

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, MAY 2, 2018**

Courtroom 18 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

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.

ESTATE OF NEIL D. AUSTIN SR, DECEASED	1515-2353
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A/K/A NEIL D. AUSTIN

FIRST AND FINAL ACCOUNT

OF: GARRETT J. AUSTIN, ADMINISTRATOR CTA

JESSICA A. WISSER, ADMINISTRATOR CTA

ATTORNEY(S):

STEPHEN DOWLING POTTS, ESQUIRE

ESTATE OF LAWRENCE YATES, DECEASED	1515-0986
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A/K/A LAWRENCE N. YATES

FIRST AND FINAL ACCOUNT

OF: SANDRA HASSELL, ADMINISTRATOR CTA

ATTORNEY(S):

JOHN LOUIS LACHALL, ESQUIRE

ESTATE OF MICHAEL P. MORGAN, DECEASED	1517-0204
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FIRST AND FINAL ACCOUNT

OF: DENNIS MORGAN, EXECUTOR

ATTORNEY(S):

RUDOLPH L. CELLI JR, ESQUIRE

IN RE: JEFFREY RICHARD DOUGHERTY SPECIAL NEEDS, TRUST	1514-0959
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FIRST AND FINAL ACCOUNT

OF: RICHARD G. DOUGHERTY, TRUSTEE

ATTORNEY(S):

KIM D. FETROW, ESQUIRE

ESTATE OF JOHN LOUIS DIGIACOMO, DECEASED**1515-0806**

A/K/A JOHN L. DIGIACOMO
 FIRST AND INTERIM ACCOUNT
 OF: JAMES TUPITZA, EXECUTOR
 DAVID SCOTT, EXECUTOR
 ATTORNEY(S):
 DAVID T. SCOTT, ESQUIRE

**CHANGE OF NAME NOTICE
 IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2018-03372-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jodi Baker Thomas was filed in the above-named court and will be heard on June 25, 2018 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 12, 2018

Name to be changed from: **Jodi Baker Thomas** to: **Jode Baker Thomas**

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
 IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2018-03645-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jahvier Emanuel Howard was filed in the above-named court and will be heard on May 23, 2018 at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 10, 2018

Name to be changed from: **Jahvier Emanuel Howard** to: **Jahvier Emanuel Howard-Ross**

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
 IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 2018-02908-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Janice Kercsmar, mother of minor child Grace Catherine Johnson was filed in the above-named court and will be heard on May 15, 2018 at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 14, 2018

Name to be changed from: **Grace Catherine Johnson** to: **Grace Catherine Johnson Kercsmar**

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-03695-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Samantha Foraker, mother of minor child Savannah Elizabeth Pasquarella was filed in the above-named court and will be heard on May 16, 2018 at 9:30 AM, in Courtroom #7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 11, 2018

Name to be changed from: **Savannah Elizabeth Pasquarella** to: **Savannah Elizabeth Foraker**

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 April 11, 2018, effective 4/11/2018, for **Highloft, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Hair salon J. TIMOTHY ARNDT III, Esquire, Solicitor Lachall Cohen & Sagnor LLP
144 West Market Street
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for **Keystone Suite Management Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CORPORATION NOTICE

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is **LNT PROPERTIES, LLC** and the Certificate of Organization was filed on: March 20, 2018.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

ARVIN, Jeffrey W., late of Coatesville. John Harple, Jr., 173 Brickyard Circle, Ephrata, PA 17522, Executor. JAYNE GARVER, Esquire, 1224 W. Lincoln Hwy., Coatesville, PA 19320, atty.

BENNETT, Verl Penrose, a/k/a Verl P. Bennett, late of West Whiteland Township. Michael C. Bennett, 1239 W. Strasburg Road, West Chester, PA 19382, Executor. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 W. Main Street, New Holland, PA 17557, atty.

BONINU, Salvatore, late of the City of Coatesville. Maria Boninu, 831 Dana Drive, Coatesville, PA, 19320, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

BOWERS, III, Charles E., a/k/a Charles E. Bowers and Charles Bowers, late of East Bradford Township. Robert B. Shoemaker, Jr., 1800 E. Lancaster Avenue, Paoli, PA 19301 and Ian Kelly, 401 Fairville Rd., Chadds Ford, PA 19317, Executors. **ROBERT B. SHOEMAKER, JR.**, Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

BRANNAN, Sandra S., late of West Chester. Lori B. Saulino, care of **KEVIN J. RYAN**, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. **KEVIN J. RYAN**, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

BRUNSON, JR., John C., late of City of Coatesville. Marguerite Brunson, 1045 West Lincoln Highway, Coatesville, PA 19320, Administratrix. **JOEL W. GOLDBERG**, Esquire, Goldberg, Goldberg & Janoski, 213-215 West Miner Street, West Chester, PA 19382, atty.

CHISHOLM, Leo J., late of East Goshen Township. Paul A. Chisholm and Frank L. Chisholm, care of **JOSEPH A. BELLINGHERI**, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrators. **JOSEPH A. BELLINGHERI**, Esquire, MacElree Harvey Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

COLYER, JR., John L., late of East Fallowfield Township. Kimberly Ann Colyer Beiswenger, care of **DAVID R. MORRISON**, Esquire, 600A Eden Road, Lancaster, PA 17601, Executrix. **DAVID R. MORRISON**, Esquire, David R. Morrison & Assoc., 600A Eden Road, Lancaster, PA 17601, atty.

DICKINSON, Elaine, late of Thorndale. Kim A. Harris, care of **VINCENT CAROSELLA, JR.**, Esquire, 882 South Matlack St., Ste. 201, West Chester, PA 19382, Executor. **VINCENT CAROSELLA, JR.**, Esquire, Carosella & Associates, P.C., 882 South Matlack St., Ste. 201, West Chester, PA 19382, atty.

HANNA, Karen M., late of West Pikeland Township. Patricia Hanna Walker, 4 Fort Sewall Terrace, Marblehead, MA 01945, Executrix. **KAREN M. STOCKMAL**, Esquire, KMS Law Offices LLC, 1055 Westlakes Dr., Ste. 160, Berwyn, PA 19312, atty.

HOLLY, Erika, late of Coatesville. Doreen Holly, 120 Timacula Rd., Coatesville, PA 19320, Executrix. **LOUIS T. GLANTZ**, Esquire, Glantz, Johnson & Associates, 1901 East College Avenue, State College, PA 16801, atty.

HOOPES, Margaret B., late of Penn Township. Mary M. Kreider, care of **WINIFRED MORAN SEBASTIAN**, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executrix. **WINIFRED MORAN SEBASTIAN**, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

JENKINS, SR., William David, late of East Vincent Township. William D. Jenkins, Jr., care of **WHITNEY P. O'REILLY**, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. **WHITNEY P. O'REILLY**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

KULP, II, Edward Charles, late of Coatesville. Edward Kulp, 910 Greenwood Drive, Coatesville, PA, 19320-2133, Administrator. **TARAS M. WOCHOK**, Esquire, Taras M. Wochok & Associates, Ltd., 13 Paoli Court, Paoli, PA 19301, atty.

MARTIN, Barbara J., late of West Chester. Jeffrey Leppert, care of **H. MICHAEL COHEN**, Esquire, 144 West Market Street, West Chester, PA 19382, Executor. **H. MICHAEL COHEN**, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

MARZO, Marie T., late of Willistown Township. Barbara Mathues, 103 Ridge Rd., West Chester, PA, 19382 and Elizabeth Jennings, 7 Pin Oak Dr., Phoenixville, PA 19460 Administratrices. **C.T.A. RICHARD C. PARKER**, Esquire, Miles & Parker, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

PAULSON, Audene L., a/k/a Auden Paulson, Ruth A. Paulson and Ruth L. Paulson, late of West Brandywine Township. Kristen P. McCausland, care of **NANCY W. PINE**, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. **NANCY W. PINE**, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

PEIRCE, Margot, late of Easttown Township. Ann P. Morris, care of KEVIN P. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 730, Philadelphia, PA 19103, Executrix. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 730, Philadelphia, PA 19103, atty.

POLITO, Francis M., late of East Bradford Township. Elaine B. Polito, 804 Happy Creek Lane, West Chester, PA 19380, Administratrix. JESSICA L. WILSON, Esquire, Skarlatos Zonarich LLC, 17 S. Second St., 6th Fl., Harrisburg, PA 17101, atty.

QUINN, Mary C., late of London Britain Township. Paul C. Quinn, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

ROCKOFF, Anita, late of the Borough of Kennett Square. Daniel Rockoff, care of JENNIFER M. MERX, Esquire, 17 S. Second St., 6th Fl., Harrisburg, PA 17101, Executor. JENNIFER M. MERX, Esquire, Skarlatos Zonarich LLC, 17 S. Second St., 6th Fl., Harrisburg, PA 17101, atty.

WELLS, III, Melville M., late of New Garden Township. Mark Sanders, 15 Hummingbird Lane, Newark, DE 19711 and Concetta M. Sanders, 15 Hummingbird Lane, Newark, DE 19711, Executors. MARK M. CULLEY, Esquire, Morris James LLP, P.O. Box 2306, Wilmington, DE 19899-2306, atty.

2nd Publication

BALDWIN, Marianna T., late of Easttown Township. Thomas F. Toscani, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. THOMAS F. TOSCANI, Esquire, Toscani & Lindros LLP, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

BILLOPS, Marilyn Renee, a/k/a Marilyn Renee Kelly, late of East Brandywine, Coatesville. Lindsay Billops-Woods, Executrix.

BRACKMAN, Henry A., late of Schuylkill Township. Sue Carroll Kenderdine-Brackman, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

DASTALFO, Ralph Thomas, late of East Goshen Township. Thomas R Dastalfo, 215 Decker Road, Greenfield Twp., PA 18407, Executor.

HALVORSEN, Elizabeth E., late of Coatesville. Sherrie L. Halvorsen, 45 Mantua Grove Road, TR 10, West Deptford, NJ 08066, Executrix. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 W. Main Street, New Holland, PA 17557, atty.

HURST, Dorothy M., late of Tredyffrin Township. Thomas A. Curran, Jr. and Megan McShea, care of W. STEVEN WOODWARD, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executors. W. STEVEN WOODWARD, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

KIMES, Anna Lucy, a/k/a Anna L., late of Devon, Tredyffrin Township. Joan E. Beltz, 742 Monument Road, Malvern, PA 19355, Executrix.

KRIGBAUM, Virginia L., late of West Brandywine Township. Diane Ewing, care of JOHN S. CUSTER, III, Esquire, 7 St. Albans Circle, Newtown Square, PA 19073, Executrix. JOHN S. CUSTER, III, Esquire, Custer & Custer, 7 St. Albans Circle, Newtown Square, PA 19073, atty.

LYONS, Mitchell, late of New London Twp. Meredith A. Wakefield, care of JEFFREY P. BRYMAN, Esquire, 213 W. State Street, Kennett Square, PA 19348, Executrix. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner & Land, LLP, 213 W. State Street, Kennett Square, PA 19348, atty.

NATALE, SR., Raymond G., late of West Grove. Catherine M. Abernethy, care of R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

RITCHIE, Miriam G., late of Atglen. Keith Evan Steininger, 3774 Clearwater Lane, Brookhaven, PA 19015, Executor. **WILLIAM ADAIR BONNER**, Esquire, 12 Veterans Square, PO Box 259, Media, PA 19063, atty.

ROBINSON, Nancy J., late of East Goshen Township. Beth Jordan Martin and C. Bradley Sharpless, care of **DAVID C. PATTEN**, Esquire, 306 N. Church St., West Chester, PA 19380, Executors. **DAVID C. PATTEN**, Esquire, 306 N. Church St., West Chester, PA 19380, atty.

TAYLOR, Juanita P., late of Kennett Square Township. Stella Guest, care of **WILLIAM E. HOWELL III**, Esquire, 110 E. State St., Suite 1, Kennett Square, Pennsylvania 19348, Executrix **William E. Howell III**, Esquire, Law Office of William E. Howell, 110 E. State St., Suite 1, Kennett Square, Pennsylvania 19348, atty.

3rd Publication

ATOR, Martha Marie, late of Tredyffrin Township. Mark A. Ator, care of **CAROL R. LIVINGOOD**, Esq., 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Administrator. **CAROL R. LIVINGOOD**, Esq., Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

BEILER, Elam K., late of West Caln Township. Gideon D. Beiler care of **Kling & Deibler**, LLP, 131 West Main Street, New Holland, PA 17557, Executor. **LINDA KLING**, Esq., **Kling & Deibler**, LLP 131 West Main Street, New Holland, PA 17557, atty.

BELL, Teresa A, a/k/a Teresa Alice Bell late of East Marlborough Township. James W. Bell, Jr., care of **CHRISTOPHER M. BROWN**, Esq., 300 W. State St., Ste. 300, Media, PA 19063, Executor. **CHRISTOPHER M. BROWN**, Esq., Eckell, Sparks, Levy Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

BRANCATO, Jeanie, late of Phoenixville. Stephanie Brancato, 1109 Rapps Dam Rd., Apt 2, Phoenixville, PA 19460, Executor.

DALY, Francis V., late of Phoenixville Borough. Katrina Stonorov Daly, care of **M. ELIZABETH CLOUSES**, Esq., 1735 Market St., 51st Fl., Philadelphia, PA 19103-7599, Executrix. **M. ELIZABETH CLOUES**, Esq., Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103-7599, atty.

DRUMMOND, Rosanne, late of East Whiteland. Donna DePaul, 460 SE 15th Ave., Pompano Beach, FL 33060, Executrix.

GALANTINO, Nicholas A, a/k/a Nick Galantino, late of West Grove, PA. Michael R. Galantino, P.O. Box 623, Springfield, PA 19064, Executor.

GENTILE, Charles C., late of Downingtown. Jeannette M. Kolb, 5472 Strasburg Rd., Gap, PA 17527, Executrix.

KAHL, George, late of Tredyffrin Township. Kathleen A. Timken, care of **ROBERT A. COHEN**, Esq., 717 Constitution Dr., Ste. 201, P. O. Box 1265, Exton, PA 19341, Executrix. **ROBERT A. COHEN**, Esq., Riley Riper Hollin & Colagreco, 717 Constitution Dr., Ste. 201, P. O. Box 1265, Exton, PA 19341, atty.

MAAS, Anne Louise, late of Berwyn. Anne L. Cooper, 5400 Bradburn Dr., McLeansville, NC 27301, Executrix.

MCGONIGLE, Kevin J., late of Phoenixville. Tammie McGonigle, care of **ROBERT P. SNYDER**, Esq., 121 Ivy Ln., King of Prussia, PA 19406, Executrix. **ROBERT P. SNYDER**, Esq., Snyder Law Group, P.C., 121 Ivy Ln., King of Prussia, PA 19406, atty.

RUBINCAN, Anna S., late of Penn Township. Benjamin L. Rubincan, Jr., 148 Kelton Rd., West Grove, PA 19390, Executor.

SCHULTZ, Ruth L., a/k/a Ruth, Schultz, late of East Pikeland Township. Kelly A. Coccia, 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.

SCHWAMM, Ruth, late of West Chester. Edward J Schwamm, 526 N Essex Ave., Narberth, PA 19072, Executor.

SEGUINOT, Brunilda, late of Phoenixville Borough. Octavio Ruiz, Jr., care of MARK C. HANAMIRIAN, Esq. 1608 Walnut St., Ste. 803, Philadelphia, PA 19103, Administrator. MARK C. HANAMIRIAN, Esq., 1608 Walnut St., Ste. 803, Philadelphia, PA 19103, atty.

TERRELL, George W., late of West Brandywine Township. Robert R. Terrell, care of MAURICE D. LEE, III, Esq., 1500 Market St., 38th Fl., West, Philadelphia, PA 19102, Administrator. MAURICE D. LEE, III, Esq., Saul Ewing Arnstein & Lehr LLP, 1500 Market St., 38th Fl., West, Philadelphia, PA 19102, atty.

VILLWOCK, Herman C., late of East Pikeland Township. Kenneth C. Villwock, 1013 Eric Drive, Harrisburg, PA 17110, Executor.

WEIL, Thomas L., late of North Coventry Township. Martha E. Weil, care of JENNIFER L. ZEGEL, Esq., 2929 Arch St., 13th Fl., Philadelphia, PA 19104, Executrix. JENNIFER L. ZEGEL, Esq., Reger Rizzo Darnall LLP, 2929 Arch St., 13th Fl., Philadelphia, 19104, atty.

YOUNG, Margaret R., a/k/a Peggy Young, late of Berwyn. G. Elias Ganim, McLaughlin Ganim, Ltd., 34 Darby Road Paoli, PA 19301, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., 34 Darby Road, Paoli, PA 19301, atty.

FOREIGN REGISTRATION

Notice is hereby given that **MYOTA, INC.**, a foreign corporation formed under the laws of the State of DE, where its principal office is at 101 Lindenwood Dr., Ste. 400, Malvern, PA 19355, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 4/2/2018, under the provisions of the Pennsylvania Corporation Law of 1988. The registered office in Pennsylvania is located at 101 Lindenwood Dr., Ste. 400, Malvern, PA 19355. DUANE MORRIS LLP, Solicitors
United Plaza
30 S. 17th St.
Philadelphia, PA 19103-4196

NON-PROFIT CORPORATION

Notice is hereby given that Articles of Incorporation for a Domestic Nonprofit Corporation for **6300-18 City Ave. Condominium Association** were filed with the Commonwealth of Pennsylvania. This Corporation is incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO: 2017-10953-RC

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

CIT Bank, N.A., Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia Fox a/k/a Patricia A. Fox, Deceased, Robert Fox, known Heir of Patricia Fox a/k/a Patricia A. Fox, Deceased and Stephen Fox, known Heir of Patricia Fox a/k/a Patricia A. Fox, Deceased, Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia Fox a/k/a Patricia A. Fox, Deceased, Defendant(s), whose last known address is 311 Millard Road, Elverson, PA 19520

Your house (real estate) at: 311 Millard Road, Elverson, PA 19520, 23-5-16.2./ID#23-05-0116.020, is scheduled to be sold at Sheriff's Sale on July 19, 2018, at 11:00AM, at Office of the Sheriff, Chester County Justice Center, 201 W. Market St., Ste. 1201, P.O. Box 2748, West Chester, PA 19382, to enforce the court judgment of \$263,019.99, obtained by CIT Bank, N.A. (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to CIT Bank, N.A., the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call :(610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (610)344-6850. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Chester County Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380, (610)429-1500. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff

SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800

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

NOTICE TO DEFENDANT BRADFORD DEVELOPMENT COMPANY

Notice is hereby given to Defendant, BRADFORD DEVELOPMENT COMPANY, that on January 18, 2018, Plaintiff, Bradford Square Homeowners Association, Inc., filed a Civil Action Complaint that was Reinstated on April 13, 2018. The publication of this Notice shall constitute effective service of process of the Civil Action Complaint.

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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 REFERENCE SERVICE
CHESTER COUNTY BAR ASSOCIATION
15 W GAY ST, WEST CHESTER, PA 19380
(610) 429-1500**

Stefan Richter, Esquire
2003 S. Easton Road, Suite 300
Doylestown, PA 18901
215-348-1776

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PA
CIVIL ACTION – LAW
CUSTODY NO. 2016 – 10074-CU

Maria Cristina Gutierrez, Plaintiff vs. Antonio DeJesus, Defendant

NOTICE AND ORDER TO APPEAR

You, Antonio DeJesus, Defendant, have been sued in court to obtain custody of Antonio Garcia, Jr. You are ordered to appear in person at the Chester County Justice Center, 5th Floor, 201 West Market Street, West Chester, PA for a Custody Conciliation Conference on June 11, 2018 at 1:30 pm at which time a recommendation for a custody Order may be entered. If you fail to appear, an order for custody may be entered against you or the court may issue a warrant for your arrest.

You must file with the Court a verification as required by Pa.R.C.P. 1915.3-1 regarding any criminal record or abuse history regarding you and anyone living in your household within 30 days of the service of the complaint, but not later than the custody conciliation conference.

No party may make any change in the residence of any child which significantly impairs the ability of the other party to exercise custodial rights without first complying with all the applicable provisions of 23 Pa.C.S. § 5337 and Pa.R.C.P. 1915.17 regarding relocation.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, PLEASE CONTACT THE OFFICE SET FORTH BELOW:

Legal Aid of Southeastern PA
222 N. Walnut Street, 2nd Floor
West Chester, PA 19380
610-436-4510

BY: Jean Speiser, #38064, 809 Denbi Court, West Chester, PA 19382 610-692-3227

1st Publication of 3**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: K.N.B.
Case Number: AD-18-0020

TO: Kimberly Beatrice Brunson

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and John Doe have to a male minor child, K.N.B. (d.o.b. 12/19/03), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, May 29, 2018, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Lawrence J. Persick, Esq.

Attorney for Chester County

Department of Children, Youth and Families

2nd Publication of 3**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: K.N.B.
Case Number: AD-18-0020

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Kimberly Brunson have to a male minor child, K.N.B. (d.o.b. 12/19/03), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights. The Court has set a Call of the List for Tuesday, May 29, 2018, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard. If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Lawrence J. Persick, Esq.

Attorney for Chester County

Department of Children, Youth and Families

**SPECIAL SESSION OF COURT ON FRIDAY, MAY 11, 2018
IN ALLENTOWN, PA FOR A MEMORIAL SERVICE AND
THE PRESENTATION OF THE PORTRAIT OF
THE HONORABLE JAMES KNOLL GARDNER**

Philadelphia, PA, April 13, 2018 - The Judges of the United States District Court for the Eastern District of Pennsylvania invite attorneys to attend a Special Session of the Court for a Memorial Service and the presentation of the portrait of the Honorable James Knoll Gardner on Friday, May 11, 2018 at 3:00 p.m. in Courtroom 4B in the Edward N. Cahn Courthouse & Federal Building, 505 W. Hamilton Street, Allentown, Pennsylvania. A reception will follow the Special Session.

Judge Gardner served as a judge in the Eastern District of Pennsylvania from 2002 until his death in April, 2017. He became a senior judge on April 3, 2017. Judge Gardner served on the Court of Common Pleas of Lehigh County from 1981 to 2002, when he was appointed to the United States District Court.

Judge Gardner will be remembered for his resilience, strength of character, attention to detail, dedication to his family and career as a jurist. He received a Bachelor of Arts degree, magna cum laude, from Yale University in 1962 and a Juris Doctor from Harvard Law School in 1965. He was on active duty in the United States Navy JAG Corps from 1966 to 1969, remaining a U.S. Naval Reserve JAG Corps officer from 1969 to 1993, retiring as a Captain. He was in private practice of law in Philadelphia from 1965 to 1966 and 1969 to 1970, and in Allentown from 1970 to 1981 with the law firm of Gardner, Gardner and Racines. He was Solicitor to the Treasurer of Lehigh County from 1971 to 1977. He was an Assistant District Attorney of Lehigh County from 1972 to 1977, and then First Assistant District Attorney of Lehigh County from 1977 to 1981.

Judge Gardner was a clarinetist and served as the first vice president for many years of the Allentown Symphony, which his parents help to found. He also served on the Board of Directors for the Boys and Girls Club of Allentown and the Allentown Police Athletic League.

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, May 17th, 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, June 18th, 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

SALE NO. 18-5-295
Writ of Execution No. 2011-08914
DEBT \$227,472.22

ALL THAT CERTAIN Lot of Land Situate in Township of South Coventry, Chester County, Pennsylvania

TAX PARCE NO.: 20-02-0074.010

PLAINTIFF: Residential Credit Solutions, Inc,
VS

DEFENDANT: ROBERT W. STEWART

SALE ADDRESS: 110 Laurel Lane, Pottstown, PA 19465

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

SALE NO. 18-5-296
Writ of Execution No. 2016-05132
DEBT \$549,239.04

PROPERTY situate in West Bradford Township
TAX Parcel #Tax ID/UPI Parcel No. 50-06-0049.010/50-6-49.1

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
VS

DEFENDANT: PATRICIA FEATHERS and
STEPHEN L. FEATHERS

SALE ADDRESS: 839 Sugars Bridge Road, West Chester, PA 19382

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

SALE NO. 18-5-297
Writ of Execution No. 2016-00825
DEBT \$320,926.99

PROPERTY situate in the New Garden Township, Chester County, Pennsylvania
BLR# 60-5-36.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: DAVID A. NELSON
and DONNA M. NELSON

SALE ADDRESS: 506 Newark Road, Landenberg, PA 19350-9358

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

SALE NO. 18-5-298
Writ of Execution No. 2017-06780
DEBT \$751,004.87

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Beechnut Glen, made by Commonwealth Engineers Inc. dated 12/12/2003 and last revised 05/13/2004 and recorded in Chester County as plan # 17101 as follows to wit:

BEGINNING at a point on the south side of Airport Road a corner of Lot 7, as shown in said Plan, thence from said point of beginning along the south side of Airport Road, south 44 degrees 28 minutes 30 seconds east 162.77 feet to a point a corner of Lot 5, thence along Lot 5, the following courses and distances

(1) SOUTH 45 degrees 56 minutes 51 seconds west 226.43 feet

(2) SOUTH 80 degrees 31 minutes 10 seconds west 61.68 feet

(3) SOUTH 45 degrees 56 minutes 51 seconds west 174.66 feet

(4) NORTH 44 degrees 23 minutes 45 seconds west 125.07 feet to a point a corner of Lot 7, thence along Lot 7, north 45 degrees 36 minutes

15 seconds east 451.44 feet to the point and place of beginning.

TITLE to said premises vested in John Davidson by Deed from Griffin LLC dated December, 22 2006 and recorded March 1, 2007 in the Chester County Recorder of Deeds in Book 7095, Page 469 as Instrument Number 10733023.

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-HE2, Asset-Backed Certificates Series 2007-HE2

VS

DEFENDANT: **JOHN DAVIDSON aka JOHN C. DAVIDSON and THE UNITED STATES OF AMERICA c/o THE U.S. ATTORNEY for the EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 1368 Airport Rd., Coatesville, PA 19320

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

SALE NO. 18-5-299

Writ of Execution No. 2016-11678

DEBT \$355,092.58

ALL THAT CERTAIN lot or piece of ground situate in the Township of Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for the Ridings at Uwchlan, made by Commonwealth Engineers, Inc. 101 Fellowship Road, P.O. Box 773, Uwchland, PA 19480, (610) 458-4200, dated 7-26-99, last revised 2-10-00, and recorded as Plan # 9015574, as follows to wit:

BEGINNING at a point on the southerly side of Wagon Tail Way, a corner of Lot 58, thence extending along the line of same, south 08 degrees 48 minutes 53 seconds west 135.00 feet to a point in the line of Open Space; thence extending along the line of same, north 81 degrees 56 minutes 20 seconds west 107.43 feet to a point in the line of Lot 60; thence extending along the line of same, north 05 degrees 47 minutes 28 seconds east 135.00 feet to a point on the southerly side of Wagon Trail Way, aforementioned; thence extending along the line of same, along the arc of a circle curving to the right with a radius of 1150.00 feet, the arc distance of 60.69 feet to a point of tangent; thence extending still along the line of same, south 81 degrees 11 minutes 07 second east 53.89 feet to the point of beginning.

BEING Lot No. 59 on said Plan.

TITLE to said Premises vested in Stephen T. Fuimano, Jr. by Deed from Weichert Relocation Resources, Inc. dated February 7, 2011 and recorded March 9, 2011 in the Chester County Recorder of Deeds in Book 8139, Page 152 as Instrument Number 11085479.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN T. FUIMANO, JR.**

SALE ADDRESS: 103 Wagon Trail Way, Downingtown, PA 19335

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

SALE NO. 18-5-300

Writ of Execution No. 2017-10725

DEBT \$215,159.82

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-1Q-34

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Guidance Residential, LLC

VS

DEFENDANT: **JAMIL SHEIKH a/k/a JAMIL A. SHEIKH and RUBINA ADEEBA**

SALE ADDRESS: 105 Paoli Pike, Paoli, PA 19301-1832

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

SALE NO. 18-5-301

Writ of Execution No. 2017-10397

DEBT \$52,232.77

PREMISES A

ALL THAT CERTAIN lot or tract of land situate on the southwesterly side of a 40 feet wide road or driveway leading in a southeasterly direction from the Marlin Road (Route 15046) in East Pikeland Township, Chester County, Pennsylvania, said lot being designated Lot No. 42 on a Plan of Galicia Farm, and bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor as follows, to wit:

BEGINNING at an iron pipe in the southwesterly side of the aforesaid 40 feet wide road or driveway leading from the Marlin Road, said point of beginning being 631.00 feet distance

in a southeasterly direction from a point in the aforesaid Marlin Road, said point of beginning being also a corner of Lot No. 41 on the aforesaid plan; thence from said point of beginning, along the southwesterly side of the first above mentioned 40 feet wide road or driveway, south 45 degrees 40 minutes east 100.00 feet to an iron pipe, a corner of Lot No. 43 on the aforesaid Plan; thence along said Lot No. 43, south 44 degrees 20 minutes west 234.19 feet to an iron pipe in line of lands of Moncure Robinson; thence along said latter lands north 47 degrees 08 minutes west 100.03 feet to an iron pipe, a corner of Lot No. 41; thence along said Lot No. 41 north 44 degrees 20 minutes east 236.76 feet to the first mentioned point and place of beginning.

CONTAINING 23,547.50 square feet of land be the same more or less.

PREMISES B

ALL THAT CERTAIN lot or tract of land situate on the southwesterly side of a 40 feet wide proposed road, driveway, or right of way, which leads in a southeasterly direction from the Marlin Road (Route 15046), in East Pikeland Township, Chester County, Pennsylvania, designated as Lot No. 43 on a Plan of Gallcia Farms as laid out by Earl R. Ewing, Registered Surveyor and bounded and described as follows, to wit:

PLAINTIFF: Wells Fargo Bank, N.A. SBM to Wachovia Bank, National Association

VS

DEFENDANT: **JEFFREY T. DICKENS**

SALE ADDRESS: 16 Galicia Drive, Phoenixville, PA 19460

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

SALE NO. 18-5-302

Writ of Execution No. 2015-04327

DEBT \$559,068.97

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

BLR# 41-5-70.17

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **RUTH BARRETT**

and VANCOUIER BARRETT

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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

SALE NO. 18-5-303

Writ of Execution No. 2017-10119

DEBT \$194,658.42

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, described according to a Survey and Plan made by George F. Shaner, C.E., dated March 13th, 1952, as follows:

BEGINNING at a corner of lands now or about to be conveyed by the Philadelphia Missionary and Church Extension Society of the Methodist Episcopal Church to J. Doremus Wynn et ux.; said point being in the middle of a public road (33 feet wide) leading from Pughtown to Kimberton; thence leaving said road by lands of said J. Doremus, south 31 degrees 30 minutes west 510.58 feet to a corner of the same and a point on line of lands now or formerly of Trumbauer; thence along the same, north 71 degrees west 111.38 feet to a corner of other lands of said Philadelphia Missionary and Church Extension Society; thence along the same north 26 degrees 9 minutes east 505.25 feet to a corner in the middle of the aforesaid public road, thence along the middle of the same south 69 degrees 55 minutes east 158.42 feet to the place of beginning.

CONTAINING one acre and ninety-one and forty hundredths perches of land.

BEING UPI #21-3-11

BEING the same property which Harriet Frederick, by her Attorney-in-Fact, Mary J. Aheran, by Deed dated July 14, 2004 and recorded in the Chester County Recorder of Deeds Office on July 27, 2004 in Document #10440133, granted and conveyed to William F. Bainbridge passed away on or about May 21, 2010, thereby vesting title solely unto William K. Bainbridge. And the said William K. Bainbridge passed away on or about January 26. Testamentary Letters were awarded to Angela Rohrbach in the Estate of William K. Bainbridge aka W. Kent Bainbridge on February 1, 2016 by the Register of Wills for Chester County.

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **ANGELA**

ROHRBACH, EXECUTRIX OF THE ESTATE OF WILLIAM K. BAINBRIDGE a/k/a W. KENT BAINBRIDGE, DECEASED

SALE ADDRESS: 706 Pughtown Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

SALE NO. 18-5-304

Writ of Execution No. 2017-06247

DEBT \$208,916.50

PROPERTY situate in Township of Upper Uwchlan

TAX Parcel #Tax ID/UPI Parcel No. 32-04-571/32-4-571

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JENNIFER RANOIA**

SALE ADDRESS: 286 Flagstone Road, Chester Springs, PA 19425

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

SALE NO. 18-5-305

Writ of Execution No. 2017-02360

DEBT \$250,820.59

ALL THAT CERTAIN lot or piece of land together with the buildings and improvements thereon erected being a part of Lot No. 29 on Plan of Lots of Frazer view situate in East Whiteland Township, Chester County, PA, bounded and described according to a survey made by Alva L. Rogers, Civil Engineer and Surveyor of Wayne, PA, on 5/27/1952, as follows:

BEGINNING at a spike marking an angle in the middle line of Buttonwood Avenue (40 feet wide) a corner of land of Eric Schulte, et ux; thence along the middle line of Buttonwood Avenue, north 87 degrees 6 minutes 50 seconds east 8.78 feet to a corner of Lot No. 16; thence leaving the road by same and along the east side of a right of way which becomes 35 feet wide at the distance of 29.41 feet, south 2 degrees 53 minutes 10 seconds east 106.95 feet to a corner of land of Myron Henninger; thence by same along the head of a right-of-way leading northward into Buttonwood Avenue, south 87 degrees 6 minutes 50 seconds west 35 feet; thence still by lands of Myron Henninger the two next following courses: (1) south 67 degrees 1 minute 30 seconds west 41.3, and (2)

south 86 degrees 37 minutes 30 seconds west 85.09 feet to line of remaining lands of John Mowrer; thence by same north 20 degrees 33 minutes west 56.21 feet to a corner of land of Eric Schulte, et ux; thence by same north 71 degrees 41 minutes 10 seconds east 146.20 feet to a stake on the west side of the said right-of-way which is 35 feet wide at this point, and thence continuing along the west side of the right-of-way for the use of this and the property adjoining to the south still by land of Eric Schulte, et ux, north 38 degrees 50 minutes east 39.4 feet to the place of beginning.

UNDER and subject to a right-of-way for the purpose of ingress and egress to and from Buttonwood Avenue, given and granted to the owners of the premises to the south of the herein granted premises as more particularly set forth in a Deed from John Mowrer and June Mowrer, his wife, to Myron R. Henninger and Marie F. Henninger, his wife, dated 4/6/1953, and recorded in Deed Book R 24 Page 231, said right-of-way to be used in common by the owners and occupiers of the herein granted premises and said easement to be considered as running with the land.

BEING UPI No. 42-4N-57

BEING the same premises which Kathleen D. Davis, by Deed dated 11/17/2006 and recorded 12/11/2006, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7030, Page 663, granted and conveyed unto Philip R. DiCinque.

AND the said Philip R. DiCinque hereby departed this life on or about July 28, 2014.

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PHILIP R. DiCINQUE aka PHILIP ROBERT DiCINQUE, DECEASED; PATRICIA J. MISSIMER, KNOWN HEIR OF PHILIP R. DiCINQUE aka PHILIP ROBERT DiCINQUE, DECEASED, and MARYLEA OSBORNE, KNOWN HEIR OF PHILIP R. DiCINQUE aka PHILIP ROBERT DiCINQUE, DECEASED**

SALE ADDRESS: 22 Buttonwood Avenue, Malvern, a/k/a East Whiteland Township, PA 19355

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

SALE NO. 18-5-306

**Writ of Execution No. 2017-04892
DEBT \$194,842.08**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Ridgewood Farm, Section E, owned by Edward J. Walsh, Jr., made by G.D. Houtman and Son, Inc., Surveyors, dated 5/25/1973 last revised 10/12/1973 and recorded at West Chester, PA., in Plan Book 53 Page 28, as follows, to wit:

BEGINNING at a point of curve at the southeasterly intersection of Concord Road and Halvorsen Drive (50 feet wide) as shown on said Plan; thence containing along Halvorsen Drive the 3 following courses and distances, to wit; (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north 71 degrees, 13 minutes east, 12.76 feet to a point of curve; and (3) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 41.27 feet to a point, a corner of Lot No. 34; thence along the same, south 32 degrees, 17 minutes, 40 seconds east, 163.54 feet to a point in line of a 1.95 acre recreation open area; thence along the same south 64 degrees, 54 minutes west, 102.78 feet to a point on the northeasterly side of Concord Road; thence along the same, the 2 following courses and distances, to wit: (1) north 25 degrees, 6 minutes west, 133.62 feet to a point; and (2) north 18 degrees, 47 minutes west, 7.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 35 on said Plan.

PLAINTIFF: Lakeview Loan Servicing,

LLC

VS

DEFENDANT: **ROBIN L. ROSS**

SALE ADDRESS: 841 Halvorsen Drive, West Goshen Township, Pennsylvania 19382

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

SALE NO. 18-5-307

**Writ of Execution No. 2016-09134
DEBT \$161,500.33**

ALL THAT CERTAIN lot of ground situate in County of Chester, Commonwealth of Pennsylvania

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

Pennsylvania, bounded and described in accordance with as "As Built Plot Plan Building A" of Napps Dam Bridge Townhouses made by Surdy and Bursich, Inc., (Pottstown, Pa) dated October 21, 1980 as follows, to wit:

BEGINNING at a point, the northwest corner thereof, which point is measured the two following courses and distances from the point formed by the intersection of the center lines of Donna Lane and Debbie Lane; (1) along the center line of Debbie Lane south 63 degrees 25 minutes 27 seconds east 53.320 feet to a point; (2) across the bed of Debbie Lane south 6 degrees 50 minutes 53 seconds west 40.535 feet to the beginning point; thence south 92 degrees 58 minutes 42 seconds east 20.000 feet to a point a corner of Lot A-4; thence along Lot A-4 south 6 degrees 50 minutes 53 seconds west passing through a partition wall 94.907 feet to a point on the northerly right of way line of Rollingsworth Drive; thence along the same along the arc of a circle curving to the right having a radius of 270.000 feet the arc distance of 20.149 feet to a point a corner of Lot A-6; thence along A-6 north 6 degrees 50 minutes 33 seconds east 92.560 feet, passing through a partition wall, to the first mentioned point and place of beginning.

BEING known as 105 Debbie Lane assessed as 105 Debbie Lane

PARCEL ID: 26-3J-6

BEING the same premises which Charles T. Schrader, by Deed dated 8/28/07 and recorded 10/15/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7285, Page 1789, granted and conveyed unto Charles T. Schrader and Irene M. Schrader, their heirs and assigns, in fee.

AND the said Charles Schrader, hereby departed this life on or about February 7, 2016.

PLAINTIFF: Nationstar Mortgage,

LLC

VS

DEFENDANT: **IRENE M. SCHRADER**

SALE ADDRESS: 105 Debbie Lane assessed as 105 E Debbie Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

SALE NO. 18-5-308
Writ of Execution No. 2014-11972
DEBT \$259,937.92

PROPERTY situate in Township of East
Whiteland

TAX Parcel #Tax ID/UPI Parcel No. 42-
07A-0026/: 42-7A-26

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: LSF9 Master Participation
Trust

VS

DEFENDANT: **DONNA L. FAVATA**
SALE ADDRESS: 56 Carol Lane,
Malvern, PA 19355

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

SALE NO. 18-5-309
Writ of Execution No. 2017-05200
DEBT \$277,874.25

ALL THAT CERTAIN lot or tract of
land, situate in the Township of Honey Brook,
Chester County, Commonwealth of Pennsylvania
and being part of Unit #15, as shown on Plan
#19133, as recorded in the Records of Chester
County, PA and being further bounded and
described, as follows, to wit:

COMMENCING at a point in the
centerline of State Route 322, said point being at
the northeast corner of the subject property, being at
the northwest corner of land now or formerly
Baldwin; thence along said Baldwin, south 24
degrees 48 minutes 00 seconds west, a distance of
335.00 feet to a point on lands now or formerly
Swisher; thence leaving said Baldwin and along
said Swisher, north 65 degrees 11 minutes 24
seconds west, a distance of 79.41 feet; thence
leaving said Swisher and serving the lands of the
subject owner, north 87 degrees 40 minutes 07
seconds west, a distance of 127.64 feet and north
22 degrees 54 minutes 57 seconds east, a distance of
35.75 feet to the true point of beginning; thence,
continuing through the lands of the subject owner
by the following four (4) bearings and distances:

(1) NORTH 67 degrees 05 minutes 03
seconds west, a distance of 81.04 feet,

(2) NORTH 22 degrees 54 minutes 57
seconds east, a distance of 25.82 feet,

(3) SOUTH 67 degrees 05 minutes 03
seconds east, a distance of 81.04 feet,

(4) SOUTH 22 degrees 54 minutes 57
seconds west, a distance of 25.82 feet to the point of

beginning.

PLAINTIFF: Sun West Mortgage
Company, Inc.

VS

DEFENDANT: **KATELYNN M.
NEEDLES and ROBERT MARK HOLLAND**

SALE ADDRESS: 82 New Village
Greene Drive, Honey Brook, Pennsylvania 19344

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

SALE NO. 18-5-310
Writ of Execution No. 2016-00792
DEBT \$53,296.96

PROPERTY situate in Coatesville City
TAX Parcel #Tax ID/UPI Parcel No. 16-
06-0372/16-6-372

IMPROVEMENTS: a residential
dwelling.

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

VS

DEFENDANT: **CONDUIT REALTY,
LLC and STEVEN R. CONDUIT and JAMES
McGUIRE**

SALE ADDRESS: 18 South 6th
Avenue, Coatesville, PA 19320

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

SALE NO. 18-5-311
Writ of Execution No. 2015-03184
DEBT \$326,822.60

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

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, situate in City of Coatesville,
Chester County Commonwealth of Pennsylvania,
bounded and described according to a Subdivision
Plan of Millview, made by G D Houtman & Son,
Inc, Civil Engineers & Land Surveyors Media, PA
11/2/1998 last revised 11/8/2001, and recorded as
Plan #16144, as follows, to wit:

BEGINNING at a point of curve on the
easterly side of Mayfield Drive (50 feet wide) a
corner of Lot #90 on said Plan, thence from said
beginning point extending along said side of
Mayfield Drive on the arc of a circle curving to the
left having a radius of 175 feet the arc distance of
58.34 feet to a point of reverse curve, thence

extending northwardly along the arc of a circle curving to the right having a radius of 25 the arc distance of 19.72 feet to a point, a corner of Lot #88, thence leaving said side of Mayfield Drive and extending along said Lot #88, north 76 degrees 55 minutes 00 seconds east, 163.03 feet to a point in line of Lot #66 thence extending along said Lot #66 and Lot #65 south 34 degrees 03 minutes 19 seconds east, 44.72 feet to a point a corner of aforesaid Lot #90, thence extending along said Lot #90 south 68 degrees 23 minutes 00 seconds west, 134.64 feet to a point to the first mentioned point and place of beginning.

BEING UPI Number 16-4-369

PARCEL No.: 1604 03690000

BEING known as: 102 Mayfield Drive, Coatesville, PA 19320

BEING the same property conveyed to Lakeisha McClain, as sole owner who acquired title by Virtue of a Deed from Austin T. Ngo and Ann L. Ngo, dated November 29, 2007, recorded January 29, 2008, at Document ID 10818964, and recorded in Book 7355, Page 1138, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LAKEISHA D. MCCLAIN, aka LAKEISHA McClain, aka L. McClain and the UNITED STATES OF AMERICA**

SALE ADDRESS: 102 Mayfield Drive, Coatesville, PA 19320

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

SALE NO. 18-5-313

Writ of Execution No. 2015-00121

DEBT \$162,291.74

PROPERTY situate in the Honey Brook Borough, Chester County, Pennsylvania

BLR# 12-2-8.9

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of The Igloo Series III Trust

VS

DEFENDANT: **ELIZABETH SUE LORAH**

SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344-1009

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

SALE NO. 18-5-315

Writ of Execution No. 2017-00903

DEBT \$284,431.04

PROPERTY situate in the West Bradford Township, Chester County, Pennsylvania
BLR# 50-6E-47

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Structured Asset Securities Corporation Sasco Mortgage Loan Trust 1999-Bc4 Mortgage Pass-Through Certificates, Series 1999-Bc4

VS

DEFENDANT: **CLAYTON J. MABIE**
SALE ADDRESS: 1308 Hall Road, West Chester, PA 19380-1604

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

SALE NO. 18-5-317

Writ of Execution No. 2016-03367

DEBT \$136,355.14

PROPERTY situate in Borough of Spring City

TAX Parcel #Tax ID/Parcel No. 14-04-0196/UPI No. 14-4-196

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)

VS

DEFENDANT: **JULIET A. DIXON**
SALE ADDRESS: 265 New Street, Spring City, PA 19475

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

SALE NO. 18-5-318

Writ of Execution No. 2017-07910

DEBT \$1,656,116.93

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania
BLR# 62-7-49

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS
DEFENDANT: **KEVIN C. SHEGOG a/k/a KEVIN SHEGOG and CHARLOTTE E.**

SHEGOG a/k/a CHARLOTTE SHEGOG
 SALE ADDRESS: 812 Merrybell Lane,
 Kennett Square, PA 19348-2735
 PLAINTIFF ATTORNEY: **PHELAN**
HALLINAN DIAMOND & JONES, LLP, 215-
563-7000

SALE NO. 18-5-320
Writ of Execution No. 2017-10553
DEBT \$162,726.48

PROPERTY situate in East Nottingham
 Township
 TAX Parcel #Tax ID/UPI Parcel No. 69-
 02R-0020/69-2R-20
 IMPROVEMENTS: a residential
 dwelling.

PLAINTIFF: Roundpoint Mortgage
 Servicing Corporation
 VS
 DEFENDANT: **DONNA L.**
STARCHESKI

SALE ADDRESS: 423 5th Street aka
 423 South 5th Street, Oxford, PA 19363
 PLAINTIFF ATTORNEY: **KML LAW**
GROUP, P.C., 215-627-1322

SALE NO. 18-5-322
Writ of Execution No. 2017-03266
DEBT \$139,428.56

ALL THAT CERTAIN unit in the property known,
 named and identified as Glenhardie Condominium,
 located in the Township of Tredyffrin, Chester
 County, Pennsylvania, which has heretofore been
 submitted to the provisions of the Uniform
 Condominium Act, 68 PA C.S. 3101, et seq, by
 recording of the Recorder of Deeds in and for the
 County of Chester of a Declaration, including the
 plans attached thereto as exhibit, dated June 17,
 1981 and recorded in Misc. Deed Book 519 Page
 423, and any and all subsequent amendment
 thereto, being and designated as Unit No. 320,
 together with a proportionate undivided interest in
 the Common Elements as defined in such
 Declaration and Amendments, thereto.
 UPI No. 43-6A-520

BEING the same premises which Emily C.
 Rebalsky by Deed dated 11/1/2009 and recorded
 12/03/2009 in the Office of the Recorder of Deeds
 in and for the County of Chester, in Deed Book
 7820, Page 981 and Instrument No. 10979429,
 granted and conveyed unto Kathryn Ann Roach, in
 fee.

PLAINTIFF: JPMorgan Chase Bank, National

Association
 VS
 DEFENDANT: KATHRYN ANN ROACH
 SALE ADDRESS: 320 Drummers Lane, Wayne,
 PA 19087
 PLAINTIFF ATTORNEY: SHAPIRO &
 DeNARDO, LLC, 610-278-6800

SALE NO. 18-5-323
Writ of Execution No. 2017-08395
DEBT \$33,378.95

PROPERTY situate in the Coatesville City, 1st,
 Chester County, Pennsylvania
 BLR# 16-9-429

IMPROVEMENTS thereon: residential dwelling
 PLAINTIFF: Ditech Financial LLC f/k/a Green
 Tree Servicing LLC
 VS

DEFENDANT: ANTHONY J. DAZIO and
 VERONICA R. DAZIO
 SALE ADDRESS: 340 Valley Road, Coatesville,
 PA 19320-2939

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

SALE NO. 18-5-324
Writ of Execution No. 2017-10949
DEBT \$128,110.78

PROPERTY situate in the Caln
 Township, Chester County, Pennsylvania
 BLR# 39-4G-148

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
 VS
 DEFENDANT: **AUSENCIO**
HERNANDEZ and GLORIA VILLALBA

SALE ADDRESS: 19 Courtney Lane,
 Downingtown, PA 19372-1071

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

SALE NO. 18-5-326
Writ of Execution No. 2016-08051
DEBT \$162,926.77

ALL THAT CERTAIN message and
 tract of land, situate in the Borough of Parkesburg,
 Chester County, Pennsylvania bounded and
 described according to a new survey made by J.W.
 Harry, C.E., 06/26/1930 as follows, viz::

BEGINNING at a point in the center

line of Strasburg Avenue 120 feet east from its intersection with the center line of North Culvert Street, a corner of land now or late of Archie Tompkins; thence along said land, south 19° and 28 minutes west, 194.30 feet to a point in the center line of a 20 feet wide alley; thence along the center line of said alley, south 70° and 32 minutes east, 25.087 feet to a point, a corner of remaining land now or late of George D. Hoyer; thence along said land by a line passing through the middle of the partition dividing the house erected on the Lot herein conveyed from the house immediately adjacent on the east, north 19° and 28 minutes east, 194.30 feet to a point in the center line of Strasburg Avenue; thence along the same, north 70° and 32 minutes west 25.08 feet to the place of beginning.

BEING the same premises which Todd M. Hall and Diane M. Hall, husband and wife, by Deed dated February 26, 2002 and recorded March 12, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5224, Page 2124, granted and conveyed unto Todd M. Hall.

BEING known as: 368 Strasburg Avenue, Parkesburg, PA 19365

PARCEL No.: 8-3-129

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc.

VS

DEFENDANT: **TODD M. HALL**

SALE ADDRESS: 368 Strasburg Avenue, Parkesburg, PA 19365

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

SALE NO. 18-5-327

Writ of Execution No. 2017-05399

DEBT \$142,331.99

PROPERTY situate in Caln Township
TAX Parcel #Tax ID/UPI Parcel No. 39-04F-0054/39-4F-54

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **DUANE ROBERT BROWN aka DUANE R. BROWN**

SALE ADDRESS: 353 Adams Street, Coatesville, PA 19320

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

SALE NO. 18-5-328

Writ of Execution No. 2011-12582

DEBT \$24,562.44

PROPERTY situate in the Highland Township, Chester County, Pennsylvania
BLR# 45-3-68.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: **DIANA L. SCOTT MOULTON a/k/a DIANA MOULTON, ALFRED J. MOULTON, and TODD SCOTT a/k/a D. TODD SCOTT**

SALE ADDRESS: 3543 Limestone Road, a/k/a 501 North Octorara Trail, Parkesburg, PA 19365-9546

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

SALE NO. 18-5-329

Writ of Execution No. 2017-09485

DEBT \$45,024.90

PROPERTY situate in Township of Sadsbury

TAX Parcel #Tax ID/UPI Parcel No. 37-04C-0004/37-4C-4

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Key Bank National Association s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company s/b/m Willow Financial Bank s/b/m First Financial Bank

VS

DEFENDANT: **MICHAEL F. GOMEZ AS EXECUTOR OF THE ESTATE OF DENISE B. REYNOLDS a/k/a DENISE B. ROBINSON, DECEASED**

SALE ADDRESS: 903 Old Wilmington Road, Sadsburyville aka Coatesville, PA 19369

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

SALE NO. 18-5-330

Writ of Execution No. 2017-10520

DEBT \$269,495.86

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,

Plan; thence extending from said point of beginning along the title and in the bed of Cullen Road the 2 following courses and distances: (1) north 13 degrees 50 minutes 56 seconds east, 33.17 feet to a P.K. nail, an angle point and (2) north 29 degrees 22 minutes 12 seconds east and crossing the easterly side of Cullen Road, 86.99 feet to a concrete monument, a corner of lands now or late of George E. Roop and Robert Lee Roop; thence extending along said lands, north 06 degrees 34 minutes 40 seconds east, 89.31 feet to an iron pin a corner of Lot No. 6 on said Plan; thence extending along same, south 84 degrees 13 minutes 32 seconds east, 208.85 feet to an iron pin a corner of Lot No. 7 on said Plan; thence extending along same, south 86 degrees 55 minutes 44 seconds east, 83.61 feet to an iron pin a corner of lands now or late of C. Nelson and Shirley A. Hall; thence extending along said lands, south 09 degrees 55 minutes 06 seconds west, 154.35 feet to a point a corner of Lot No. 4 on said Plan; thence extending along same the 2 following courses and distances: (1) north 84 degrees 13 minutes 32 seconds west, 241.27 feet to an iron pin a corner and (2) south 63 degrees 02 minutes 35 seconds west and recrossing the easterly side of Cullen Road, 95.91 feet to the first mentioned point and place of beginning.

CONTAINING 1.05 acres of land.

BEING Lot No. 5 as shown on the above mentioned Plan.

PARCEL 56-04-0140

ALL THAT CERTAIN unimproved tract of land situated on the easterly side of Cullen Road (T-332) in Lower Oxford Township, County of Chester, Commonwealth of Pennsylvania as the same appears as Lot No. 6 on a Final Plan numbered 499700 prepared by Lake Roeder Hillard & Beers, Civil Engineers & Land Surveyors, Oxford, Pa., and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, as Plan No. 14388, bounded and described as follows:

BEGINNING at a P.K. nail set in the centerline of Cullen Road (T-332) at the southwesterly corner of Lot 7 of the above referenced Plan; thence along Lot 7 the following two courses and distances: (1) north 83 degrees 34 minutes 02 seconds east 226.66 feet to a 3/4" rebar set; and (2) south 03 degrees 04 minutes 16 seconds west 236.81 feet to a 3/4" rebar set in line of Lot 5 of the above referenced Plan; thence (3) along Lot 5, north 84 degrees 13 minutes 32 seconds west 208.85 feet to a 3/4" rebar set at a point on the easterly side of Cullen road in the easterly line of Land of Georgia E & Robert Lee Roop; thence

along the line of Roop the following two courses and distances; (4) north 06 degrees 34 minutes 40 seconds east 75.83 feet to a rebar set; and (5) north 74 degrees 40 minutes west 37.86 feet to a P.K. nail set in the centerline of Cullen Road (T-332); thence along the centerline of Cullen Road (T-332) the following two courses and distances; (6) along the arc of a 3500.00 foot radius curve to the right 29,7 feet to a point, said curve having a chord distance of 29.07 feet and bearing north 10 degrees 04 minutes 34 seconds east; thence (7) along the arc of a 750.00 foot radius curve to the right 78.24 feet to a P.K. nail, the point of beginning, said curve having a chord distance of 78.21 feet and bearing north 13 degrees 18 minutes 04 seconds east.

CONTAINING 1.08 acres gross, 1.01 acres net.

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **KEVIN ARNOLD, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, STEVEN ARNOLD, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, ALESIA MILLS, KNOWN SURVIVING HEIR OF GERALD R. ARNOLD, AND UNKNOWN SURVIVING HEIRS OF GERALD R. ARNOLD**

SALE ADDRESS: 565 Cullen Road, Lincoln University, Pennsylvania 19352

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

SALE NO. 18-5-334

Writ of Execution No. 2014-06816

DEBT \$483,962.55

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the northeasterly side of Keller Way (40 feet wide) at a distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80

bounded and described according to a Plan of "Millview" Subdivision Plan, property of Coatesville Communities Corporation, by G.D. Houtman and Son, Inc., Civil Engineers and Land Surveyors, Media, Pennsylvania, dated November 2, 1998, last revised October 15, 1999 and recorded as Plan No. 15138 (sheets 1 to 4 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. 146 on said Plan; thence from said beginning along the southeasterly side of Millview Drive the two following courses and distances; (1) north 34 degrees 30 minutes 30 seconds east 42.09 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 35 feet the arc distance of 75.67 feet to a point of tangency on the southwesterly side of Regency Drive (60 feet wide); thence extending along same south 21 degrees 37 minutes 00 seconds east 72.99 feet to a point, a corner of Lot No. 144; thence leaving said side of Regency Drive and extending along said Lot No. 144 south 45 degrees 25 minutes 00 seconds west 33.91 feet to a point, a corner of aforesaid Lot No. 146; thence extending along said Lot No. 146 north 54 degrees 00 minutes 00 seconds west 108.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 147 on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Deutsche Bank National Trust Company, as Trustee for WAMU Series 2007-HE1 Trust, by JPMorgan Chase Bank, National Association, Successor in Interest to Washington Mutual Bank, as its Attorney-in-Fact, by Deed dated April 28, 2009, and recorded on August 3, 2009, by the Chester County Recorder of Deeds in Deed Book Volume 7738, at Page 922, granted and conveyed unto Jaime Martinez, an individual.

BEING known and numbered as 102 Millview Drive, Coatesville, PA 19320.

TAX Parcel No. 16-04-0237.

PLAINTIFF: UMB Bank, N.A., not in its individual capacity but solely as Legal Title Trustee for LVS Title Trust IV

VS

DEFENDANT: **JAIME MARTINEZ**

SALE ADDRESS: 102 Millview Drive, Coatesville, PA 19320

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

SALE NO. 18-5-331
Writ of Execution No. 2017-10473
DEBT \$250,080.37

PROPERTY situate in the Parkesburg Borough, Chester County, Pennsylvania
BLR# 8-5-443
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **SCOTT SCHILLER**

SALE ADDRESS: 412 8th Avenue, a/k/a 412 West Eighth Avenue, Parkesburg, PA 19365-1360

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-463-7000**

SALE NO. 18-5-332
Writ of Execution No. 2017-08416
DEBT \$92,479.48

PROPERTY situate in City of Coatesville
TAX Parcel #Tax ID/UPI Parcel No. 16-06-0708/16-6-708

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **LEWANDA PHILLIPS**

SALE ADDRESS: 109 Woodland Avenue, Coatesville, PA 19320

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

SALE NO. 18-5-333
Writ of Execution No. 2017-02188
DEBT \$186,988.89

ALL THAT CERTAIN lot or piece of ground situate in Lower Oxford Township, Chester County, Pennsylvania, bounded and described according to an eight (8) Lot Subdivision for C. Nelson and Shirley A. Hall, drawn by Lake Roeder Hillard & Beers, dated March 16, 1998 and last revised May 4, 1998 said Plan recorded in Chester County as Plan No. 14388, as follows, to wit:

BEGINNING at a PK nail set on the title line in the bed of Cullen Road (T-332) (50 feet wide) said point being a corner of Lot No. 4 on said

feet to an iron pin line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west, 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING UPI Number 30-5-43.4

PARCEL No.: 3005 00430400

BEING known as:. 16 Keller Way, Downingtown, PA 19335

BEING the same property conveyed to William Vandurme and Alicia Vandurme, husband and wife, tenants by the entireties, who acquired Title by Virtue of a Deed from William Vandurme, dated March 9, 2005, recorded April 6, 2005, at Document ID 10520802, and recorded in Book 6454, Page 1190, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME, ALICIA A. VANDURME, aka ALICIA VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

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

SALE NO. 18-5-335

Writ of Execution No. 2017-10267

DEBT \$427,421.31

PROPERTY situate in Village of Toughkenamon

TAX Parcel #Tax ID/UPI Parcel No. 60-01Q-0006/60-1Q-6

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JESUS BERTHA RODRIGUEZ**

SALE ADDRESS: 1185 Newark Road, Toughkenamon, PA 19374

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

SALE NO. 18-5-336

Writ of Execution No. 2010-00913

DEBT \$555,772.81

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania

BLR# 62-4-745

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **DAVID J. CRANSTON**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

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

SALE NO. 18-5-337

Writ of Execution No. 2017-11101

DEBT \$201,369.12

PROPERTY situate in the Kennett Square Borough, Chester County, Pennsylvania

BLR# 3-5-52.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **GEOFFREY C. DOYER and SAMANTHA TAYLOR**

SALE ADDRESS: 228 East Mulberry Street, a/k/a Ss of E Mulberry St., Kennett Square, PA 19348-3816

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

**SALE NO. 18-5-338
Writ of Execution No. 2016-11832
DEBT \$231,640.91**

PROPERTY situate in the Willistown
Township, Chester County, Pennsylvania
BLR# 54-8-6.12
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Mtglq Investors, L.P.
VS

**DEFENDANT: MELISSA SNOW, IN
HER CAPACITY AS ADMINISTRATRIX AND
HEIR OF THE ESTATE OF ROBERT A.
SNOW a/k/a BOB SNOW, ADAM M. SNOW, IN
HIS CAPACITY AS HEIR OF THE ESTATE
OF ROBERT A. SNOW a/k/a BOB SNOW,
ALEX J. SNOW, IN HIS CAPACITY AS HEIR
OF THE ESTATE OF ROBERT A. SNOW a/k/a
BOB SNOW, MATTHEW SNOW, IN HIS
CAPACITY AS HEIR OF THE ESTATE OF
ROBERT A. SNOW a/k/a BOB SNOW,
HEATHER TELFER, IN HER CAPACITY AS
HEIR OF THE ESTATE OF ROBERT A.
SNOW a/k/a BOB SNOW, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER ROBERT A. SNOW a/k/a
BOB SNOW, DECEASED**

SALE ADDRESS: 118 Cratin Lane,
West Chester, PA 19380-6500

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