

## NOTICES

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2020-00546-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Alena Levin on behalf of minor child Aliaksandr Shalafan was filed in the above-named court and will be heard on April 13, 2020 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: January 17, 2020

Name to be changed from: **Aliaksandr Shalafan** to: **Aleksandr Levin**

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2020-00554-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Malkia Theresa Carter on behalf of minor child Alantt Tyrees Carter was filed in the above-named court and will be heard on February 24, 2020 at 9:30 AM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 17, 2020

Name to be changed from: **Alantt Tyrees Carter** to: **Alante Tyrese Carter**

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

Ellen K. Scott, Esquire  
Pepper Hamilton, LLP  
400 Berwyn Park  
899 Cassatt Road  
Berwyn, PA 19312

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 19-09676**

NOTICE IS HEREBY GIVEN that the name change petition of Mondre Sharif Boggs was filed in the above-named court and will be heard on February 10, 2020 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: December 17, 2020

Name to be changed from: **Mondre Sharif Boggs** to: **Mondre Sharif Alston**

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

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA effective January 10, 2020 for:

Creekside Manor Property Owners Association  
215 Executive Drive, Suite 300  
Cranberry Township, PA 16066

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, 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**

**ALGARD**, Harvey L., late of East Fallowfield Township. Phyllis Ann Algard, 112 Hartman Road, Pottstown, PA 19465, Executrix. WILLIAM T. KEEN, Esquire, Keen, Keen & Good LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**AUSTIN**, Thomas Howard, a/k/a T. Howard Austin, a/k/a Howard Austin a/k/a Thoward Austin, late of City of Coatesville. Lucille Carroll Austin, 1300 E. Lincoln Highway, Coateville, PA 19320, Executrix. JANICE E. FALINI, Esquire, Falini Law Office, LLC, 109 E. Evans Street, Suite A, West Chester, PA 19380, atty.

**BERNARD**, Charles E., late of West Sadsbury Township. Laura J. Young, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney at Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**CALLAHAN**, Mary E, late of Downingtown. Rosemary Heinze, 801 Cedar Avenue, Haddonfield, NJ 08033, Executrix.

**COZZONE**, Florence M., a/k/a Florence Cozzone, late of Easttown Township. Cheryl Olson and Janice Hermann, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executrices. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

**deVEER**, Priscilla P., late of James A. DeVeer. James A. DeVeer and Susan C. DeVeer, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executors. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**DYMOWSKI**, Robert J., a/k/a Robert James Dymowski, a/k/a Robert Dymowski, late of East Goshen Township. Bernadette M. Dymowski, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Road, Suite 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Road, Suite 105, King of Prussia, PA 19406, atty.

**EARLEY**, Paul S., late of East Goshen Township. Robin R. Williams, 309 Dixie Drive, Towson, MD 21204, Executrix.

**FREDERICKS**, Donald E., late of Phoenixville Borough. Marc T. Angelucci, 1229 Hollis Avenue, Cherry Hill, NJ 08002, Executor. KAREN F. ANGELUCCI, Esquire, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Bethayres, PA 19006, atty.

**FRITZ**, W. Howard, late of East Whiteland Township. Roberta M. Clements, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

**GROSECLOSE**, Elsie M., a/k/a Elsie Marie Groseclose, late of East Nottingham Township. Larry F. Groseclose and Carl J. Groseclose, care of MATTHEW J. CANAN, Esquire, 137 E. Locust Street, P.O. Box 510, Oxford, PA 19363, Co-Executors. MATTHEW J. CANAN, Esquire, 137 E. Locust Street, P.O. Box 510, Oxford, PA 19363, atty.

**GUY**, Ronald K., late of Caln Township. Angelique G. Stephens, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**HASKELL, JR.**, Harry G., late of Pennsbury Township. Harry G. Haskell, II, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**HOLSONBACK**, Willard, late of Frederick Township. William Holsonback, 1328 Snyder Road, Green Lane, PA 18054, Executor.

**LATHAM, JR.**, Billy G., late of Honey Brook Township. Patricia F. Latham, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**LOUGHRAN**, Phyllis A., a/k/a Phyllis Loughran, a/k/a Phyllis Ann Loughran, late of Easttown Township. Lisa Farley, 1263 Farm Road, Berywn, PA 19312, Executrix. ROBERT C. GERHARD, III, Esquire, Gerhard & Gerhard, P.C., 815 Greenwood Ave., Suite 8, Jeninktown, PA 19046, atty.

**LOWE**, Doris R., late of West Goshen Township. Elisa Lyons, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executrix. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

**MOSTELLER**, Galdys K., late of Honey Brook Township. Chester Q. Mosteller, care of J. WILLIAM WINDING, III, Esquire, 2640 Westview Drive, Wyomissing, PA 19610, Executor. J. WILLIAM WINDING, III, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Drive, Wyomissing, PA 19610, atty.

**ONDER**, Mildred A., late of Borough of Phoenixville. Danielle Giera, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administratrix, CTA. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

**POLIDORE**, Albert M., late of Chester County. Michael Polidore, care of KARYN L. SEACE, Esquire, 105 East Evans Street, Evans Building, Suite A., West Chester, PA 19380, Executor. KARYN L. SEACE, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A., West Chester, PA 19380, atty.

**PUCCI**, Ronald G., late of Kennett Square. Irene M. Lovisa-Pucci, 6 Whitestone Lane, Kennett Square, PA 19348, Executrix. CHARLES W. PROCTOR, III, Esquire, PLA Associates, PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

**QUAY, SR.**, Ralph T., a/k/a Ralph Thomas Quay, Sr., late of East Vincent Township. Betty Quay-Morello, care of ERIC C. FREY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executrix. ERIC C. FREY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512, atty.

**RICHARD**, Elizabeth Y., late of East Coventry Township. Lynn Takach, 41 King Street, Pottstown, PA 19464, Executrix. NICOLAS F. METER, Esquire, Mauger & Meter, 1401 East High Street, P.O. Box 698, Pottstown, PA 19464, atty.

**SHIELDS**, Mary Alice, late of Caln Township. Tracey Carey, 16 Kilner Bay Drive, Superior, WI 54880, Executor.

**SMITH**, Martha S., late of Coatesville. Laura A. Bradley, care of DAVID S. CROSSON, Esquire, 609 W. Hamilton Street, Suite 100, Allentown, PA 18101, Administratrix. DAVID S. CROSSON, Esquire, Crosson & Richetti, LLC, 609 W. Hamilton Street, Suite 100, Allentown, PA 18101, atty.

**SPROULE**, Deborah G., late of Borough of Malvern. Charles G. Sproules, III, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Road, Suite 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Office of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Road, Suite 105, King of Prussia, PA 19406, atty.

**STANWOOD, JR.,** Robert, late of East Goshen Township. Janet Stanwood, 1214 Fifth Avenue, #33A, New York, NY 10029, Executrix. TIMOTHY J. RICE, Esquire, Timothy Rice Estate and Elder Law Firm, The Greens of Laurel Oak, 1202 Laurel Oak Road, Suite 207, Vorhees, NJ 8043, atty.

**STAVROU,** Elizabeth A., late of Phoenixville Borough. William J. Keohane and Kelly A. Erb, care of STEPHEN H. KALIS, Esquire, P.O. Box 673, Exton, PA 19341, Executors. STEPHEN H. KALIS, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**SWYDERSKI,** Andrew, late of Parkesburg Borough. Kathryn Hagan, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney at Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**WINWARD,** Bonnie M., a/k/a Bonnie M. Harvey, late of Pennsbury Township. Dawn M. Talley, care of STEPHEN M. PORTER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Administratrix. STEPHEN M. PORTER, Esquire, MacElree Harvey, LTD, 17 W. Miner Street, West Chester, PA 19382, atty.

## 2nd Publication

**AMBROSE,** Mildred Irene, late of Tredyffrin Township. George Raymond Ambrose Jr., 1427 Thomas Road, Wayne, PA 19087.

**AYERS,** Gail L., late of Birmingham Township. Patricia Jones, care of JOHN S. CUSTER, III, Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Executrix. JOHN S. CUSTER, III, Esquire, Custer & Custer, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

**AYERS,** W. Maurice, a/k/a William Maurice Ayers, late of Birmingham Township. Patricia Jones, care of JOHN S. CUSTER, III, Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Executrix. JOHN S. CUSTER, III, Esquire, Custer & Custer, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

**BALDERSTON,** C. Christopher, a/k/a Charles Christopher Balderston, aka Charles C. Balderston late of West Brandywine Township. Pythagoras C. Watson, care of JOSEPH L. MONTE, JR., Esquire, 300 W. State Street, Suite

300, Media, PA 19063, Administrator, CTA. JOSEPH L. MONTE, JR., Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Suite 300, Media, PA 19063, atty.

**BARRY,** Marian L, late of Downingtown. Brian L. Gomez, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executor. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

**BENOIT,** Roland Joseph, late of Exton. Susan G. Dubreuil, care of MATTHEW L. CONLEY, ESQUIRE, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Administrator. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

**BORNHORN,** Martha C., late of Uwchlan Township. Wesley H. Matsigner, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**CHRISTMAN,** Alice T., late of West Chester. Pamela A. Plesko, 103 Timber Ridge Lane, Chadds Ford, PA 19317, Executrix. FRANK W. DALY, Esquire, DALY LAW FIRM, 110 West Front Street, Media, PA 19063, atty.

**DAVIES, JR.,** Charles E., late of East Bradford Township. Susan D. Lloyd, care of KRISTEN P. MATTHEWS, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. KRISTEN P. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**FRESHLEY,** John R., late of Uwchlan Township. Robert A. Freshley, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, Administrator. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, atty.

**HARRISON**, Russell C., late of Downingtown. Janet Harrison, 1203 Norwood House Road, Downingtown, PA 19335, Executor.

**HORST JR.**, W. John, a/k/a Wesley John Horst Jr., late of Elverson. Cathy Hainley, 344 Pin Oak Drive, Lititz, PA 17543, Executrix. **ANDREW S. WALLS**, Esquire, Mejia Law Group, LLC, 1390 West Main Street, Ephrata, PA 17522, atty.

**KERN**, Mary L., late of Willistown Township. Kathleen Kern Rice, and Maureen Kern DeSantis, care of **KRISTEN R. MATTHEWS**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. **KRISTEN R. MATTHEWS**, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**MAGERS**, Dorothy G., late of Penn Township. John Christopher Magers and Emilie Gail Britton, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MAYO**, Roslyn Barbara, aka Roselyn Barbara Mayo, late of West Chester Borough. Brian D. Mayo, care of **STEPHEN M. PORTER**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. **STEPHEN M. PORTER**, Esquire, MacElree Harvey, LTD. 17 W. Miner Street, West Chester, PA 19382, atty.

**MCKINLEY**, Bart A., late of West Goshen Township. Michael McKinley, care of **NORMAN J. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Executor. **NORMAN J. PINE**, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

**MCQUEEN**, Marcia L., late of Uwchlan Township. Todd McQueen and Tara Sandora, care of **DENIS A. GRAY**, Esquire, 115 Bloomingdale Ave., Carriage House, Suite 100, Wayne, PA 19087, Executors. **DENIS A. GRAY**, Esquire, Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Suite 100, Wayne, PA 19087, atty.

**MEHRETEAB**, Sally B., late of West Brandywine Township. Lisa Comber Hall, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Esquire, Hall

Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**NEEVES**, Madalin J., a/k/a Madalin J. Compton, late of West Caln Township. Andrea P. Meintel, care of **ROCHELLE S. RABIN**, Esquire, 101 Lindenwood Drive, Suite 225, Malvern, PA 19355, Executrix. **ROCHELLE S. RABIN**, Esquire, 101 Lindenwood Drive, Suite 225, Malvern, PA 19355, atty.

**PAGE**, William L., late of Londonderry Township. Timothy Lee Page, 2295 Timber Lake Road, Pocono Lake, PA 18347, Executor. **MICHAEL J. LYONS**, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

**PAHIDES**, Florence K., late of Charlestown Twp. Susan P. Schultz, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**PETERS**, Carl T., late of Coatesville. Gail A. Nelson, care of **HOPE BOSNIAK**, Esquire, 600 Easton Road, Willow Grove, PA 19090, Executrix. **HOPE BOSNIAK**, Esquire, Dessen, Moses & Rossitto, 600 Easton Road, Willow Grove, PA 19090, atty.

**PFEIFFER**, Evelyn D, a/k/a Cindy, late of Malvern. Karen Resendiz, 17 Hillcrest Drive, Downingtown, PA 19335, Executrix.

**PIECHOTA**, Victoria C., late of North Coventry Township. Patricia L. Eltz, 17 Woodside Dr., Boyertown, PA 19512, Administratrix. **LEE F. MAUGER**, Esquire, Mauger & Meter, 1401 E. High Street P.O. Box 698, Pottstown, PA 19464, atty.

**SMUCKER**, Kathryn, late of Honey Brook. Mary Ann Wenrich, care of **R. DOUGLAS GOOD**, Esquire, 132 West Main St., New Holland, PA 17557, Executrix. **R. DOUGLAS GOOD**, Esquire, Good & Harris, LLP, 132 West Main St., New Holland, PA 17557, atty.

**TOWNSEND**, Gerald Edgar, late of Honeybrook. Colleen Eshbach, 2713 N. Charlotte Street, Gilbertsville, PA 19525, Executrix.

**URBAN**, Sandra Marie, late of Franklin Township. Jaclyn L. Timberman and Shawn M. Timberman, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrices. ANITA M. D'AMICO, Esquire, D'Amico Law PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

**WASHBURN**, Robert Buchanan, late of Tredyffrin Township. Robert B. Washburn, Jr., care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, atty.

**WYLIE**, Edna M., late of East Goshen Township. James J. Wylie, 401 W. Lafayette Street, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

### 3rd Publication

**BEARDE, SR.**, Harry D., late of East Coventry Township. Harry D. Bearde, Jr., 534 Green Street, Royersford, PA 19468 and R. Keith Bearde, 515 Fruit Farm Road, Royersford, PA 19468, Executors. JAMES D. SCHEFFEY, Esquire, Yergey, Daylor, Allebach, Scheffey, Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464-0776, atty.

**CHARLTON**, Jeanne Wallace, late of Glenmoore. Jeanne Marie Miller, 3091 Conestoga Rd., Glenmoore, PA 19343, Administrator.

**CLAYBURN**, Romona I., late of Phoenixville Borough. Ellen J. Green, 218 Marshall Street, Phoenixville, PA 19460, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

**CRAWFORD**, Paul J., late of Tredyffrin Township. Jon W. Abboud, care of DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, Administrator. DAVID T. VIDEON, Esquire, Baratta, Russell & Baratta, 1000 N. Providence Road, Media, PA 19063, atty.

**DIRICO**, Sandra S., late of Kennett Square Borough. Dorinda Hawkins, 174 E. 74th Street,

Apt. 4B, New York, NY 10021-3225, Executrix. CATHERINE T. DUFFY, Esquire, The Law Office of Catherine T. Duffy, 50 Sterner Avenue, Broomall, PA 19008, atty.

**FISHER**, Douglas Arthur, late of Oxford Borough. Nathan Fisher, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**FOOSE**, Theresa E., late of East Coventry Township. Robert J. Foose, 205 Spring Run Lane, Downingtown, PA 19335, Executor. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner Street, West Chester, PA 19382, atty.

**FORD**, Dorothy D., late of Londonderry Township. Terry Frank, care of RICHARD H. MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICHARD H. MORTON, Esquire, Ryan Morton & Imms, 220 West Gay Street, West Chester, PA 19380, atty.

**GUEST**, Evelyn A., late of Birmingham Township. Eileen G. Klein, 825 N. Milford Road, Downingtown, PA 19335 and Patricia G. Hagstrom, 341 Lea Drive, West Chester, PA 19382, Executrices. KAREN M. STOCKMAL, Esquire, KMS Law Offices, 1055 Westlakes Drive, Suite 160, Berwyn, PA 19312, atty.

**HUTTON, II**, Sidney B., late of Oxford Borough. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**IREY**, Patricia A., a/k/a Patricia Irely, a/k/a Patricia Ann Irely, late of Pennsbury Township. Kimberly Ward, Frank Irely and Scott Irely, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executors. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

**KARDICK**, John V., late of Pottstown. Maria Kardick, care of RICHARD T. CURLEY, Esquire, 50 E. Philadelphia Ave, P.O. Box 357, Boyertown, PA 19512, Administratrix. RICHARD T. CURLEY, Esquire, Law Offices of



Richard T Curley, 50 E. Philadelphia Ave., P.O. Box 357, Boyertown, PA 19512, atty.

**LEVENTHAL**, Robert N., late of West Chester. Eileen Remshard, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**LUTHER**, Gabriel G., late of London Grove Township. Marjorie J. Luther, 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.

**MORMELLO**, John Robert, late of Phoenixville. Christy Cetrulo, 547 Garfield Ave., Toms River, NJ 08753, Executrix.

**OLSSON**, Bernard P., late of Phoenixville. Sandra Flowers, 271 Jan Drive, Harleysville, PA 19438, Personal Representative.

**PERRY**, Dorothy A., late of West Chester. Bruce E. Schneider, 112 Shandon Place, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

**RUDERSHAUSEN**, Charles G., late of Kennett Square. Charles D. Rudershausen, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**SANDS**, Michael David, a/k/a Michael D. Sands, late of Willistown Township. Nanci Sands and David Sands, care of MARILYN S. MITCHELL, Esquire, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, Executors. MARILYN S. MITCHELL, Esquire, Herr, Potts & Potts, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, atty.

**SEXTON**, David E., late of Parkesburg Borough. Patricia A. Haines, 9808 Wando Drive, Colorado Springs, CO 80925, Administratrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**SIMON**, Virginia P., late of Penn Twp. Mark P. Simon and Alison V. Simon-Kissel, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SIMPSON**, John M., late of New Garden Township. MARIAN B. SIMPSON, 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.

**TOCHTERMAN**, Judith B., late of Uwchlan Township. Robert D. Tochterman, care of JAMES B. GRIFFIN, P.C., Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, CPA., Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**TRIPLETT**, Norma J., late of Honey Brook Township. Deborah Habecker, 1934 Cocalico Road, Birdsboro, PA 19508, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WILLIAMS**, Morris F., late of Penn Township. Daniel H. Williams, care of JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

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**NONPROFIT CORPORATION**

**TENDER LOVING CARE SOBER LIFE** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

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**NONPROFIT CORPORATION**

**La Iglesia Presbiteriana Renacer**, hereby gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended, to form a non-profit corporation. The purpose for which the corporation is to be organized is to form a church.

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**1st Publication**

COURT OF COMMON PLEAS  
CHESTER COUNTY, PA  
CIVIL ACTION – LAW  
NO. 2019-07875-TT

Olivia Benevento, Plaintiff vs. Samantha Fusco, Robert Trembley, Parth H. Patel, Haresh Patel and Kathryn Bernardi a/k/a Karen Barnhardt, Defendants

TO: Kathryn Bernardi a/k/a Karen Barnhardt, Defendant, whose last known address is 409 Spruce Hill, Chatham, VA 24531. Take notice that a Complaint in Civil Action-Motor Vehicle Accident has been filed against you in the above-named Court. Said complaint arises from an accident that took place on or about 11/26/17, Westbound on Rte. I-76 a/k/a The Penna. Turnpike, near mile post 310.9, in Upper Uwchlan Twp., Chester County, PA, where defendants violently struck Plaintiff from behind multiple times causing severe injuries. Wherefore, Plaintiff demands judgment in her favor and individually, jointly, and/or severally and against Defendants, in an amount in excess of Fifty Thousand (\$50,000.00) Dollars, together with such further relief as this Honorable Court may deem appropriate. NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, 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 THE 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. LAWYERS REFERRAL SERVICE, 15 W. Gay St., West Chester, PA 19380, 610.692.1889. Ethen H. Ostroff & Diane M. Sodano, Attys. for Plaintiff, Ostroff Injury Law, PC, 518 E. Twp. Line Rd., Ste. 100, Blue Bell, PA 19422, 610.279.7000.

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**2nd Publication of 3**

ELIZABETH GELLER LIVING TRUST  
DATED MARCH 24, 2000 AS AMENDED  
JUNE 21, 2013

ELIZABETH GELLER, Deceased

Late of Kennett 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 WAYNE GELLER, TRUSTEE, c/o Terrance A. Kline, Esq., 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063,

Or to his Attorney:

TERRANCE A. KLINE  
LAW OFFICE OF TERRANCE A. KLINE  
200 E. State St., Ste. 306  
P.O. Box A  
Media, PA 19063

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**3rd Publication of 3**

**ADVERTISEMENT OF EXSISTENCE  
OF TRUST NOTICE**

Trust Estate of **GABRIEL G. LUTHER**, deceased late of London Grove Township, Chester County, Pennsylvania. All Persons having claims or demands against the Trust Estate of **GABRIEL G. LUTHER** are requested to make known the same and all persons indebted to the said decedent are requested to make payments without delay to:

Majorie J. Luther, Trustee  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

L. PETER TEMPLE, Esquire  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, 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, February 20th, 2020 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, March 23rd, 2020.** 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 4PM.

**FREDDA L. MADDOX, SHERIFF**

**2nd Publication**

**SALE NO. 20-2-VA1**

**Writ of Execution No. 2019-03888**

**DEBT \$61,506.52**

ALL THAT CERTAIN lot or parcel of land situated in the 2nd Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 21, 2002 and recorded in the Office of

the Chester County Recorder of Deeds on December 16, 2002, in Deed Book Volume 5507 at Page 1335.

Tax Parcel No. 16-6-428

PLANTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Pass-Through Trust X

VS

DEFENDANT: **Victoria L. Schane in her capacity as Administrator for the Estate of Constance D. Ickes a/k/a Connie D. Ickes, Deceased**

SALE ADDRESS: 543 Olive Street, Coatesville, PA 19320

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

**SALE NO. 20-2-56**

**Writ of Execution No. 2017-02410**

**DEBT \$1,680.56**

ALL THAT CERTAIN lot or parcel of land SITUATE in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-5-351

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Josephine A. Nixon**

SALE ADDRESS: 310 Adams Drive, Coatesville, PA 19320

PLANTIFF ATTORNEY:  
**PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

**SALE NO. 20-2-58**

**Writ of Execution No. 2017-07015**

**DEBT \$1,603.38**

ALL THAT CERTAIN lot or piece of ground, situate in the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-7-29

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Vincent E. Miles & Bridgette A. Miles**

SALE ADDRESS: 1100 E. Lincoln Highway, Coatesville, PA 19320

PLANTIFF ATTORNEY:  
**PORTNOFF LAW ASSOCIATES, LTD.**  
**484-690-9300**

**SALE NO. 20-2-61**

**Writ of Execution No. 2017-00329**

**DEBT \$2,545.42**

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 16-6-266

PLANTIFF: City of Coatesville

VS

DEFENDANT: **Rita A. Cheung**

SALE ADDRESS: 771 E. Lincoln Highway, Coatesville, PA 19320

PLANTIFF ATTORNEY:  
**PORTNOFF LAW ASSOCIATES, LTD.**  
**484-690-9300**

**SALE NO. 20-2-62**

**Writ of Execution No. 2019-02653**

**DEBT \$366,043.76**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Cedar-mill Crossing" made by Ludgate Engineering Corporation, Reading, PA dated 04/30/2002, last revised 10/04/2004 and recorded 11/01/2004 as Plan No.17233, as follows, to wit:

BEGINNING at a point on the Easterly side of Meadow Wood Avenue (50 feet wide), said point being a corner of Lot #39 (as shown on said plan); thence from said point of beginning extending along said avenue and along the Southerly side of West Mill Creek Way, the five (5) following courses and distances (1) North 08 degrees 52 minutes 50 seconds West 57.62 feet to a point of curve; thence (2) On a line curving to the left having a radius of 175.00 feet an arc distance of 36.67 feet to a point of reverse curve; thence (3) On a line curving to the right having a radius of 20.00 feet an arc distance of 26.76 feet to a point; thence (4) North 55 degrees 46 minutes 14 seconds East 71.56 feet to a point of curve; thence (5) On a line curving to the right having a radius of 300.00 feet an arc distance of 54.55 feet to a point, being a corner of Lot #45; thence leaving West Mill Creek Way extending along Lot #45 South 23 degrees 48 minutes 41 seconds East 123.09 feet to a point in line of Lot #40 and within an unknown easement, being a corner of Lot #45; thence extending through and leaving said easement and along Lots #40 and #39 South 64 degrees 19 minutes 02 seconds West 161.60 feet to the first mentioned point and place of BEGINNING.

BEING Lot #46 on the above mentioned Plan.

UPI # 17-4-60.46

BEING THE SAME PREMISES which Deborah Kraidman, by Deed dated August 20, 2015 and recorded September 28, 2015 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9188, Page 869, granted and conveyed unto JOSHUA D. LUPO and JESSICA J. LUPO, husband and wife.

IMPROVEMENTS thereon: Residential Property PLANTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Joshua D. Lupo A/K/A Joshua Lupo & Jessica J. Lupo A/K/A Jessica Lupo**

SALE ADDRESS: 907 West Mill Creek Way, Pottstown, PA 19465

PLANTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

**SALE NO. 20-2-63**

**Writ of Execution No. 2019-06962**

**DEBT \$193,438.00**

Property situate in the EAST FALLOWFIELD TOWNSHIP, CHESTER County, Pennsylvania.

BLR # 47-1R-8

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Todd C. Alexander & Melanie G. Alexander**

SALE ADDRESS: 1601 Robin Road, Coatesville, PA 19320-4514

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

**SALE NO. 20-2-64**

**Writ of Execution No. 2016-08325**

**DEBT \$213,071.66**

All that certain lot or tracts of land, situate on the Township of Valley, County of Chester and State of Pennsylvania, being lots No. 40 and 41 Block No. 4, on a plan of lots known as "Lincoln Park", on the Lincoln Highway in Valley Township, County and State aforesaid. Developed by Harry A. Nochols, bounded and described as follows, to wit:

Beginning at a stake in the southerly line of Walnut Street (Forty Feet Wide) a corner of Lot No. 39; Thence North Eight Degrees and Twenty Minutes East One Hundred and Two feet to a stake a corner of Lot No. 42; thence along line of lot No. 42, south twenty degrees and forty-eight minutes east three hundred and thirty-one feet to a stake in the northerly line of a twenty feet wide alley, the corner of Lot No. 42; thence along the northerly line of said alley, south sixty-nine degrees and twelve minutes west, one hundred feet to a stake, a corner of Lot No. 39; thence by Lot No. 39, North Twenty Degrees and Forty-Eight Minutes West, three Hundred and Fifty-One and Three Tenths Feet to the First Mentioned Point and Place of Beginning.

Containing Thirty-Four Thousand, One Hundred and Fifty Square Feet of Land, be the same more or less.

Title to said Premises vested in Gregg D. Smith, Sr. by Deed from Gregg D. Smith, Sr. and Rhonda J. Smith dated January 14, 2004 and recorded January 22, 2004 in the Chester County Recorder of Deeds in Book 6047, Page 997 as Instrument Number 103270954.

Tax Parcel No. 38-2P-37

PLANTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-B

VS

DEFENDANT: **Gregg D. Smith, Sr. aka Gregg Smith and the UNITED STATES OF AMERICA c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 1214 Willow Street, Coatesville, PA 19320

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

**SALE NO. 20-2-65**

**Writ of Execution No. 2018-10606**

**DEBT \$215,241.40**

ALL THAT CERTAIN piece or parcel of ground with the improvements thereon erected, situate in the Township of West Nottingham, County of Chester, State of Pennsylvania, known and numbered as 101 Aarons Lane, bounded and limited as follows, to wit:

Tax ID Parcel No. 68-06-0141.060

PLANTIFF: Eastern Savings Bank, FSB

VS

DEFENDANT: **Dean A. Sullins**

SALE ADDRESS: 101 Aarons Lane, Nottingham, PA 19382

PLANTIFF ATTORNEY: **JSDC LAW OFFICES 717-533-3280**

**SALE NO. 20-2-66**

**Writ of Execution No. 2019-06978**

**DEBT \$178,372.95**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, described according to a Record Plan of Coventry Glen, made by Gilmore and Associates, Inc., dated 8-30-2000 last revised 7-2-2004 and recorded as Plan File No. 17236, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Rinehart Road, a corner of Lot 268 on said Plan; thence extending along Rinehart Road on the arc of a circle curving to the left a radius of 200.00 feet, the arc distance of 24.06 feet to a point, a corner of Lot 266; thence extending along Lot 266 South 10 degrees 14 minutes 30 seconds East, 116.45 to a point in line of Open Space; thence extending along Open Space, North 79 degrees 45 minutes 30 seconds West, 24.00 feet to a point a corner of Lot 268, aforesaid; thence extending along Lot 268, North 10 degrees 14 minutes 30 seconds West, 115.00 feet to the point and place of beginning.

BEING Lot 267 on said Plan.

BLR # 18-1-462

BEING THE SAME PREMISES: The said Ian C. Goodman and Patricia A. Goodman, husband and wife became seized of the interest granted and conveyed, in fee, by NVR, Inc., a VA Corporation T/A. Ryan Homes as evidenced by Deed dated 9/16/2007 and recorded 10/15/2007 in the Office of the Recorder in Chester County, in Book 7285, page 952, etc.

PLANTIFF: American Heritage Federal Credit Union

VS

DEFENDANT: **Ian C. Goodman**  
 SALE ADDRESS: 52 Rinehart  
 Road, Pottstown, PA 19465  
 PLAINTIFF ATTORNEY:  
**MARTHA E. VON ROSENSTIEL, P.C.**  
**610-328-2887**

February 8, 2006 and recorded February 15, 2006 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 6765, Page 464 as Instrument Number 10624253, granted and conveyed unto Corey A. McNeal and Christine E. McNeal, husband and wife, in fee.

**SALE NO. 20-2-67**  
**Writ of Execution No. 2019-08005**  
**DEBT \$88,802.44**

ALL THAT CERTAIN Lot or parcel of ground, Hereditaments and Appurtenances, SITUATE in the Township of Valley, County of Chester, State of Pennsylvania, designated on the aforesaid plan of Lots as Lot #15, Section A, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast corner of Lot #14, said point being 120 feet East from the Southeast corner of Grove Avenue, on the South side of Front Street; thence Southwardly along the East side of Lot #14, 110 feet to a 15 foot wide alley; thence Eastwardly along the North side of a 15 foot wide alley, 30 feet to a corner of Lot #12; thence Northwardly along the West side of Lot #12, 110 feet to Front Street; thence Westwardly along the South side of Front Street, 30 feet to the place of beginning.

BOUNDED on the North by Front Street, on the East by Lot #12 on the South by a 15 foot alley and on the West by Lot #14.

UNDER AND SUBJECT to the proportionate part of the expense of maintaining a certain common Well with Lot #17 House #49 Front Street as recorded in Chester County.

PARCEL # 38-5F-113;  
 380F01130000

BEING THE SAME PREMISES which Dante Di Camillo, by Deed dated

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FM1

VS

DEFENDANT: **Christine E. McNeal & Corey A. McNeal**

SALE ADDRESS: 5 Brook Street, Coatesville, PA 19320

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

**SALE NO. 20-2-68**  
**Writ of Execution No. 2018-02570**  
**DEBT \$310,102.22**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF VALLEY, 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 Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for the D London Tract, prepared by Commonwealth Engineers Inc., Downingtown, PA,



dated 5/11/2005, last revised 4/28/2008, and recorded on 7/7/2008, as Plan # 18448, as follows, to wit:

Beginning at a point on the Southernly side of the cul-de-sac of Burgundy Lane the Northeast corner of Lot #6 and the Northwest corner of the about to be described lot; thence along said Burgundy Lane the 5 following courses and distances: (1) on the arc of circle curving to the left having a radius of 70.00 feet the arc distance of 12.95 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 25.41 feet to a point of tangent; (3) South 83 degrees 59 minutes 55 seconds East, 27.50 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance to 12.10 feet to a point of tangent; and (5) North 87 degrees 57 minutes 43 seconds East, 44.95 feet to a point, a corner of Lot #4 on said Plan; thence along Lot #4 South 02 degrees 02 minutes 17 seconds West, 175.00 feet in line of lands now or late of Country Club Valley Association Inc.; thence along same North 87 degrees 57 minutes 43 seconds West, 115.00 feet to a point a corner of Lot #6 on said Plan; thence along Lot #6 North 02 degrees 02 minutes 17 seconds West, 157.22 feet to the first mentioned point and place of beginning.

Being Lot #5 as shown on said Plan.

BEING UPI NUMBER 38-02-0138-02F

BEING THE SAME PROPERTY CONVEYED TO SEAN KIMES WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DEVON SERVICES, LLC AND MORE PROPERLY KNOWN AS DEVON SERVICE, LLC, DATED NOVEMBER 13, 2014, RECORDED NOVEMBER 14, 2014, AT DOCUMENT ID 11376811, AND RECORDED IN BOOK 9016, PAGE 26, OFFICE OF THE

RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: Sean Kimes

SALE ADDRESS: 119 Burgundy Lane, Valley Township, AKA Coatesville, PA 19320

PLANTIFF ATTORNEY: MANLEY DEAS KOCHALSKI LLC 614-220-5611

SALE NO. 20-2-69

Writ of Execution No. 2017-00025

DEBT \$306,414.53

Property situate in the BIRMINGHAM TOWNSHIP, CHESTER County, Pennsylvania

BLR # 65-4-333

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Fulton Bank, N.A.

VS

DEFENDANT: George Getsos & Panagiota Giannoudaki Getsos

SALE ADDRESS: 1341 Wooded Knoll, West Chester, PA 19382-8250

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

SALE NO. 20-2-70

Writ of Execution No. 2016-00689

DEBT \$166,421.96

Property situate in the KENNETT SQUARE BOROUGH, CHESTER County, Pennsylvania

BLR # 3-3-2023

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **James N. Vann, in His Capacity as Executor and Devisee of The Estate of James N. Stafford & Keith N. Stafford, in His Capacity as Devisee of The Estate of James N. Stafford**

SALE ADDRESS: 136 North Walnut Street, Kennett Square, PA 19348-2936

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

**SALE NO. 20-2-71**

**Writ of Execution No. 2019-03335**

**DEBT \$59,643.80**

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR # 16-04-0198

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Dean S. Sherman, Alfred Tucker, in His Capacity as Administrator and Heir of the Estate of Eleanor A. Sherman a/k/a Eleanor Alfreda Tucker Sherman, Dorethea Burch Tucker a/k/a Dorethea B. Tucker, in Her Capacity as Heir of the Estate of Eleanor A. Sherman a/k/a Eleanor Alfreda Tucker Sherman, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eleanor A.**

**Sherman a/k/a Eleanor Alfreda Tucker Sherman, Deceased**

SALE ADDRESS: 218 Charles Street, Coatesville, PA 19320

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

**SALE NO. 20-2-72**

**Writ of Execution No. 2018-06642**

**DEBT \$68,848.20**

ALL THAT CERTAIN, MESSUAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain tract of land, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated December 8, 1986, revised July 22, 1987, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA, recorded in Chester County as Plan No. 7365, as follows:

Beginning at a point on the east right of way line of Caln Mortonville Road, a corner of Lot No. 1; thence leaving said right of way line along Lot No. 1, South 79 degrees 23 minutes 21 seconds East, 220 feet to a point in line of land remaining of grantor herein; thence along land remaining of grantor herein, South 10 degrees 36 minutes 39 seconds West, 200 feet to a point; thence continuing along land remaining of grantor herein, North 79 degrees 23 minutes 21 seconds West, 220 feet to a point on the aforesaid east right of way line of Caln Mortonville Road; thence along the same, North 10 degrees 36 minutes 39 seconds East, 200 feet to the first mentioned point and place of beginning.

Containing 1.010 acres of land be the same more or less.

BEING UPI NUMBER 47-06-0054.020

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. BARNHART AND KAREN A. BARNHART WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CRAIG JENKINS AND SHIRLEY M. JENKINS, HIS WIFE, DATED MARCH 15, 1991, RECORDED MARCH 20, 1991, AT DOCUMENT ID 012015, AND RECORDED IN BOOK 2344, PAGE 295, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Karen A. Barnhart, AKA Karen Barnhart & Robert M. Barnhart AKA Robert Barnhart**

SALE ADDRESS: Lot 2 Caln Road, AKA 960 South Caln Road, Coatesville, AKA East Fallowfield, PA 19320

PLANTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

**SALE NO. 20-2-73**

**Writ of Execution No. 2019-02984**

**DEBT \$56,788.36**

PROPERTY SITUATE IN THE BOROUGH OF SOUTH COATESVILLE

TAX PARCEL # 09-03-0058

SOLD AS THE PROPERTY OF: The Unknown Heirs of Margaret A. Ziegler, Deceased and LOUIS ZIEGLER Solely in His Capacity as Heir of Margaret A. Ziegler, Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Quicken Loans Inc.

VS

DEFENDANT: **The Unknown Heirs of Margaret A. Ziegler, Deceased & Louis Ziegler Solely in His Capacity as Heir of Margaret A. Ziegler, Deceased**

SALE ADDRESS: 21 Lafayette Avenue, Coatesville, PA 19320

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

**SALE NO. 20-2-74**

**Writ of Execution No. 2019-02165**

**DEBT \$146,620.64**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF ATGLEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of James E. Brown, made by the Design Coalition Architects & Planners dated May 4, 1985 and recorded November 4, 1985 in Chester County as Plan File No. 5873 and being more fully described as follows, to wit:

Beginning at a point in the bed of Valley Avenue, said point also being the Southeast corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning, leaving the bed of Valley Avenue and continuing along Lot No. 2, North 02 degrees 25 minutes 00 seconds West, 265.02 feet to a point along lands of the Penn Central Railroad; thence extending along same, North 81 degrees 09 minutes 00 seconds East 75.00 feet to a point; thence extending South 02 degrees 25 minutes 00 seconds East 264.40 feet to

line in the bed of Valley Avenue South 80 degrees 30 minutes 00 seconds West 75.00 feet to the first mentioned point and place of beginning.

Being Lots No. 3 and 4 as shown on said Plan.

BEING UPI NUMBER 07-03-0019

BEING THE SAME PROPERTY CONVEYED TO JAMES P. STAUFFER AND JULIE E. STAUFFER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ELIZABETH W. BROWN, WIDOW, DATED OCTOBER 29, 1999, RECORDED NOVEMBER 3, 1999, AT INSTRUMENT NUMBER 0088737, AND RECORDED IN BOOK 4661, PAGE 1757, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: The Money Source Inc

VS

DEFENDANT: James P. Stauffer & Julie E. Stauffer

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

PLANTIFF ATTORNEY: MANLEY DEAS KOCHALSKI LLC 614-220-5611

SALE NO. 20-2-75

Writ of Execution No. 2018-07206

DEBT \$361,174.74

Property situate in the FRANKLIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 71-4L-17

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Lsf8 Master Partici-

pation Trust

VS

DEFENDANT: Joseph L. Bettler, Jr. a/k/a Joseph L. Bettler, Jr. & Kristi D. Mizenko

SALE ADDRESS: 126 Carriage Run Drive, Lincoln University, PA 19352-1210

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

SALE NO. 20-2-76

Writ of Execution No. 2019-074080

DEBT \$508,126.93

Property situate in the TREDYFRIN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 43-6L-61

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A. s/b/m WachoviaBank, National Association

VS

DEFENDANT: Mark J. Bartosh & Julia C. Bartosh

SALE ADDRESS: 824 Caldwell Road, Wayne, PA 19087-2058

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

SALE NO. 20-2-77

Writ of Execution No. 2018-08098

DEBT \$316,311.75

PROPERTY SITUATE IN THE TOWNSHIP OF EAST VINCENT

TAX PARCEL # 21-6-50

SOLD AS THE PROPERTY OF: MADDALENA BADALAMENTI, CONCETTA DALOIA and PASQUALE DALOIA

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: U.S. Bank National Association, Not Individually but Solely as Trustee for Bluewater Investment Trust

VS

DEFENDANT: **Maddalena Badalamenti & Concetta Daloia & Pasquale Daloia**

SALE ADDRESS: 38 Cherry Tree Court, Spring City, PA 19475

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

**SALE NO. 20-2-78**

**Writ of Execution No. 2019-02953**

**DEBT \$372,156.31**

All that certain lot or piece of ground, Situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Preliminary Final Lot Line Revision Plan of Bailey Station, dated 08-21-2002 last revised 07-23-2004 and recorded as Plan No. 17194, as follows, to wit:

Beginning at a point on the South-easterly side of Honeymead Road (50 feet wide), a corner of Lot No. 36W on said Plan; thence from said beginning point leaving Honeymead Road and extending along Lot 36W South 03 degrees 06 minutes 00 seconds East, crossing a 10 feet wide walking trail easement, 103.35 feet to a point in line of lands now or formerly of Brinton Street, Inc., on said Plan; thence extending South 83 degrees 43 minutes 07 seconds West 115.21 feet to a point, a corner of Lot No. 38W on said Plan; thence

extending along same, recrossing said walking trail easement and through the bed of a 20 feet wide utility easement North 17 degrees 16 minutes 28 seconds East 130.41 feet to a point on the Southwesterly side of Honeymead Road aforesaid; thence extending along Honeymead Road on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 71.12 feet to the first mentioned point and place of Beginning.

Being Lot No. 37W on said Plan.

UPI NO. 39-4-439

TITLE TO SAID PREMISES VESTED IN The said Thomas W. Hogan and Yvette R. Hogan, husband and wife became seized on the interest granted and conveyed, in fee, by Thomas W. Hogan and Yvette Flood n/k/a Yvette R. Hogan, husband and wife as evidenced by Deed dated 1/3/2013 and recorded 1/15/2013 in the Office of the Recorder in Chester County, in Book 8613, page 627, et c.

PLANTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Thomas W. Hogan & Yvette Hogan A/K/A Yvette R. Hogan**

SALE ADDRESS: 2989 Honeymead Road, Downingtown, PA 19335

PLANTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, P.C. 610-328-2887**

**SALE NO. 20-2-79**

**Writ of Execution No. 2018-11182**

**DEBT \$188,036.15**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUND-

ED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain, lot or piece of ground, with the buildings and improvements thereon erected.

Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of William H. Doyle Inc., made by Milton R. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania January 29, 1951 as follows, to wit.

Beginning at a point on the title line in the bed of Cassatt Avenue said point is at the distance of one thousand five hundred twenty seven and ninety five one hundredths feet measured, Northwestwardly along the title line in the bed of Cassatt Avenue from its intersection with the middle of State Road; thence along the title line partly in the bed of Cassatt Avenue, by land now or formerly of C. Colket Wilson North 5 degrees, 58 minutes West 160 feet to a point West of the West side of Cassatt Avenue; thence North 67 degrees, 36 minutes East crossing Cassatt Avenue four hundred twelve and eighty one hundredths feet to a stone; thence by land of Estate of Susan H. Bodine, North 21 degrees, 56 minutes West one hundred fifty three and six one hundredths feet to a point; thence by other land of William H. Doyle, Inc., of which this is a part, North 67 degrees, 36 minutes West, four hundred fifty six and eighty one one hundredths feet to the place of beginning.

BEING UPI NUMBER  
4310F01610000

BEING THE SAME PROPERTY CONVEYED TO TUNG S. TO AND DAI T. TO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ARNOLD L. GROSS AND MARINA GROSS AKA MARINA W. GROSS, BE HER AGENT ARNOLD L. GROSS, DATED JUNE 27, 2003, RECORDED AUGUST 11, 2003, AT DOCUMENT ID 102855399, OF-22

OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Tung S. To & Dai T. To AKA Dai To & the United States of America, Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 395 Cassatt Road, Berywn, PA 19312

PLANTIFF ATTORNEY:  
**MANLEY DEAS KOCHALSKI LLC  
614-220-5611**

**SALE NO. 20-2-80**

**Writ of Execution No. 2018-01898**

**DEBT \$276,897.37**

PROPERTY SITUATE IN THE TOWNSHIP OF WEST BRADFORD

TAX PARCEL NO.  
5005A03640000

SOLD AS THE PROPERTY OF:  
CHARLENE A. BIGELOW

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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



**SALE NO. 20-2-81**

**Writ of Execution No. 2019-04340**

**DEBT \$542,689.59**

1845 Huntsman Lane, West Chester, PA 19382

UPI # 61-6-37.1B

PLANTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **William C. Huyler, III & Robin L. Huyler**

SALE ADDRESS: 1845 Huntsman Lane, West Chester, PA 19382

PLANTIFF ATTORNEY:  
**KEITH B. McLENNAN, ESQ 610-489-3300**

**SALE NO. 20-2-82**

**Writ of Execution No. 2018-06387**

**DEBT \$254,649.91**

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: Lot 37 in Branford Village, a Planned Community as established by the filing of Declarations of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888, Page 85 (referencing Subdivision Plan 9015651).

BEING THE SAME premises which Branford Development Corpora-

tion, a Pennsylvania Corporation by Deed dated 01/18/2002 and recorded 02/11/2002 in the County of Chester in Record Book 5197, Page 1377 conveyed unto Andrea J. Whitenite, in fee.

Tax ID: 47-4-212

Title is vested in Joseph A. Whitenite and Suzanne Whitenite, husband and wife as tenants by entirety by deed from Andrea J. Whitenite, dated 09/03/04 and recorded 09/14/04 in Book 6280 and Page 1605, Instrument Number 10459594.

PLANTIFF: U.S. Bank National Association, as trustee, successor in interest to Wachovia Bank, N.A. as trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1

VS

DEFENDANT: **Joseph A. Whitenite & Suzanne Whitenite a/k/a Suzane Whitenite**

SALE ADDRESS: 107 Danbury Drive, East Fallowfield, PA 19320

PLANTIFF ATTORNEY:  
**PARKER McCAY PA 856-596-8900**

**SALE NO. 20-2-83**

**Writ of Execution No. 2019-06501**

**DEBT \$627,627.38**

ALL THAT CERTAIN lot or piece of ground, Situate in Kennett Township, Chester County and State of Pennsylvania bounded and described according to a Plan of Hayfield Lane, made for Jack and Kathryn Massau by Regester Associates, dated 02-21-1996 and recorded as Plan No. 13455. The property is more fully described in a Deed dated 3/13/11, and recorded 3/21/11, in the Office of the Recorder of Deeds in Chester County in Record Book 8145, page 1119, from John R. Morrison and Debra K. Morrison to Piotr



Nowak and Marzena Nowak.

Tax Parcel No. 62-4-306.9

PLANTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **Piotr Nowak & Marzena Nowak a/k/a Marzenna Nowak**

SALE ADDRESS: 102 Hayfield Lane, Chadds Ford, PA 19317

PLANTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ. 610-941-2474**

**SALE NO. 20-2-84**

**Writ of Execution No. 2019-06612**

**DEBT \$199,385.29**

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 2001 and recorded in the Office of the Chester County Recorder of Deeds on June 15, 2001, in Deed Book Volume 4983 at Page 1176.

Tax Parcel No. 15-14-0354

PLANTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Gena Bernal & Leopoldo Bernal**

SALE ADDRESS: 742 Valley Road, Phoenixville, PA 19460

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

**SALE NO. 20-2-85**

**Writ of Execution No. 2019-05427**

**DEBT \$58,551.87**

ALL THAT CERTAIN Unit in the Property known, named and identified in the Declaration Plan referred to below as Norwood House Condominium, Borough of Downingtown, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania of a Declaration of Condominium dated April 5, 1973 and recorded April 9, 1973 in Miscellaneous Deed Book 204 page 540, an Amendment thereto dated January 25, 1974, and recorded January 29, 1974 in Miscellaneous Deed book 226 page 277 a Second Amendment thereto dated May 22, 1974 and recorded June 4, 1974 in Miscellaneous Deed Book 236 page 263, a Third Amendment thereto dated August 12, 1974 and recorded August 29, 1974 in Miscellaneous Deed Book 245 page 300, a Declaration Plan dated January 27, 1973 and recorded April 9, 1973 in a Plan Book page 38 an Amended Declaration Plan dated January 27, 1973 revised August 17, 1974 recorded August 29, 1974 in Plan Book 60 page 43 and Code of Regulation dated April 5, 1973 and recorded April 9, 1973 in Miscellaneous Deed Book 204 page 540 being designated on such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.79 percent.

Being UPI # 11-1-253

Being the same premises which Walter S. Mitchell by Deed dated August 13, 2003 and recorded September 5, 2003 in Chester County Office of the Recorder of Deeds in Book 5874 Page 893 granted and conveyed unto Craig E. Timmons.

PLANTIFF: Fulton Bank, N.A.,  
formerly known as Fulton Bank

VS

DEFENDANT: **Craig E. Timmons**

SALE ADDRESS: 73 Norwood  
House Road, Downingtown, PA 19335

PLANTIFF ATTORNEY:  
**BARLEY SNYDER 717-231-6603**

**SALE NO. 20-2-86**

**Writ of Execution No. 2017-10988**

**DEBT \$703,478.18**

PREMISES A

ALL THAT certain tract of land, situate on the West side of South Keim Street and the East side of South Hanover Street, in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described in accordance with a Survey plan prepared by Ralph E. Shaner & Sons Engineering Company, Pottstown, Pennsylvania, dated 01/08/1997, more fully described as follows, to wit:

BEGINNING at a point in the center of South Keim Street, legal width of 33 feet and ultimate width of 50 feet; thence from said point of beginning on a line leaving said road and crossing a 75 foot wide Transcontinental Gas Pipeline Corporation right of way and along lands of Gary and Barbara Rokoskie the next two courses and distances: (1) North 76 degrees 6 minutes West, 471.19 feet; and (2) South 13 degrees 54 minutes West 99.16 feet to a corner; thence along lands of Barbara and Elvin Hershey, Paul E. Yerger and John Hartenstine, South 25 degrees 4 minutes 2 seconds West 401.13 feet to a corner; thence along lands of Olga High, North 46 degrees 37 minutes 20 seconds West, 567.36 feet to a cor-

ner; thence along lands of Suburbia Inc. the next four courses and distances: (1) North 46 degrees 46 minutes 20 seconds West, 118.25 feet; (2) North 50 degrees 46 minutes 20 seconds West, 328.45 feet; (3) North 46 degrees 17 minutes 2 seconds West, 487.71 feet; and (4) South 34 degrees 47 minutes 58 seconds West, 199.78 feet to a corner; thence along lands of Harry W. Anderson, North 50 degrees 27 minutes 3 seconds West, 200.50 feet to a corner; thence along lands of Lawrence W. Porter, North 11 degrees 23 minutes 50 seconds East, 148.14 feet to a corner; thence along lands of Herman Plowfield, Jr., the next two courses and distances: (1) North 14 degrees 50 minutes 26 seconds East, 83.35 feet; and (2) North 69 degrees 17 minutes 36 seconds West, 201.35 feet to a corner on the East side of South Hanover Street and also crossing a 20 foot wide sanitary sewer easement; thence along the East side of South Hanover Street and also on the West side of the 20 foot wide sanitary sewer easement the next two courses and distances: (1) on a curve curving to the right having a radius of 1121.28 feet and an arc length of 139.8 feet to a point of tangency; and (2) North 26 degrees 52 minutes East, 323.21 feet to a corner; thence on a line leaving said road and re-crossing the 20 foot wide sanitary sewer easement and along lands of Paul Krepps the next five courses and distances: (1) South 56 degrees 20 minutes East, 765 feet; (2) North 29 degrees 40 minutes East, 33 feet; (3) South 56 degrees 20 seconds East 33 feet; (3) South 56 degrees 20 seconds East, 66 feet; (4) South 29 degrees 40 seconds West , 33 Feet and (5) South 56 degrees 25 minutes 45 seconds East 557.55 feet to a corner; thence along lands of former Arthur A. Krupp, now lands of Gail H. Krupp, his wife, South 30 degrees 57 minutes East 455 feet to a corner; thence along lands of Victor S. Marosek and re-crossing the 75 foot wide Transcontinental Gas Pipeline Corporation right of way South 76 de-

grees 6 minutes East 610 feet to a corner in the center of South Keim Street; thence on a line in the center of South Keim Street, South 13 degrees 54 minutes West 50 feet to the place of BEGINNING.

Excepting and reserving all rights granted to the Transcontinental Gas Pipeline Corporation within the 75 foot wide right of way.

PREMISES B

ALL THAT certain lot of land, together with the buildings and improvements thereon erected, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, described as follows to wit:

BEGINNING at and elm tree, a corner of land conveyed to H. Charles Kemp; thence by other land of the grantor South 34 degrees West 19.6 perches to a corner of land of George Shrum, thence along Shrum's land South 56 degrees 30 minutes East 4.0 perches, South 33 degrees 30 minutes West 2.0 perches, South 56 degrees 30 minutes East 34.0 perches to a stone a corner of lands of Harvey Bickel; thence by Bickel's land North 24 degrees East 24.0 perches to a post; thence by Kemp's land North 60 degrees West 33.9 perches to the place of BEGINNING.

Containing 5 acres of land, more or less.

BEING Tax Parcel 17-07-0094 (A), 17-07-0083 (B)

BEING AS TO PREMISES A the same premises which Mebbie Company, LLC, a New Jersey limited liability company, by Deed dated 01/09/2007 and recorded 01/12/2007 in Chester County at Record Book 7058 Page 962, granted and conveyed unto Laurel Woodman, LP, a Pennsylvania limited partnership, in fee.

BEING AS TO PREMISES B the same premises which ARG Krepps Lane, Inc., by Deed dated 03/07/2008 and recorded 03/13/2008 in Chester County at

Record Book 7385 Page 506, granted and conveyed unto Laurel Woodman, LP, a Pennsylvania limited partnership, in fee.

PLANTIFF: NCP Pilgrim, LLC, as successor-in-interest to CRE/ADC Venture 2013-1, LLC, as successor-in-interest to NOVA Bank

VS

DEFENDANT: **Laurel Woodman L.P.**

SALE ADDRESS: 1511 South Keim Street and 220 Krepps Lane, Pottstown, PA 19465

PLANTIFF ATTORNEY:  
**BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**