner of Lot #28; thence extending along same the two following courses and distances: (1) north 07 degrees 25 minutes 05 seconds east 190.00 feet to a point and (2) north 82 degrees 34 minutes 55 seconds west 230.00 feet to the first mentioned point and place of beginning.

TAX Parcel #69-03-29.29

BEING known as: 154 Duck Farm Road, Oxford, PA 19363

BEING the same premises which Discovery Realty Investments, LLC by Deed dated 3/24/11 and recorded 4/1/11 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 8153, Page 169 as Instrument Number 11090327, granted and conveyed unto Thomas A. Jaycox and Deborah C. Jaycox.

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

VS

DEFENDANT: **THOMAS A. JAYCOX and DEBORAH C. JAYCOX**

SALE ADDRESS: 154 Duck Farm Drive, East Nottingham, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO**

**& DeNARDO, LLC, 610-278-6800**

**SALE NO. 18-8-463**  
**Writ of Execution No. 2015-08677**  
**DEBT \$55,394.04**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania, described according to a survey thereof made by David Meixner Registered Surveyor of Collegeville, Pennsylvania, dated May 9, 1958, entitled "Survey of property of Michael Lisnoki" as follows, to wit:

BEGINNING at a point an existing iron pin on the southwesterly side of Cherry Street (50 feet wide), a corner of lands of Oliver Simmers at the distance of 200 feet measured south 56 degrees 45 minutes west along the southeasterly side of said Cherry Street from a point an existing stone at the intersection of the southeasterly side of Cherry Street and the southwesterly side of Columbia Avenue (50 feet wide); thence extending south 33 degrees 15 minutes east along lands of Oliver Simmers, a distance of 200 feet to a point on the northwesterly side of proposed Mulberry Street (50 feet wide); thence continuing along said course south 33 degrees 15 minutes east crossing proposed Mulberry Street; aforesaid, 50 feet to a point a new iron pin on the southeasterly side of said proposed Mulberry Street (50 feet wide) in line of land of Hardwick Manor, incorporated; thence extending south 56 degrees 45 minutes west along line of land of Hardwick Manor Incorporated, 100 feet to a point an existing iron pin a corner of land now or late of Mrs. Robert Huston; thence extending north 33 degrees 15 minutes west along land now or late of Mrs. Robert Huston 250 feet to a point a new iron pin on the southeasterly side of Cherry Street; thence extending north 56 degrees 45 minutes east along the southeasterly side of Cherry Street 100 feet to the first mentioned point and place of beginning.

CONTAINING 25,000 square feet of land.

BEING the same premises which Robert W. Martin, by Deed dated 08/25/1995 and recorded 08/31/1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3932, Page 1780, granted and conveyed unto John L. Jackomin, III.

BEING known as: 1008 Cherry Street, Phoenixville, PA 19460

PARCEL No.: 15-12-329

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, N.A.

VS

DEFENDANT: JOHN L. JACKOMIN, III

SALE ADDRESS: 1008 Cherry Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090

SALE NO. 18-8-464

Writ of Execution No. 2015-07055

DEBT \$66,540.32

PROPERTY situate in the Phoenixville Borough, 2nd, Chester County, Pennsylvania BLR# 15-9-713

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-Wf2

VS

DEFENDANT: JESSICA GRAY

SALE ADDRESS: 1 Walnut Street, a/k/a 1 East Walnut Street, Phoenixville, PA 19460-3518

PLAINTIFF ATTORNEY: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 18-8-465

Writ of Execution No. 2016-05685

DEBT \$354,911.70

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described, according to a Subdivision Plan of Marchwood West-Section I, made by Henry S. Conrey, Inc., and recorded in Plan Book 29, Page 38, as follows, to wit:

BEGINNING at a point on the southerly side of Devon Drive (60 feet wide), measured the two (2) following courses and distances, from a point of curve, on the easterly side of Biddle Drive (50 feet wide): (1) leaving Biddle Drive, on the arc of a circle, curving to the right, with a radius of 25, the arc distance of 37.79 feet to a point of tangent, on the southerly side of Devon Drive, and; thence, (2) along the same, south 86 degrees 25 minutes 20 seconds east, 397.69 feet, to the place of beginning;

thence, extending from said beginning point, still along the southerly side of Devon Drive, south 86 degrees 25 minutes 20 seconds east, 100 feet, to a point, a corner of Lot 192; thence, along Lot 192, south 03 degrees 34 minutes 40 seconds west, 200 feet, to a point, in other lands, now or late, of Hankin and Robinson; thence, along said lands, north 86 degrees 25 minutes 20 seconds west, 100 feet, to a point, a corner of Lot 194; thence, along Lot 194, north 03 degrees 34 minutes 40 seconds east, 200 feet, to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain rights and restrictions, as may now appear of record.

BEING known as Lot 193, as shown on the above mentioned Plan.

BEING known as 342 Devon Drive BEING Chester County UPI # 33-4R-9 PARCEL No. 33-04R-0009.0000

BEING the same premises which Donald S. Parkinson and Marguerite E. Parkinson, husband wife, by Deed dated June 1, 1979 and recorded June 5, 1979, in Chester County, in Deed Book Z-54 Page 429, granted and conveyed unto James C. Engleman and Ursula M. Engleman, husband and wife, as tenants by entireties, in fee.

PLAINTIFF: Bayview Loan Sevicng, LLC

VS

DEFENDANT: URSULA M. ENGELMAN a/k/a URSULA M. ENGLEMAN and JAMES C. ENGELMAN a/k/a JAMES C. ENGLEMAN

SALE ADDRESS: 342 Devon Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: MATTLEMAN, WEINROTH & MILLER, 856-429-5507

SALE NO. 18-8-466

Writ of Execution No. 2017-07556

DEBT \$384,062.77

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

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

VS

DEFENDANT: ANTHONY J. MASCHERINO, JR. and COLEEN T. MASCHERINO

SALE ADDRESS: 107 Durham Drive,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD  
M. SQUIRE, ESQ., 215-886-8790**

**SALE NO. 18-8-468**  
**Writ of Execution No. 2017-02626**  
**DEBT \$232,224.76**

PROPERTY situate in Township of  
Lower Oxford

TAX Parcel #56-04-0054.240 / UPI No.  
56-4-54.24

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **DAVID F.  
O'CONNOR a/k/a DAVID O'CONNOR and  
LISA ANN O'CONNOR a/k/a LISA  
O'CONNOR**

SALE ADDRESS: 406 Township Road,  
Oxford, PA 19363

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

**SALE NO. 18-8-469**  
**Writ of Execution No. 2017-10330**  
**DEBT \$118,642.10**

PROPERTY situate in sWest Nantmeal  
Township

TAX Parcel #Tax ID/UIP Parcel No. 23-  
05-0075 / 23-5-75

IMPROVEMENTS: A residential  
dwelling.

PLAINTIFF: Ditech Financial LLC  
F/K/A Green Tree Servicing LLC  
VS

DEFENDANT: **DONNA M.  
WHITEMAN**

SALE ADDRESS: 757 North Manor  
Road, Elverson, PA 19520

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

**SALE NO. 18-8-470**  
**Writ of Execution No. 2018-01988**  
**DEBT \$157,551.17**

PROPERTY situate in the East  
Brandywine Township, Chester County,  
Pennsylvania

BLR# 30-5K-24

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Branch Banking and Trust  
Company s/b/m Susquehanna Bank s/b/m  
Communitybanks s/b/m Blue Ball National Bank  
VS

DEFENDANT: **KIM GILBERT  
PRIOR**

SALE ADDRESS: 137 Ridgewood  
Circle, Downingtown, PA 19335-1363

PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 18-8-471**  
**Writ of Execution No. 2012-09656**  
**DEBT \$676,276.23**

PROPERTY situate in the West  
Pikeland Township, Chester County, Pennsylvania  
BLR# 34-3-22.11

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Deutsche Bank National  
Trust Company as Trustee for Harborview  
Mortgage Loan Trust Mortgage Loan Pass-Through  
Certificates, Series 2007-2

VS  
DEFENDANT: **BRIAN JARRATT  
a/k/a JAMES BRIAN JARRATT a/k/a  
BRADFORD J. JARRATT and JENNIFER A.  
JARRATT**

SALE ADDRESS: 1728 Valley Lane,  
Chester Springs, PA 19425-2200

PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 18-8-472**  
**Writ of Execution No. 2018-00578**  
**DEBT \$323,045.74**

PROPERTY situate Township of West  
Caln

TAX Parcel #28-6-216.4  
IMPROVEMENTS: A residential  
dwelling.

PLAINTIFF: Quicken Loans Inc.  
VS

DEFENDANT: **MICHAEL SMITH  
and MYAH S. SMITH and DANA WINKEY**

SALE ADDRESS: 200 Sugarman  
Road, Coatesville, PA 19320

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

**SALE NO. 18-8-473**



**Writ of Execution No. 2018-00194**  
**DEBT \$108,383.16**

ALL THAT CERTAIN lot of land situate in Township of Sadsbury, Chester County, Pennsylvania

TAX Parcel No.: 37-4M-34

PLAINTIFF: KeyBank, N.A. successor by merger to First Niagara Bank

VS

DEFENDANT: **BRUCE S. PALMERO and JOAN M. PALMERO**

SALE ADDRESS: 21 Belvedere Avenue a/k/a 21 Belvedeer Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**SALE NO. 18-8-474**  
**Writ of Execution No. 2017-08576**  
**DEBT \$127,228.58**

PROPERTY situate in the East Fallowfield Township, Chester County, Pennsylvania

BLR# 47-3-31.4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **CHARLES J. BAIRD, JR.**

SALE ADDRESS: 3460 Strasburg Road, Coatesville, PA 19320-4167

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-8-475**  
**Writ of Execution No. 2017-10492**  
**DEBT \$129,121.77**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania

BLR# 39-4E-277

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **ANGELA DEFEO**  
 SALE ADDRESS: 2568 Clothier Street, Coatesville, PA 19320-2308

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-**

**563-7000**

**SALE NO. 18-8-476**  
**Writ of Execution No. 2017-08425**  
**DEBT \$309,496.36**

ALL THAT CERTAIN lot of land situated in the Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a recent survey thereof by Jerre P. Trout, dated September 8, 1923, as follows:

Beginning at a point in the center line of the Wilmington Road, a corner of land now or late of Edward P. Wickersham; thence by said land, south 75 degrees 19 minutes west, 408.7 feet to a point in the line of land of William Bair, late of John Bair; thence by the same, north 15 degrees 25 minutes west, 130.3 feet to a stone, a corner of land of James Scully, late of John Toland; thence by the same, north 72 degrees 43 minutes east, 408.5 feet to a point in the center line of the Wilmington Road; thence along the same, south 15 degrees 25 minutes east, 144.9 feet to the place of beginning.

CONTAINING one acre and forty perches of land, be the same more or less.

EXCEPTING one all that messuage and tract of land which Harvey Esworthy, widower, by Deed dated May 26, 1943 and recorded in the Office for Recording of Deeds for Chester County in Deed Book D 21 Vol. 501 Page 467, containing about 114.6 perches of land, granted and conveyed to Elmer H. Esworthy and Mary K. Esworthy, his wife, and now being conveyed to Charles D. LeFever and Elizabeth H. LeFever, his wife.

BEING Chester County Tax Parcel Nos. 37-2Q-31 and 37-4C-1

BEING fully assessed under Chester County Tax Parcel No. 37-2Q-31.

TITLE to said premises vested in Edward R. Mickol and Elisabeth A. Bogtstra by Deed from Elizabeth B. Le Fever, Executrix of the Estate of Sara K. Alexander, and Elizabeth B Le Fever, individually dated July 30, 1997 in the Chester County Recorder of Deeds in Book 4209, Page 1737 as Instrument Number 43253.

PLAINTIFF: Springleaf Financial Services, Inc.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD R. MICKOL, DECEASED MORTGAGOR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL**

**PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELISABETH A. BOGTSTRA, DECEASED MORTGAGOR**

SALE ADDRESS: 885 Old Wilmington Rd., Sadsburyville, PA 19369

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

**SALE NO. 18-8-477**  
**Writ of Execution No. 2015-03916**  
**DEBT \$85,039.38**

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the north curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the east and distant 54 feet and 1/8 inches westwardly from the west line of Thompson Place; thence along the north curb line of Oak Street, south 77 degrees 13 minutes west, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the west; thence through the center of said partition wall and by other land now or late of the said Max Cohan, et ux, north 13 degrees 10 minutes west 152 feet more or less to the south line of Alley "B"; thence by the same north 80 degrees 49 minutes east 14 feet 1-6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the east, south 13 degrees 10 minutes east 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING Tax Parcel #16-11-12.

BEING the same premises which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8896, Page 1897, granted and conveyed unto Joseph Jones, Jr

BEING known as: 429 Oak Street, Coatesville, PA 19320

PARCEL No.: 16-11-12  
IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A. VS  
DEFENDANT: **JOSEPH JONES, JR.**  
SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320  
PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 18-8-478**  
**Writ of Execution No. 2018-02279**  
**DEBT \$201,015.09**

PROPERTY situate in the Parkesburg Borough, Chester County, Pennsylvania  
BLR# 8-3-2.9  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank VS  
DEFENDANT: **MICHAEL FITCH a/k/a MICHAEL J. FITCH and JANICE KEENEN a/k/a JANICE M. KEENAN**  
SALE ADDRESS: 500 Washington Avenue, Parkesburg, PA 19365-1100  
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-8-479**  
**Writ of Execution No. 2018-01397**  
**DEBT \$37,299.69**

PROPERTY situate in the West Cahn Township, Chester County, Pennsylvania  
BLR# 28-9-78  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association VS  
DEFENDANT: **RILEY LOHR and ANITA L. LOHR a/k/a ANITA DIGGINS a/k/a ANITA L. DIGGINS**  
SALE ADDRESS: 336 West Kings Highway, Coatesville, PA 19320-1745  
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-8-480**  
**Writ of Execution No. 2016-03858**  
**DEBT \$247,098.72**

PROPERTY situate in the Coatesville City, 4th, Chester County, Pennsylvania  
 BLR# 16-7-41

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2007-Bc3

VS

DEFENDANT: **JOHN F. RODRIGUEZ a/k/a JOHN F. RODRIGUEZ, JR. and JENNIFER L. WORTHINGTON a/k/a JENNIFER WORTHINGTON**

SALE ADDRESS: 1113 Olive Street, Coatesville, PA 19320-3518

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-8-482**  
**Writ of Execution No. 2015-09456**  
**DEBT \$1,152.45**

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

TAX Parcel No. 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **DINITA TONEY and UNITED STATES OF AMERICA**

SALE ADDRESS: 7 Brighton Court, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

**SALE NO. 18-8-483**  
**Writ of Execution No. 2017-10109**  
**DEBT \$143,847.21**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a plan of "Millview" subdivision plan of property of Coatesville communities by G.D. Houtman & Son,

Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised October 15, 1999 and recorded as Plan No. 15138 (sheets 1 to 24 inclusive) as follows, to wit:

BEGINNING at a point on the southeasterly side of Millview Drive (50 feet wide) said point also marking a corner of Lot No. 145 on said Plan; thence from said beginning along the southeasterly side of Millview Drive north 34 degrees 30 minutes 30 seconds east 49.64 feet to a point, a corner of Lot No. 147; thence extending leaving the said side of Millview Drive and extending along said Lot No. 147 south 54 degrees 00 minutes 00 seconds east 108.73 feet to a point, a corner of Lot No. 144; thence extending along said Lot No. 144 south 45 degrees 25 minutes 00 seconds west 50.30 feet to a point, a corner of aforesaid Lot No. 145; thence extending along said Lot No. 145 south 54 degrees 00 minutes 00 seconds west 99.20 feet to the first mentioned point and place of beginning.

CONTAINING 5,159 square feet of land more or less.

BEING Lot No. 146 on said Plan.

ALSO known as 104 Millview Drive, Coatesville, PA 19320

FEE simple title vested in Kelly E Mcguigan, as sole owner by Deed from, Sandra L Kelley, dated 10/08/09, recorded 01/20/10, in the Chester County Recorder of Deeds in Deed Book 7851, Page 546.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **KELLY E. McGUIGAN a/k/a KELLY McGUIGAN**

SALE ADDRESS: 104 Millview Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

**SALE NO. 18-8-484**  
**Writ of Execution No. 2017-09693**  
**DEBT \$171,819.63**

PROPERTY situate in Schuylkill Township

TAX Parcel #Tax ID/UPI Parcel No. 27-02P-0005.010/27-2P-5.1

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **MARY E.**

**SCHNOVEL and DONALD R. SCHNOVEL  
aka DONALD SCHNOVEL**

SALE ADDRESS: 1006 Rutledge  
Avenue, Phoenixville, PA 19460

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

**SALE NO. 18-8-485**

**Writ of Execution No. 2018-01578**

**DEBT \$215,465.84**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final master plan of "Hopewell", made by Bursich Associates, Inc., 2129 East High Street, Pottstown, PA 19464, (610) 323-4040, dated 4-18-00, last revised 11-9-01, and recorded as Plan #16055, as follows to wit:

BEGINNING at a point on the northerly side of Road E, a corner of Lot 54, thence extending along Road E, south 78 degrees 37 minutes 30 seconds west 129.28 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 15.00 feet, the arc distance of 21.79 feet to a point of reverse curve, on Road D, thence extending along the arc of a circle curving to the left with a radius of 325.00 feet, the arc distance of 37.81 feet to a point of tangent, thence extending along same, north 24 degrees 47 minutes 50 seconds west 57.65 feet to a point of curve, thence extending along the arc of a circle to the right with a radius of 15.00 feet, the arc distance of 22.23 feet to a point on the southerly side of Hopewell Road (SR 4015), thence extending along same, north 59 degrees 54 minutes 03 seconds east 162.98 feet to a point in the line of Lot 54, thence extending along the same, south 11 degrees 22 minutes 30 seconds east 176.53 feet to the point of beginning.

BEING Lot 53 on said Plan.

CONTAINING 23,077 sq. ft.

HAVING erected thereon a residential dwelling.

BEING the same premises as Raymond A. McKnight and Barbara L. McKnight, by Deed dated July 29, 2004, and recorded on August 9, 2004, by the Chester County Recorder of Deeds in Book 6245, at Page 1166, Instrument No. 10445734, granted and conveyed unto Scott D. Klapac and Eileen A. Klapac, as Tenants by the Entireties.

UPI No. 30-5-280

PLAINTIFF: New Penn Financial, LLC  
d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **EILEEN A. KLAPAC  
and SCOTT D. KLAPAC**

SALE ADDRESS: 22 Wellesley Lane,  
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STERN &  
EISENBERG, P.C., 215-572-8111**

**SALE NO. 18-8-486**

**Writ of Execution No. 2018-00290**

**DEBT \$158,487.00**

PROPERTY situate in the West Goshen  
Township, Chester County, Pennsylvania

BLR# 52-3-33.36

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
s/b/m to Wachovia Bank, National Association

VS

DEFENDANT: **ANGEL L. ROSADO  
and MYRNA ROSADO**

SALE ADDRESS: 1012 Wiggins Way,  
West Chester, PA 19380-3312

PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 18-8-487**

**Writ of Execution No. 2016-10727**

**DEBT \$259,371.40**

PROPERTY situate in Borough of  
Phoebixville

TAX ID/UPI Parcel No. 15-13-0368/15-  
13-368

TAX Parcel #15-013-0368

IMPROVEMENTS: a residential  
dwelling.

SOLD as Property of: Amber Elysa Gilmore Solely in her Capacity as Heir of Sadie B. Gilmore, Deceased, and a Heir of Terry Gilmore, Deceased; Tiffany Marie Gilmore Solely in her Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; Nathaniel Terrence Gilmore, Solely in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; Matthew Andrei Preston Gilmore Solely in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; Nylz Henry Reyes Solely in His Capacity as Heir of Sadie B. Gilmore, Deceased, and as Heir of Terry Gilmore, Deceased; The Unknown Heirs of Sadie B. Gilmore Deceased; The Unknown Heirs of Terry Gilmore Deceased

PLAINTIFF: Specialized Loan Servicing LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **AMBER ELYSA GILMORE SOLELY IN HER CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; TIFFANY MARIE GILMORE SOLELY IN HER CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; NATHANIEL TERRENCE GILMORE SOLELY IN HIS CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; MATTHEW ANDREI PRESTON GILMORE SOLELY IN HIS CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; NYLZ HENRY REYES SOLELY IN HIS CAPACITY AS HEIR OF SADIE B. GILMORE, DECEASED, AND AS HEIR OF TERRY GILMORE, DECEASED; THE UNKNOWN HEIRS OF SADIE B. GILMORE DECEASED; THE UNKNOWN HEIRS OF TERRY GILMORE DECEASED**

SALE ADDRESS: 300 Gay Street, Phoenixville, PA 19460

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

**SALE NO. 18-8-488**

**Writ of Execution No. 2016-11294**

**DEBT \$280,143.48**

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements, thereon erected, hereditaments, and appurtenances, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to Subdivision of Land for Earl S. Stoltfus, made by Berger & Hayes Inc., Consulting Engineers and Surveyors, Thorndale Penna, dated 06/05/1976 and recorded 04/05/1977 in Plan File No. 964, as follows, to wit:

BEGINNING at a point on the northeasterly side of Broad Run Road (T 383) (50 feet wide) said point being also a corner of Lot No. 4 (as shown on said Plan) said point being also a corner of Lot No. 4 (as shown on said Plan) thence extending from said beginning point and along Lot No. 4 north 62 degrees, 30 minutes, 5 seconds east, 460.30 feet to a point in line of lands now or late of J. Craig Jenney; thence extending along the same

south 19 degrees, 15 minutes east, 131.32 feet to a point in line of land now or late of Andrew Helenman; thence extending along the same south 62 degrees, 30 minutes, 5 seconds west, 404.66 feet to a point on the northeasterly side of Broad Run Road; thence extending along the same north 28 degrees 51 minutes, 50 seconds west, 130 feet to the first mentioned point and place of beginning.

CONTAINING 1.240 acres of land more or less being Lot No. 5 as shown on said Plan.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **IRENE BOYER and EARLE G. BOYER, III**

SALE ADDRESS: 1129 Broad Run Road, Coatesville, Pennsylvania 19320

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

**SALE NO. 18-8-489**

**Writ of Execution No. 2017-05102**

**DEBT \$250,902.81**

ALL THAT CERTAIN lot or tract of land situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Oakland Drive (40 feet wide) said point being measured by the six following courses and distances from a point of curve on the northwesterly side of Whitford Hills (60 feet wide) (1) leaving Whitford Hills Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the southwesterly side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive (2) north 18 degrees 13 minutes 30 seconds west along the said side of Oakland Drive 100.00 feet to a point of curve in the same (3) northwestwardly still along the said side of Oakland Drive on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 209.44 feet to a point of tangent in the same (4) north 66 degrees 13 minutes 30 seconds west still along the said side of Oakland Drive 474.08 feet to a point of curve in the same (5) northwestwardly still along the said side of Oakland Drive on the arc of a circle curving to the right having a radius of 290 feet the arc distance of 239.11 feet to a point of tangent in the same and (6) north 18 degrees 59 minutes west still along the said side of Oakland Drive 231.00 feet to the point of beginning; thence extending from said point of beginning south 74

degrees 49 minutes 50 seconds west crossing a stream 300.67 feet to a point in line of land of Second Whitford Development Corp., thence extending along the last mentioned land two following courses and distances (1) north 18 degrees 59 minutes west 143.99 feet to a point and (2) south 51 degrees 32 minutes west 61.50 feet to a point a corner of land north 19 degrees 56 minutes west crossing another stream 78.63 feet to a point a corner of Lot 11; thence extending along Lot 11 south 88 degrees 39 minutes 20 seconds east recrossing the last mentioned stream and partly along the center line of a 20 feet wide drainage easement 383.14 feet to a point on the southwesterly side of Oakland Drive aforesaid; thence extending south 18 degrees 59 minutes east along the said of Oakland Drive 89.00 feet to the first mentioned point and place of beginning.

BEING part of Lot No. 10 Block "A" Section No. 1 as shown on Plan of Whitford Hills. BEING UPI #41-4-5.14 BLR# 41-4-5.14

TITLE to said premises vested in James McMongale and Sierra Lessing McMongale, husband and wife by Deed from Michael Singer, dated 7/14/2005 and recorded 7/26/2005 in Book 6561 Page 1579

PLAINTIFF: MTGLQ Investors, L.P.  
 VS  
 DEFENDANT: **SIERRA LESSING McMONAGLE and JAMES McMONAGLE**  
 SALE ADDRESS: 418 Oakland Drive, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, ESQ., 610-328-2887**

**SALE NO. 18-8-490**  
**Writ of Execution No. 2018-04060**  
**DEBT \$8,042,530.43**

480-490 Lancaster Avenue in East Whiteland Township, Chester County, Pennsylvania, operated as a commercial complex commonly known as Frazer Shopping Center.

TAX Parcel: #42-3-237.1; #42-3-237.2  
 PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series, 2007-C1

VS  
 DEFENDANT: **FRAZER SHOPPING CENTER INVESTORS, L.P.**  
 SALE ADDRESS: 480-490 Lancaster Avenue, Frazer, PA 19355  
 PLAINTIFF ATTORNEY: **RAYMOND A. QUAGLIA, ESQ., 215-665-8500**