

NOTICES

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**CLERK OF THE ORPHANS' COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA**

NOTICE OF FILING ACCOUNTS

**ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, AUGUST 1, 2018
Courtroom 15 at 9:00 A.M. PREVAILING TIME**

THE HONORABLE MARK L. TUNNELL

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

IN RE: L.G., MINOR	1512-1598
FIRST AND FINAL ACCOUNT	
OF: WILMINGTON TRUST, NATIONAL ASSOCIATION, TRUSTEE	
ATTORNEY(S):	
KRISTEN BEHRENS, ESQUIRE	

ESTATE OF WILLIAM H. PITTOCK, DECEASED	1513-1286
FIRST AND FINAL ACCOUNT	
OF: NATIONAL PENN INVESTORS TRUST COMPANY, EXECUTOR	
ATTORNEY(S):	
JAY M. LEVIN, ESQUIRE	

ESTATE OF DENNIS BRIDY, DECEASED	1516-0336
FIRST AND FINAL ACCOUNT	
OF: EDWARD L. SUCHOSKI, ADMINISTRATOR ATTORNEY(S):	
DAVID T. SCOTT, ESQUIRE	

ESTATE OF JOSEPH W. HOLMAN JR, DECEASED	1514-1086
FIRST AND FINAL ACCOUNT	
OF: ROBERT D. HOLMAN, EXECUTOR	
ATTORNEY(S):	
COURTNEY LILIANE SCHULTZ, ESQUIRE	

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **SIG COMPLETE CREWING, INC.**, a profit corporation organized under the Pennsylvania Business Corporation Law of 1988. **ROBERT A. WALPER**, Solicitor
Fox Rothschild LLP
10 Sentry Parkway, Ste. 200
P.O. Box 3001
Blue Bell, PA 19422-3001

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

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, atty.

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, 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 Stonybrook 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.

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.

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 Fultz and Kenneth R. Fultz, 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 Funk 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. Dybicz and Leona Frances Dybicz. 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. Neuin, 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 Kobylinski 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.

2nd 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.

3rd Publication

ANTHONY, Eugene V., late of East Caln Township. Gene V. Anthony, 1308 New Virginia Road, Downingtown, PA 19335, Executor. **TIMOTHY B. BARNARD**, Esquire, Barnard, Mezzanotte, Pinni & Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

BLACKMORE, Samuel S., late of West Chester. Susan M. Blackmore, 65 Foxcroft Lane, Phoenixville, Pennsylvania 19460 and Mark N. Dilts, Esq., 455 Pennsylvania Avenue Ste. 220, Fort Washington, Pennsylvania 19034, Executors. **DAVID W. ANTHONY**, Esquire, 455 Pennsylvania Avenue Ste. 220, Fort Washington, Pennsylvania 19034, atty.

BOYD, James Luther, late of West Chester. Ramona Gwynn, 36 Eastwick Rd, Malvern, PA 19355, Administrator. **JOEL LUBER**, Esquire, Reger Rizzo Darnell, 2929 Arch St, Circa Center, 13th fl, Phila, Pa 19104, atty.

CHAPMAN, James C., late of the Township of Franklin. Sara E. Mandos, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executrix. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

DULIN, Harry, late of Coatesville. Kelly Fisher, 101 Oak Lane, Coatesville, Pa 19320, Administratrix.

FALCONE, SR., John James, a/k/a John J. Falcone, late of East Bradford Township. John J. Falcone, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GIRARDEAU, Tom Edwards, late of West Chester. Jill M. Girardeau, 2453 Elizabeth Ann Lane NE, Atlanta, GA 30324, Administrator.

HENRY, Helen E., late of West Brandywine Township. Linda J. Sarian, care of ROBERT S. SUPPLEE, Esquire, 329 South High St., West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High St., West Chester, PA 19382-3336, atty.

HOWARD, Rita R., late of Uwchlan Township. Albert J. Howard, Jr., care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

KALINOSKI, Cheryl A., late of Lower Oxford Township. Joseph N. Kalinoski, care of ROBERT S. ESPOSITO, Esquire, 1515 Dekalb Pike, Ste. 201, Blue Bell, PA 19422-3367, Administrator. ROBERT S. ESPOSITO, Esquire, 1515 Dekalb Pike, Ste. 201, Blue Bell, PA 19422-3367, atty.

KEANE, Denise D., late of Westtown Township. Dushanka Keane, 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.

LEARY, Shirey W., a/k/a Shirley Westwood Leary, late of East Caln Township. Patricia W. Truett, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

LONG, Ronald A., late of Malvern. Mary Long, care of GREGORY W. PHILIPS, Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464, Executrix. GREGORY W. PHILIPS, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464, atty.

MCATEE, Maia, late of Nottingham. Michael McAttee, 600 Spingling Drive, West Chester, PA 19382, Administrator. EDITH CHEW, Esquire, 21 South Church St., West Chester, Pennsylvania, 19382, atty.

MERCADANTE, Betty Lou, late of Spring City. William Mercadante, care of GREGORY W. PHILIPS, ESQUIRE, 1129 E. High St, PO Box 776, Pottstown, PA 19464, Executor. Gregory W. Philips, Esquire, Yergey Daylor, 1129 E. High St, PO Box 776, Pottstown, PA 19464, atty.

MILLS, Isabel R., late of West Chester. Linda E. Mills, 1507 Dorchester Rd., Havertown, PA 19083, Executrix.

PIZER, Kenneth R., late of East Goshen Township. James A. Crumley, Jr. and Barbara A. Crumley, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executors. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

ROGERS, Agnes M., late of Willistown Township. Key Private Bank, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SICIGNANO, Grace B., a/k/a Grace Sicignano, late of East Goshen. MaryAnn Dignen, 412 Berkeley Road, Exton, PA 19341, Executrix. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 East Evans Street Suite A, West Chester, PA 19380, atty.

SISO, Oscar A., late of Easttown Township. Michelle S. Kargan, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015-2801, Executrix. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015-2801, atty.

WILLIAMS, Stephanie Christine, late of West Goshen Township. Carolyn Lockstone,, care of JOHN A. GAGLIARDI, Esquire, 101 E. Evans St., Walnut Bldg. - Ste. A., West Chester, PA 19380, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzal Gagliardi Fetter & Lavin LLC, 101 E. Evans St., Walnut Bldg. - Ste. A., West Chester, PA 19380, 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

Arbour Square at West Chester, with its principal place of business at: 1201 Ward Avenue, West Chester, PA 19380. The names and addresses of all persons or entities owning or interested in said business are: Ward Senior Care LLC, 1000 Legion Place, Suite 1600, Orlando, FL 32801. The application has been filed on 5/25/2018.

Kendal Home Care, with its principal place of business at 1109 E. Baltimore Pike, Kennett Square, PA 19348. The application has been (or will be) filed on: June 19, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kendal-Crosslands Communities, 1109 E. Baltimore Pike, Kennett Square, PA 19348
LATSHA DAVIS & MCKENNA, P.C., Solicitor
1700 Bent Creek Boulevard, Suite 140
Mechanicsburg, PA 17050

Pestchukker, with its principal place of business at 563 Rosemont Ave., Parkesburg, Pa. 19365. The application has been (or will be) filed on: July 16, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Charles J. Persch, Sr., 563 Rosemont Ave., Parkesburg, PA. 19365 and Marlies Persch, 563 Rosemont Ave., Parkesburg, PA. 19365.

Sugartown Counseling, with its principal place of business at 419 Chandlee Dr, Berwyn, Pennsylvania 19312. The application has been (or will be) filed on: June 11, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Dr. Bancroft G Davis, 419 Chandlee Dr, Berwyn, Pennsylvania 19312 .

OZA Studio with its principal place of business at 520 Westfield Dr., Exton, PA 19341. The application has been (or will be) filed on May 10, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Saurabh Oza at 520 Westfield Dr., Exton, PA 19341.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION

Wells Fargo Bank, NA
Plaintiff,

vs.

Adam Torr, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Caryn Dotter, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Bill Torr, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Scott Torr, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Unknown Heirs and/or Administrators of the Estate of Edward C. Torr
Defendants.

Docket No.: 2017-06257-RC

NOTICE OF SHERIFF’S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

Unknown Heirs and/or Administrators of the Estate of Edward C. Torr
107 Whitehorse Drive
Honey Brook, PA 19344

TAKE NOTICE:

That the Sheriff’s Sale of Real Property (Real Estate) will be held at the Chester County Sheriff’s Office, 201 West Market Street, Suite 1201, West Chester, PA 19380 on October 18, 2018 at 11:00AM prevailing local time.

The LOCATION of your property to be sold is: 107 Whitehorse Drive, Honey Brook, PA 19344

The JUDGMENT under or pursuant to which your property is being sold is docketed to:
No. 2017-06257-RC

THE NAMES OF THE OWNERS OR REPUTED OWNERS OF THIS PROPERTY ARE:

Adam Torr, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Caryn Dotter, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Bill Torr, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Scott Torr, a believed Heir and/or Administrator to the Estate of Edward C. Torr; Unknown Heirs and/or Administrators of the Estate of Edward C. Torr

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Chester County, 201 WEST MARKET STREET, Suite 1201, West Chester, Pennsylvania 19380.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street, 2nd Floor
West Chester, PA 19380

(610) 429-1500

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Chester County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Chester County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Chester County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Chester County Courthouse, 201 West Market Street, Suite 1400, West Chester, PA 19380, before presentation of the petition to the Court.

Dated: 6/18/18

Meredith H. Wooters, Esquire (307207)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: mhwooters@manleydeas.com

Attorney for Plaintiff

VIA ORDER OF COURT

**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2018-05666-MJ**

TO: Graebel Van Lines, LLC

A Petition has been filed by Michel Feola requesting the Court to direct the Pennsylvania Department of Transportation to issue title to a certain 2015 Kenworth Trailer to Petitioner, bearing VIN Number 1KKVE532XFL236931, currently titled in the name of Graebel Van Lines, and currently located with Petitioner in Chester County, Pennsylvania. The Court has set a Hearing for August 2, 2018, at 9:00 o'clock A.M., in Court Room No. 10, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Thomas Maxwell O'Keefe, Esquire

Attorney for Michael Feola

Lamb McErlane, PC

24 East Market Street, P.O. Box 565

West Chester, PA 19381-0565

Tel. (610) 430-8000

1st 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

1st 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

1st 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. 18-8-454
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. Register & 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 Sevcing, 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: **MATTEMAN, 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/UPI 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 message 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 Cohen, 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 Caln 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. 18-8-481
Writ of Execution No. 2016-10626
DEBT \$215,996.58

PROPERTY situate in the Schuylkill Township, Chester County, Pennsylvania
BLR# 27-5H-40

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Specialized Loan Servicing LLC
VS

DEFENDANT: **CHRISTOPHER WURTS and JEANNE O'HERN a/k/a JEANNE OHERN and JANA WURTS**

SALE ADDRESS: 153 Pothouse Road, a/k/a 153 East Pothouse Road, Phoenixville, PA 19460-2420

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. 18-8-486
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 DECEAS**

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