

NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-06422-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Anna Maria Gallagher was filed in the above-named court and will be heard on September 30, 2019 at 9:30 AM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 28, 2019

Name to be changed from: **Anna Maria Gallagher** to: **Parker Reese Gallagher**

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. 2019-06804-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Nathan Joseph Dillender was filed in the above-named court and will be heard on October 14, 2019 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: July 12, 2019

Name to be changed from: **Nathan Joseph Dillender** to: **Emma Lee Dillender**

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. 2019-02946**

NOTICE IS HEREBY GIVEN that the name change petition of Jennifer Michelle Abrams was filed in the above-named court and will be heard on August 19, 2019 at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 17, 2019

Name to be changed from: **Jennifer Michelle Abrams** to: **Jennifer Mirabella Abrams**

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. 2019-04862-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Dawn Benitez was filed in the above-named court and will be heard on August 19, 2019 at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: May 20, 2019

Name to be changed from: **Dawn Benitez** to: **Dawn Alonso**

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. 2019-07518-nc**

NOTICE IS HEREBY GIVEN that the name change petition of Efrosini Passalis was filed in the above-named court and will be heard on November 4, 2019 at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 25, 2019

Name to be changed from: **Efrosini Passalis** to: **Efrosini Kamariotis**

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

Leonidas N. Koletas, Esq.
101 E. 8th Ave.
Suite 208
Conshohocken, PA 19428

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-07515-NC**

NOTICE IS HEREBY GIVEN that the name change petition of John Passalis was filed in the above-named court and will be heard on November 4, 2019 at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 25, 2019

Name to be changed from: **John Passalis** to: **John Kamariotis**

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

Leonidas N. Koletas, Esq.
101 E. 8th Ave.
Suite 208
Conshohocken, PA 1942

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-03620-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Catherine Virginia Hobbs Gallo was filed in the above-named court and will be heard on August 19, 2019 at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 11, 2019

Name to be changed from: **Catherine Virginia Hobbs Gallo** to: **Ginger Hobbs Gallo**

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 on 7/17/2019, Articles of Incorporation were filed with the Department of State for Market Street Flats GP, Inc., a business corporation organized under the Pennsylvania Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors
747 Constitution Drive, Ste. 100
P.O. Box 673
Exton, PA 19341-0673

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

BAN, Karen L., late of East Whiteland Township. Vicki L. Ban, 109 Highland Drive, Coatesville, PA 19320, Administratrix.

BROWER, Anna M., late of Honey Brook Township. Karen L. Carter, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

CAPRIOLA, Grace V., late of Tredyffrin Township. Carolyn A. Hurley, care of H. CHARLES BENNER, Esquire, 200 E. Main Street, Leola, PA 17540, Executrix. H. CHARLES BENNER, Esquire, 200 E. Main Street, Leola, PA 17540, atty.

ELLIS, George D., late of Brussels, Belgium and Tredyffrin Township. Carol R. Livingood, C.T.A., 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, Administratrix. CAROL R. LIVINGOOD, Esquire, Davis, Bennett, Speiss & Livingood, LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

FLYNN, James T., late of East Goshen Township. Kara Flynn Wilson, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 N. 18th Street, Philadelphia, PA 19103-6998, Executrix. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th Street, Philadelphia, PA 19103-6998, atty.

HACKETT, Margaret V., late of Honeybrook Township. David E. Hackett, II, 973 Dampman Road, Honeybrook, PA 19344, Executor.

HALLMAN, Paul E., late of East Vincent Township. Marsha Kita, care of AMANDA M. KITA, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executrix. AMANDA M. KITA, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

HARTMAN, William R., late of Pennsbury Township. Claire Hartman Simler and William R. Hartman, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HORVATH, Virginia, late of Easttown Township. Herbert Baiersdorfer, 556 Watford Lane, Berwyn, PA 19312, Executor. BRUCE L. CASTOR, JR., Esquire, Rogers Castor, 26 E. Athens Avenue, Ardmore, PA 19003, atty.

NAPOLITANA, Duane J., late of North Coventry Township. Matthew Edward Napolitana, 45 N. Main Street, Apt. 1213, Phoenixville PA 19460, Administrator. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

ROBBINS MIRANDA, Eileen Elizabeth, a/k/a Eileen E. Miranda, late of Penn Township. Andrew R. Miranda, 302 McNeil Lane, West Grove, PA 19390 and Gavin J. Miranda, 304 Williamsburg Drive, Gulf Breeze, FL 32561, Executors. JANNA M. PELLETIER, Esquire, 535 N. Church Street, West Chester, PA 19380, atty.

ST. JOHN HODDER, David, late of Schyulkill Township. Dyane A. Alessi, 1767 Quarry Lane, P.O. Box 455, Valley Forge, PA 19481, Executrix. E. NEGO PILE, Esquire, Pile Law Firm, 1777 Sentry Parkway West, Suite 404, Veva 14, Blue Bell, PA 19422, atty.

STAMBAUGH, Robert Lee, late of Coatsville. June Stambaugh, 104 E. Summerfield Ave., Collingswood, NJ 08108, Executrix.

WEZALIS, Diana M., late of London Britain Township. Regina M. Wezalis and Joseph C. Wezalis, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

WISLER, David V, late of Spring City. Laurene D. Wisler, 250 Broad Street, Spring City, PA 19475, care of DAVID G. GARNER, Esquire, 224 King Street, Suite 2, Pottstown, PA 19464, Executrix. DAVID G. GARNER Esquire 224 King Street, Suite 2, Pottstown, PA 19464, atty.

WOODHOUSE, SR., Scott E., late of Birmingham Township. Sharon A. Woodhouse, 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.

2nd Publication

BAKER, Hildegard B., a/k/a Hildegard Baker, late of Kennett Square. Giles Baker, 4216 Gloria Lane, Bethlehem, PA 18017, Executor. DANIEL BROOKS LIPPARD, Esquire, Daniel B. Lippard, Attorney at Law, P.O. Box 1788, 229 N. Olive Street, Media, PA 19063, atty.

BASS, Stephen, late of Pennsylvania Township. 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.

BATTIN, Beverly Ann, a/k/a Beverly A. Battin a/k/a Beverly Ann Morie Battin, late of Pennsylvania Township. Joseph L.M. Battin, 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.

COLLINGWOOD, Margaret E., a/k/a Margaret E. McDougall a/k/a Margaret E. Campbell, late of East Vincent Township. Regina L. Campbell, 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 L. Rabin, 797 E. Lancaster

Avenue, Suite 13, Downingtown, PA 19335, atty.

DEPAUL, Anthony Kenneth, late of West Caln Township. Joanne J. DePaul, 240 Hill Road, Honeybrook, PA 19344, Executrix.

FORSYTHE, Nancy A., late of East Goshen Township. Mark A. Forsythe, care of ANDREW J. MONASTRA, Esquire, P.O. Box 444, Pottstown, PA 19464, Administrator. ANDREW J. MONASTRA, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

GAMBILL, Ruth Ewing, late of Oxford. Christine G. Bradfield, 49 Pierce Road, Rising Sun, MD 21911, Personal Representative.

GRAY, Elmer C., a/k/a Elmer Clifford Gray, Jr., late of West Nottingham Township. Jimmy D. Gray, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, Personal Representative. CAROLINA R. HEINLE, Esquire, Crossland Heinle & Bryde, LLC, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, atty.

HEWSON, Jane T., late of West Chester Borough. William C. Hewson, Jr., care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

HOOPES, Mary K., a/k/a Mary Kathleen Hoopes a/k/a Kathy Hoopes, late of Uwchlan Township. Jason Hoopes and Nathaniel Hoopes, care of JOHN F. MCKENNA, Esquire, 17 W. Miner Street, West Chester, PA 19382, Administrators. JOHN F. MCKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

KELLEHER, Margaret M., late of Berwyn, Tredyffrin Township. Bridget A. Tomasicchio, care of JAMES B. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executrix. JAMES B. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

KNICKERBOCKER, Barbara H., a/k/a Pincock, late of West Chester, West Goshen, Chester County. Karen Tolley, 112 DiGiovanni Lane, Glassboro, NJ 08028, Executrix.

LATTANZIO, SR., William J., late of Kennett Square. Mary D. Lattanzio, care of WILLIAM H. LUNGER, Esquire, 1020 Bancroft Parkway, Suite 100, Wilmington, DE 19805, Executrix. WILLIAM H. LUNGER, Esquire, Martin & Lunger, P.A., 1020 Bancroft Parkway, Suite 100, Wilmington, DE 19805, atty.

MEYER, Arno M., a/k/a Arno Mark Meyer, late of Willistown Township. Lynd S. Meyer, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executrix. RUSSELL J. RESSLER, Esquire, Stadley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

MINNIER, Doris I., late of Downingtown. Michael Shawn Minnier and Scott Minnier, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

PAVOLIC, June D., late of Coatesville. Cathy Pavolic, care of ALBERT M. SARDELLA, 1240 East Lincoln Highway, Coatesville, PA 19320, Administrator. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

PURCELL, Michelle Ann, late of Tredyffrin Township. Michael H. Purcell, care of DOUGLAS G. THOMAS, Esquire, 104 N. York Road, Hatboro, PA 19040, Executor. DOUGLAS G. THOMAS, Esquire, Duffy North 104 N. York Road, Hatboro, PA 19040, atty.

SUMINSKI, Michael F., late of East Whiteland Township. Maureen A. Morison, 2 Birch Road, Malvern, PA 19355, Executrix. GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Floor, Paoli, PA 19301, atty.

WARREN, Doris J., late of Borough of West Grove. Gerald Halvorsen, care of JAKE BECKER, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, Executor. JAKE BECKER, Esquire, Lamb McErlane, PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, atty.

WOEHL, Frank a/k/a, Frank M. Woehl, late of Easttown Township. Kathryn Woehl, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executrix. RUSSELL J. RESSLER, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

YOUNG, E. Caroline, late of Kennett Township. Paul Douglas Young, care of L. PETER TEMPLE, P.O. Box 384, Kennett Square, PA 19348, Executor. care of L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

ALEXIS, Joseph W, late of East Goshen Township. Michael J. Alexis, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

BIDDLE, Mabel A., late of West Nantmeal Township. Ruthann A. Knight, 110 Iezzi Lane, Glenmoore, PA 19343, Executrix. KATHRYN A. MACMILLAN, Esquire, 103 Southpoint Drive, Chadds Ford, PA 19317, atty.

COLLINS, William R., late of West Chester. Gary M. Collins, 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.

FREEBORN, David John, late of West Nottingham Township. Christine M. Eigenbrot, 737 Fernwood Drive, Douglasville, PA 19518, Administratrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

GIORDANO, Steven J., late of Thornbury Township. Ronald A. Kolla, 3370 Ridge Pike, Collegeville, PA 19426, Administrator. RONALD A. KOLLA, Esquire, Miller, Turetsky, Rule & McLennan, P.C., 3770 Ridge Pike, Collegeville, PA 19426, atty.

GREENTREE, Charles S., a/k/a Charles Stuart Craigie Greentree, late of Caln Township. Rita Readal, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, atty.

HAND, Patricia M., late of Phoenixville. Donna M. Krainak, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HICKS, Evelyn H., late of Newlin Township. James E. Hicks, 1072 Glen Hall Road, Kennett Square, PA 19348, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HUGHES, Elizabeth F., late of Honeybrook Township. Carol L. Hughes, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

JEPSEN, Janet Ruth, late of Tredyffrin Township. Audrey Meredith, 111 West 67th Street, #36A, New York, NY 10023, care of NEIL HILKERT, Esquire, 229 W. Wayne Avenue, Wayne, PA 19087, Executrix. NEIL HILKERT, Esquire, Reidenbach & Associates, LLC, 229 W. Wayne Avenue, Wayne, PA 19087, atty.

JOHNSON, Christopher H., late of East Goshen Township. David S. Johnson, care of JESSICA R. GRATER, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. JESSICA R. GRATER, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

KENNEDY, Elizabeth M., a/k/a Elizabeth Kennedy, late of Phoenixville Borough. Maureen K. Parah, 144 Knoll Drive, Collegeville, PA 19426, Executrix. JOHN J. COLL, JR., Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, atty.

LLOYD, Donald K., late of Birmingham Township. Matthew Lloyd, 412 Thornton Road, Cheyney, PA 19319 and Debra White, 802 Harmony Hill Road, West Chester, PA 19380, Executors.

MACCOUN, Townsend Franklin, a/k/a Townsend F. MacCoun, late of Penn Township. Mary Young and John L. MacCoun, care of ROBERT A. COHEN, Esquire, 717 Constitution Drive, Suite 201, P.O. Box 1265, Exton, PA 19341, Executors. ROBERT A. COHEN, Esquire, Riley Riper Hollin & Colagregco, 717 Constitution Drive, Suite 201, P.O. Box 1265, Exton, PA 19341, atty.

MATLAT, JR., Richard F., late of Westtown Township. Charles P. Coggins, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

MCLEAN MARKLE, Mary, late of East Goshen Township. John Markle, III, 9297 N. 115th Street, Scottsdale, AZ 85259, Executor.

MCSHANE, Sharon-Lee, late of Borough of Phoenixville. Tasha Lynn Toth, 1266 Estate Drive, West Chester, PA 19380, Executrix. MOSES M. BATES, Esquire, McLaughlin Ganim, Ltd., 34 Darby Road, P.O. Box 494, Paoli, PA 19301, atty.

REED, Roma Ada, a/k/a Roma A. Reed, late of West Whiteland Township. Robert P. Masino, 505 Dublin Drive, Downingtown, PA 19335 and Robert E. Gillette, 7 Eastmoor Drive, Sliver Springs, MD 20901, Executors. PETER R. HENNINGER, Esquire, Jones & Henninger, P.C., 339 West Governor Road, Suite 201, Hershey, PA 17033, atty.

REINKE, Theodore, late of Kennett Township. Thomas S. Reinke and Jason P. Reinke, care of SEAMUS M. LAVIN, Esquire, 101 E. Evans Street, Walnut Bldg., Suite A., West Chester, PA 19380, Executors. SEAMUS M. LAVIN, Esquire, Wetzal Gagliardi Fetter & Lavin LLC, 101 E. Evans Street, Walnut Bldg., Suite A., West Chester, PA 19380, atty.

SARDINAS, Margaret E., a/k/a Margaret Esther Sardinas, a/k/a Esther Sardinas, late of Easttown Township. Martha Sardinas, 5439 Strand, Unit 104, Hawthorne, CA 90250, Executrix. **MICHAEL S. CONNOR**, Esquire, The Law Office of Michael S. Connor, 644 Germantown Pike, Suite 2-C, Lafayette Hill, PA 19444, atty.

SCHWARTZ, III, Herman Livingston, late of Pocopson Township. Sara C. Schwartz, 721 Haines Mill Road, West Chester, PA 19382 and John A. Koury, Jr., Executors. **JOHN A KOURY, JR.**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

SELVAGGIO, Americo, late of Upper Oxford Township. Denise L. Selvaggio, care of **EDWARD M. FOLEY**, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. **EDWARD M. FOLEY**, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

STATTS KELLY, Susan, late of Tredyffrin Township. Kurt H. Statts, care of **ROBERT B. SHOEMAKER**, Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, Executor. **ROBERT B. SHOE-MAKER**, Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

THORPE, Elsie S., a/k/a Elsie Thorpe, late of Honey Brook Township. Emily S. Miller, care of **JANICE E. FALINI**, Esquire, 109 E. Evans St., Suite A, West Chester, PA 19380, Executrix. **JANICE E. FALINI**, Esquire, Falini Law Office LLC, 109 E. Evans St., Suite A, West Chester, PA 19380, atty.

TROTTER SITES, Peg, late of West Brandywine Township. Carol Trotter Law, 301 Reading Furnace Road, Elverson, PA 19520, Executrix. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WOODWARD, JR., Lawrence J., late of Malvern. Karen M. Hansen, care of **W. PETER BARNES**, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382 Executor. **W. PETER BARNES**, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

FICTITIOUS NAME

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

ACT&C, with its principal place of business at 1511 Manchester Court, Unit 302, West Chester, PA 19380. The application has been (or will be) filed on: July 15, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Assessments, Coaching, Training and Cleaning LLC, 1511 Manchester Court, Unit 302, West Chester, PA 19380
Janice E. Falini, Esq., Solicitor
109 E. Evans St.
Suite A
West Chester , PA 19380

1st PublicationCOURT OF COMMON PLEAS
CHESTER COUNTY, PA
NO. 2019-02270-TT

TARA DUBOIS and THOMAS DUBOIS, h/w, Plaintiff vs. VINCENT TROMATROE, Defendant

To: VINCENT TROMATROE, Defendant - You have been sued as a Defendant in a civil action instituted by Plaintiffs, Tara Dubois and Thomas Dubois, h/w, against you in this Court. Plaintiff's Complaint alleges that the motor vehicle operated by Plaintiff Tara Dubois was rear-ended by the vehicle operated by you, causing Plaintiff Tara Dubois to suffer injuries and other damages in excess of \$50,000.00. Plaintiffs claim that you are responsible for and should have to pay these damages. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380, 610.429.1500. Erik P. Snyder, Atty. for Plaintiff, SNYDER LAW GROUP, P.C., 121 Ivy Ln., King of Prussia, PA 19406, 610.265.8050'

2nd publication of 3**WEST CHESTER AREA SCHOOL DISTRICT
CHESTER COUNTY, PENNSYLVANIA****PUBLIC NOTICE**

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the West Chester Area School District to Sell Unnecessary Unused Lands by Private Sale ("the Petition") on Friday, September 6, 2019, in Courtroom #4 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 2:00 P.M. The purpose of the hearing is to address the West Chester Area School District's ("the School District") Petition for approval to sell by private sale, under the terms set forth below and contained in the Petition, certain land and the buildings and improvements thereon situate at and known as 829 Paoli Pike, West Goshen Township, Chester County, Pennsylvania, being Chester County UPI No. 52-5F-33 (containing approximately 16.6 acres of land) and the non-contiguous parking lot designated as Chester County UPI No. 52-5F-24 (containing approximately 0.27 acres of land) ("the Property")' The Property is being sold pursuant to an Agreement of Sale between the School District and Stanbery West Goshen, LLC ("the Purchaser"), which has offered to pay \$2,750,000.00 for the Property' The School District seeks Court approval at a hearing on the date and time set forth above to sell the Property to the Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3), as amended, under these terms and conditions and as further set forth in the Agreement of Sale' At the hearing, the School District shall offer evidence in support of its Petition' The hearing shall be open to the public' Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District's Petition' The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, Spellman Administration Building, 782 Springdale Drive, Exton, PA 19341' For more information, please contact: Linda Cherashore, West Chester Area School District, 782 Springdale Drive, Exton, PA 19341; Phone: 484-266-1000; Fax: 484-266-1175; Email: lcherashore@wcasd.k12.pa.us.

Ross A. Unruh, Esquire

Solicitor for the West Chester Area School District

1st Publication of 3**ADVERTISEMANT OF EXSISTENCE OF TRSUT NOTICE**

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

Claire Hartman Simler and William R. Hartman, Jr., Co-Trustees

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

2nd Publication of 3

ROGER MURRAY LIVING TRUST AGREEMENT DTD 08/21/2014.

ROGER MURRAY, DECEASED.

Late of New London 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 ERIC S. MURRAY, TRUSTEE c/o Gregory J. Weinig, Esq., 1201 North Market Street, 20th Fl, Wilmington, DE 19801

Or to his Attorney:

GREGORY J. WEINIG
CONNOLLY GALLAGHER LLP
1201 North Market Street, 20th Floor
Wilmington, Delaware 19801

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, August 15th, 2019 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, September 16th, 2019.** 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.

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 19-8-383
Writ of Execution No. 2015-11610
DEBT \$1,992.36

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of West Chester, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 1-10-211
PLANTIFF: Borough of West Chester
VS
DEFENDANT: **Cheryl Brown**
SALE ADDRESS: 716 S. Penn Street, West Chester, PA 19382
PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD 484-690-9300**

West Chester, PA 19382
PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD 484-690-9300**

SALE NO. 19-8-387
Writ of Execution No. 2015-08118
DEBT \$3,164.89

All that certain lot or piece of ground situate in West Whiteland Township, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 41-4-231
PLANTIFF: West Whiteland Township
VS
DEFENDANT: **Susan A. Jones**
SALE ADDRESS: 24 Buttonwood Drive, West Whiteland, PA 19341
PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD 484-690-9300**

SALE NO. 19-8-388
Writ of Execution No. 2018-04427
DEBT \$6,148.84

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of East Whiteland, Chester County, Commonwealth of Pennsylvania.

TAX PARCEL NO. 42-4K-57
PLANTIFF: Great Valley School District
VS
DEFENDANT: **Edward F. Gill & George J. Gill, III**
SALE ADDRESS: 11 Fawn Circle, E. Whiteland Township, PA 19355
PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD 484-690-9300**

SALE NO. 19-8-393
Writ of Execution No. 2015-08749
DEBT \$4,874.50

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 51-8-160
PLANTIFF: East Bradford Township
VS
DEFENDANT: **Cathy A. Sadler**
SALE ADDRESS: 763 Shropshire Drive, East Bradford, PA 19382
PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD 484-690-9300**

SALE NO. 19-8-394
Writ of Execution No. 2014-06405
DEBT \$17,220.46

ALL THAT CERTAIN, unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of Tredyffrin, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 43-9R-345

PLANTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Sherrill E. Rowland**

SALE ADDRESS: 345 Paoli Woods Drive, Tredyffrin Township, PA 19301

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

SALE NO. 19-8-395
Writ of Execution No. 2018-12090
DEBT \$84,772.80

All that certain piece or parcel or Tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 205 Saint George Street, Coatesville, Pennsylvania 19320.

UPI# 31-2-131.01C

PLANTIFF: Northwest Bank

VS

DEFENDANT: **Crystal A. Berrier**

SALE ADDRESS: 205 Saint George Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 19-8-396
Writ of Execution No. 2018-10130
DEBT \$29,869.43

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Roeder Tract prepared by Bursich Associates, Inc., dated 3/22/1994, last revised 11/16/1995 and recorded in Chester County Plan #13318 as follows, to wit:

Beginning at a point on the Southerly right of way line of Malvern Drive (60 feet wide) and a corner of Lot #2 as shown on said Plan;

thence extending from said point of beginning along Malvern Drive, South 58 degrees 26 minutes 31 seconds East 200 feet to a point a corner of land now or late of Vernon B. and Susan H. Morris, Jr.; thence leaving Malvern Drive and along a line now or late of Vernon B. and Susan H. Morris South 39 degrees 46 minutes 51 seconds West 556 feet to a point, a corner of lot #4; thence extending along a line of Lot #4 North 48 degrees 11 minutes 51 seconds West 155 feet to a point a corner of Lot #2; thence extending along a line of Lot #2 North 35 degrees 03 minutes 27 seconds West 522.68 feet to a point on the Southerly right of way line of Malvern Drive, being the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

Being the same premises which Bruce E. Roeder and Diane Roeder by Deed dated 6/2/2000 and recorded 6/14/2000 in Chester County in Record Book 4768 Page 2217 conveyed unto Susan L. Scholl, in fee.

Being the same premises which Susan L. Scholl by Deed dated 9/24/2003 and recorded 10/7/2003 in Chester County in Record Book 5925 Page 40 conveyed unto Rebecca Scholl-Dunlap and Ronald L. Dunlap, in fee.

And the said Ronald L. Dunlap died on 12/15/2008.

Being the same premises which Rebecca Scholl-Dunlap be Deed dated 7/16/2014 and recorded 7/29/2014 in Chester County in Record Book 8961 Page 650 conveyed unto Rebecca Scholl-DiStefano, in fee.

Tax ID / Parcel No. 17-07-0018.010/ UPI 17-7-18.1

PLANTIFF: Santander Bank, N.A.

VS

DEFENDANT: **Rebecca Scholl Dunlap, a/k/a Rebecca Scholl DiStefano**

SALE ADDRESS: 972 Malvern Drive, Pottstown, PA 19465

PLANTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC 610-532-4222**

SALE NO. 19-8-398
Writ of Execution No. 2017-09612
DEBT \$140,835.99

PROPERTY SITUATE IN BOROUGH OF MALVERN

TAX PARCEL # 02-02-0081

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: MTGLQ INVESTORS,
 L.P.
 VS
 DEFENDANT: **Eligio Bonelli**
 SALE ADDRESS: 13 Landmark
 Drive, Malvern, PA 19355
 PLANTIFF ATTORNEY: **KML LAW
 GROUP, P.C 215-627-1322**

SALE NO. 19-8-399
Writ of Execution No. 2018-03409
DEBT \$297,124.17

Property situate in the WESTTOWN
 TOWNSHIP, CHESTER County, Pennsylvania
 BLR # 67-2R-89
 IMPROVEMENTS thereon:
 Residential Dwelling
 PLANTIFF: Wells Fargo Bank, N.A.
 s/b/m to Wells Fargo Home Mortgage Inc.

VS
 DEFENDANT: **Peter M. Adams &
 Karen M. Adams**
 SALE ADDRESS: 1143 Cardinal
 Drive, A/K/A 1143 E. Cardinal Drive, West
 Chester, PA 19382-7816

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

SALE NO. 19-8-400
Writ of Execution No. 2018-12948
DEBT \$179,624.25

ALL THAT CERTAIN lot or parcel of
 land with the buildings and improvements, heredita-
 ments and appurtenances, SITUATE in the
 Township of Valley, County of Chester and State
 of Pennsylvania, bounded and described according
 to a Plan of Country Club Valley by Drake
 Waddington, Inc., Surveyors, Engineers and
 Planners, Kennett Square, PA, dated 9/22/1987,
 last revised 12/13/1998 and recorded 6/13/1989 as
 Plan #9423-9425, as follows, to wit:

BEGINNING at a point in the
 Northwesterly side of Pine Valley Drive (50 feet
 wide), said point being a corner of Lot #144 (as
 shown on said Plan); thence from said point of
 beginning extending along Pine Valley Drive the 2
 following courses and distances: (1) South 77
 degrees 05 minutes 39 seconds West 61.00 feet to
 a point of curve, thence (2) on a lone curving to the
 left having a radius of 305.00 feet an arc distance

of 33.23 feet to a point of tangent, said point being
 a corner of Lot #146; thence leaving Pine Valley
 Drive extending along Lot #146 and crossing the
 Southerly side of a Transco Pipe Line Easement
 North 19 degrees 08 minutes 52 seconds West
 154.33 feet to a point within said easement and in
 line of Open Space, said point being another cor-
 ner of Lot #146; thence extending along said Open
 Space and through said easement North 74 degrees
 38 minutes 24 seconds East 111.00 feet to a point
 still within said easement, said point being another
 corner of Lot #144 aforesaid; thence leaving said
 Open Space, recrossing the aforesaid side of said
 easement and extending along Lot #144 South 12
 degrees 55 minutes and 23 seconds East 156.32
 feet to the first mentioned point and place of
 beginning.

CONTAINING 15,842 square feet of
 land more or less.
 BEING Lot #145 on the above men-
 tioned Plan.

UNDER AND SUBJECT to a Transco
 Pipe Line Easement through the rear of premises.
 Lot owners shall be restricted against placement of
 any structures within the easement areas.

Property Parcel Number 38-2L-82
 BEING THE SAME PREMISES with
 Alfred Harden Ervin, Jr. (erroneously recorded as
 Alfred Harden Irvin, Jr.) and Aldelgunde N. Ervin
 (erroneously recorded ad Aldegunde Irvin) by
 Deed dated October 9, 2009 and recorded
 December 21, 2009 in the Office of the Recorder
 of Deeds in and for Chester County in Deed Book
 7833, Page 922, granted and conveyed unto
 ALFRED HARDEN ERVIN, JR. and ALDEL-
 GUNDE N. ERVIN, as tenants by the entirety.

IMPROVEMENTS thereon:
 Residential Property
 PLANTIFF: Wells Fargo Bank, N.A.
 s/b/m to World Savings Bank, FSB
 VS

DEFENDANT: **Alfred Harden Ervin,
 Jr. A/K/A Alfred H. Ervin & Adelgunde N.
 Ervin A/K/A Aldelgunde N. Ervin**
 SALE ADDRESS: 203 Pine Valley
 Drive, Coatesville, PA 19320
 PLANTIFF ATTORNEY: **POWERS
 KIRN, LLC 215-942-2090**

SALE NO. 19-8-401
Writ of Execution No. 2018-10606
DEBT \$209,298.72

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 Land, bounded and limited as follows, to wit:

Tax ID Parcel No. 60-06-0141.060/
UPI 68-6-141.6

PLANTIFF: Eastern Savings Bank,
FSB

VS
DEFENDANT: **Dean A. Sullins**
SALE ADDRESS: 101 Aarons Lane,
Nottingham, PA 19362

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

SALE NO. 19-8-402
Writ of Execution No. 2018-10440
DEBT \$171,717.52

ALL THAT CERTAIN lot or parcel of land situated in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 20, 2017 and recorded in the Office of the Chester County Recorder of Deeds on February 15, 2017, in Deed Book Volume 9493 at Page 17.

Tax Parcel No. 47-6-12.9
PLANTIFF: Christiana Trust, a

Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as Trustee for Victoria Capital Trust

VS
DEFENDANT: **KJ Custom Homes, LLC**

SALE ADDRESS: 570 Pheasant Run,
Coatesville, PA 19320

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

SALE NO. 19-8-403
Writ of Execution No. 2018-10862
DEBT \$157,402.73

PROPERTY IS SOLD SUBJECT TO
MORTGAGE

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 Subdivision Plan of "Arbordayle", made by Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 08/02/1988 and last revised 10/07/1988, and recorded in Chester County as Plan No. 9916, and being more fully described as follows, to wit:

BEGINNING at a point on the South side of Spring Run Lane, said point being in the bed of a 50 feet wide Sun Oil Easement, and said point also being the Southeast corner of Lot No. 18 as shown on said Plan; thence extending from said point on the arc of a circle curving to the left, having a radius of 700 feet, the arc distance of 93.43 feet to a corner of Lot No. 16; thence extending along same South 29 degrees 08 minutes 10 seconds West, 234.26 feet to a point, a corner of an Open Space Area, said point being in the bed of a 100 year Flood Plain and Stream Easement; thence extending along said Open Space and through said Easements, the two following courses and distances: (1) South 68 degrees 25 minutes 00 seconds West, 89.67 feet to a point; and (2) North 21 degrees 35 minutes 00 seconds West, 89.39 feet to a corner of Lot No. 18; thence extending along said Lot and out of said Easements North 36 degrees 31 minutes 10 second East, 255.20 feet to a point in the bed of the previously mentioned Sun Oil Easement said point being the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

Being the same premises which First Stafford Corporation by Deed dated 12/28/1989 and recorded 1/8/1990 in Chester County in Record Book 1842 Page 157 conveyed unto Suresh K. Chaudhary and Kavita Chaudhary, husband and wife, in fee.

Tax ID / Parcel No. 33-04J-0076 / UPI 33-4J-76

PLANTIFF: Santander Bank, N.A.
VS
DEFENDANT: **Suresh K. Chaudhary & Kavita Chaudhary**

SALE ADDRESS: 249 Spring Run Lane, Downingtown, PA 19335

PLANTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC 610-532-4222**

SALE NO. 19-8-404
Writ of Execution No. 2018-02194
DEBT \$156,467.37

Property situate in the EAST VINCENT TOWNSHIP, CHESTER County, Pennsylvania

BLR # 21-5-55.10
IMPROVEMENTS thereon:
Residential Dwelling
PLANTIFF: JPMorgan Chase Bank, N.A.

VS
DEFENDANT: **Michael Groff & Kimberly Francis**
SALE ADDRESS: 223 Stony Run Road, Spring City, PA 19475-2412
PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 19-8-405
Writ of Execution No. 2016-11976
DEBT \$209,200.62

All those two certain tracts of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, conveyed to Carmen Allen and Dionna Allen, joint tenants with right of survivorship, be deed dated 7/8/1990 and recorded 7/23/1990, from Thomas Peoples, of record in Book 2084, Page 174, Chester County Recorder of Deeds.

Parcel ID: 16-10-6
PLANTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MX1
VS
DEFENDANT: **Carmen Allen & Dionna Allen**

SALE ADDRESS: 370-374 S. First Avenue, Coatesville, PA 19320
PLANTIFF ATTORNEY: **WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP 267-295-3364**

SALE NO. 19-8-406
Writ of Execution No. 2019-02636
DEBT \$297,047.21

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 39-5-7
IMPROVEMENTS thereon:
Residential Dwelling
PLANTIFF: Wells Fargo Bank, N.A.
VS
DEFENDANT: **William Duffy**
SALE ADDRESS: 100 Ayerwood Drive, Downingtown, PA 19335-2442
PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 19-8-407
Writ of Execution No. 2018-08327
DEBT \$174,025.06

All that Certain tract of land with tenement erected thereon, situated in the Borough of Honey Brook, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., December 12, 1946 as follows:

Beginning at a stake in the north line of Spruce Street at a corner of residue land of Christian W. Uable distant 282.28 feet measured westwardly along said north curb line of Spruce Street from its point of intersection with the west curb line of Main Street; thence along the north curb line of Spruce Street South 57 degrees West, 65.50 feet to a stake, another corner of residue land of Christian H. Uable; thence along the same North 39 degrees 09 minutes West 200.03 feet to a stake in a line of land of Markis Patton; thence along the same and land of Barton Landis North 57 degrees East 65.50 feet to a stake another corner of residue land of Christian W. Uable; thence along the same South 39 degrees 09 minutes East 200.03 feet to the place of beginning

BEING parcel No. 12-04-0024
BEING the same premises which Brian K. Davidson and Cheryl L. Crossley, now known as Cheryl L. Davidson by Deed dated November 13, 2007 and recorded November 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7308 Page 1775, granted and conveyed unto Barry Troupe and Carlinda Troupe, Husband and Wife and William Franklin as joint Tenants with the right of survivorship.

PLANTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS as Indenture Trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES,

SERIES 2005-3 c/o Ocwen Loan Servicing, LLC.
VS

DEFENDANT: **Carlinda Troupe & William Franklin & Carlinda Troupe & William Franklin**

SALE ADDRESS: 885 Spruce Street, Honey Brook, PA 19344

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

SALE NO. 19-8-408
Writ of Execution No. 2018-01587
DEBT \$235,658.96

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

All that certain or parcel of land situate in the Township of Thornbury, County of Chester and the Commonwealth of Pennsylvania, being more particularly described as Lot No. 271, as shown on illustrated on a plan entitled, "Amended Subdivision Plan, Brandywide at Thornbury, Phase 4, Thornbury Township, Chester County, Pennsylvania dated October 1998 with revisions and filed in the Chester County, Register of Deeds office on July 28, 1999 at Map No. 15012.

BEING UPI NUMBER 66-3-276

PARCEL NO.: 66-3-276

BEING THE SAME PROPERTY CONVEYED TO ROBERT R. MILLER, II AND CYNTHIA D. SLOAN-MILLER, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ROBERT R. MILLER, II AND CYNTHIA D. SLOAN-MILLER, NO MARITAL STATUS SHOWN, DATED SEPTEMBER 17, 2003, RECORDED OCTOBER 15, 2003, AT DOCUMENT ID 10320087, AND RECORDED IN BOOK 5938, PAGE 842, CHESTER COUNTY, PENNSYLVANIA RECORDS.

PLANTIFF: LSF10 Master Participation Trust

VS

DEFENDANT: **Robert R. Miller, II & Cynthia D. Sloan-Miller, AKA Cynthia Denise Sloan Miller**

SALE ADDRESS: 115 Chaps Lane, West Chester, PA 19382

PLANTIFF ATTORNEY: **MANLEY**

DEAS KOCHALSKI LLC 614-220-5611

SALE NO. 19-8-409
Writ of Execution No. 2017-11590
DEBT \$756,163.24

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF KENNETT, 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 Kennett Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan prepared for Thirgen LLC, prepared by River Basin Engineering, dated 3/30/2004, last revised 10/28/2004 and recorded on 2/8/2005, as Plan #17329, as follows, to wit:

Beginning at a point in the bed of East Hillendale Road (T-343), being a corner of lands now or late of Betty J. Crosson and Karen Elaine Buckingham; thence leaving said point of beginning, leaving East Hillendale Road, along the lands now or late of Betty J. Crosson and Karen Elaine Buckingham and partly along lands now or late of Gerald F., Jr. and Sybil S. Curtin, South 22 degrees 41 minutes 16 seconds East, 342.23 feet to a point, marking a corner of Lot #2; thence along Lot #2, South 67 degrees 18 minutes 49 seconds West, 303.97 feet to a point in the line of Lot #3; thence along Lot #3 North 22 degrees 41 minutes 16 seconds West, 45.22 feet to a point in the line of lands now or late of Peter F. Petroll; thence along the said lands now or late of Peter F. Petroll, the 2 following courses and distances; (1) North 67 degrees 49 minutes 19 seconds East, 30.51 feet to a point; (2) North 22 degrees 41 minutes 16 seconds West, 330.57 feet to a point in the bed of the first mentioned East Hillendale Road; thence along the bed of East Hillendale Road, North 68 degrees 17 minutes 00 seconds East, 273.50 feet to the first mentioned point and place of beginning.

Being Lot #1 as shown on said Plan. Containing 2.3745 acres of land, be the same more or less.

BEING UPI NUMBER 62-02-0068

PARCEL NO.: 62-02-0068

BEING THE SAME PROPERTY CONVEYED TO BABATUNDE EBODA AND MONICA EBODA, HUSBAND AND WIFE

WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM C. ANASTASIADIS CO., INC., A DELAWARE CORPORATION, DATED AUGUST 15, 2007, RECORDED AUGUST 17, 2007, AT DOCUMENT ID 10781078, AND RECORDED IN BOOK 7242, PAGE 2118, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-AR5

VS

DEFENDANT: **Babatunde Eboda & Monica Eboda**

SALE ADDRESS: 100 Black Cherry Lane, Chadds Ford, PA 19317

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

**SALE NO. 19-8-411
Writ of Execution No. 2015-11436
DEBT \$176,078.98**

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

BEGINNING at a point on the Northerly side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7 on said Plan, and the Southwesterly corner of the about to be described lot; thence form said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7

as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the Northerly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot No. 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving along said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22 minutes 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

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

BEING Chester County UPI 3-1-7.

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

AND the said David O. Barlow departed this life on or before January 13, 2004. Further the said Edna M. Barlow departed this life on or before December 30, 2007.

PARCEL No.: 3-1-7

IMPROVEMENTS thereon:

Residential Property

PLANTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

VS
DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348
PLANTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 19-8-412
Writ of Execution No. 2018-08754
DEBT \$191,790.83

ALL THAT CERTAIN MESSUAGE AND LOT AND LAND, WITH HEREDITAMENTS AND APPURTENANCES, THEREON ERECTED, SITUATE IN HONEYBROOK BOROUGH, CHESTER COUNTY, PENNSYLVANIA UPI# 12-4-61

PLANTIFF: Caliber Home Loans, Inc.
VS
DEFENDANT: Mitchell Moore
SALE ADDRESS: 4221 Horseshoe Pike, Honeybrook, PA 19344
PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 19-8-413
Writ of Execution No. 2018-09826
DEBT \$76,638.41

Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 32-4-25, 32-4-30.52A
IMPROVEMENTS thereon: Residential Dwelling
PLANTIFF: Santander Bank, N.A., Formerly Known as Sovereign Bank

VS
DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sara E. Sorensen, Deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Martin W. Sorensen, Sr., Deceased Mary E. Farquharson in Her Capacity as Heir of Sara E. Sorensen, Deceased and in her capacity as Heir of Martin W. Sorensen, Sr., Deceased**

SALE ADDRESS: 247 Byers Road, Chester Springs, PA 19425-9506
PLANTIFF ATTORNEY: **PHELAN**

HALLINAN DIAMOND & JONES, LLP 215-563-7000

SALE NO. 19-8-414
Writ of Execution No. 2018-00682
DEBT \$105,580.30

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WARWICK, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA

TAX PARCEL # TAX ID/UPI PARCEL NO. 19-06-0092.030/19-6-92.3

SOLD AS THE PROPERTY OF: MICHAEL A. KEENE AKA MICHAEL KEEN and SHERRY L. KEENE

IMPROVEMENTS thereon:
Residential Dwelling
PLANTIFF: KEY BANK, NA S/B/M FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY

VS
DEFENDANT: **Michael A. Keene AKA Michael Keene & Sherry L. Keene**
SALE ADDRESS: 943 Mount Pleasant Road, Pottstown, PA 19465
PLANTIFF ATTORNEY: **KML LAW GROUP, P.C 215-627-1322**

SALE NO. 19-8-415
Writ of Execution No. 2018-10087
DEBT \$198,311.30

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN WEST CALN TOWNSHIP, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

TAX PARCEL # 28-02-0001-010
SOLD AS THE PROPERTY OF: FRED GUILIANO

IMPROVEMENTS thereon:
Residential Dwelling
PLANTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-15CB)

VS
DEFENDANT: **Fred Guiliano**
SALE ADDRESS: 109 Lilly Road, Honey Brook, PA 19344

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

SALE NO. 19-8-416
Writ of Execution No. 2018-12192
DEBT \$140,396.07

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED IN THE DECLARATION PLAN REFERRED TO BELOW AS SUMMIT HOUSE CONDOMINIUM, 1450 WEST CHESTER PIKE, EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

TAX PARCEL # 53-6-1522 86B
SOLD AS THE PROPERTY OF:
ALEX SZENTLASZLOI

IMPROVEMENTS thereon:
Condominium

PLANTIFF: BAYVIEW LOAN SERVICING, LLC

VS
DEFENDANT: **Alex Szentlazloi**
SALE ADDRESS: 286 Summit House,
West Chester, PA 19382

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

SALE NO. 19-8-417
Writ of Execution No. 2019-01342
DEBT \$70,024.59

PROPERTY SITUATE IN THE CITY OF COATESVILLE

TAX PARCEL # 16-6-825
SOLD AS THE PROPERTY OF: ANN L. DOLINGER and RODNEY R. DOLINGER
IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: MIDFIRST BANK
VS

DEFENDANT: **Ann Dolinger & Rodney R. Dolinger**
SALE ADDRESS: 87 Pennsylvania Avenue, Coatesville, PA 19320

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

SALE NO. 19-8-418
Writ of Execution No. 2016-06785
DEBT \$617,828.05

PROPERTY SITUATE TOWNSHIP OF WEST. PIKELAND

TAX PARCEL # 34-04-0251.0000
SOLD AS THE PROPERTY OF: JOE BOUSKA A/K/A JOSEPH R. BOUSKA and SHERRIE BOUSKA

IMPROVEMENTS thereon:
Residential Dwelling

PLANTIFF: PNC BANK, N.A.
VS

DEFENDANT: **Joe Bouska A/K/A Joseph R. Bouska and Sherrie Bouska**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

SALE NO. 19-8-419
Writ of Execution No. 2015-01844
DEBT \$301,803.88

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON

TAX PARCEL # 63-04-0025
SOLD AS THE PROPERTY OF:
WILLIAM J. TURNER III

IMPROVEMENTS thereon:
Residential Dwelling

PLANTIFF: Ditech Financial LLC
FKA Green Tree Servicing LLC
VS

DEFENDANT: **William J. Turner III**
SALE ADDRESS: 1549 Rodney Drive, West Chester, PA 19382

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

SALE NO. 19-8-420
Writ of Execution No. 2018-13151
DEBT \$158,115.11

ALL THAT CERTAIN LOT OF LAND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF DOE RUN FARMS II, MADE BY BERGER AND HAYES, INC., DATED 02/13/1978 AND LAST REVISED 06/28/1978 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS UNDER PLAN NO. 2235

UPI# 47-7-55.42
PLANTIFF: Carrington Mortgage Services, LLC

VS
 DEFENDANT: **Beth Augustine DiEugenio aka Beth A. DiEugenio**
 SALE ADDRESS: 105 Huntington Circle, Coatesville, PA 19320
 PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 19-8-421
Writ of Execution No. 2018-06497
DEBT \$152,256.96

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR# 16-6-894

IMPROVEMENTS thereon:
 Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Bashera R. Grove a/k/a Bashera Grove**

SALE ADDRESS: 420 Walnut Street, Coatesville, PA 19320

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

SALE NO. 19-8-422
Writ of Execution No. 2018-11312
DEBT \$192,980.84

ALL THAT CERTAIN lot or piece of ground situate in the North Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots dated April 22, 1958, made by George F. Shaner, as follows, to wit:

BEGINNING at a point on the southerly side of Timberline Drive (50 feet wide) which point of beginning is measured the two following courses and distances from the southeasterly side of Shenkel Road, (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 40.94 feet to a point of tangent; (2) south 65 degrees 22 minutes east 159.02 feet to the point of beginning; thence extending from said point of beginning along the southerly side of Timberline Drive south 63 degrees 22 minutes east 130 feet to a point in line of Lot No. 12; thence extending along line of Lot no. 12 south 24 degrees 38 minutes west 165.40 feet to a point in line of lots now or late of Morris Nimmerrichter; thence extending along the land now or late of Nimmerrichter north

61 degrees 15 minutes west 130.34 feet to a point in line of lot No. 14; thence along line of Lot No. 14 North 24 degrees 38 minutes East 156 feet to the first mentioned point and place of beginning. BEING Lot No. 13 on a plan of Lots as laid out for Victor L. Garner

UNDER AND SUBJECT to rights-of-way, conveyances, conditions, restrictions, limitations, reservations, easements as recorded in Deed Book H 41 page 646, all of which are incorporated herein by reference.

BEING TAX PARCEL NO. 17-02-0024.090 UPI 17-2-24.9

BEING the same premises in which Kathy J. Hindle Gwinn and Donna J. Pollard, Joint Successor Trustees of the David C. Reynolds and Kathryn N. Reynolds Revocable Livin Trust, Dated December 27, 2006, by deed dated 04/20/2012 and recorded 05/07/2012 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 8419, Page 2241, and/in Instrument No. 111778598, granted and conveyed unto Debra A. Williams-Milantoni

PLANTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Debra A. Williams-Milantoni**

SALE ADDRESS: 1472 Timberland Drive, Pottstown, PA 19465

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

SALE NO. 19-8-423
Writ of Execution No. 2018-07884
DEBT \$214,534.16

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a plan for Balderston Family Limited Partnership, made by John D. Stapelton III, registered land surveyor, Coatesville, PA., dated 7/29/1987, revised 9/30/1987, a follows, to wit: Beginning at a point on the title line in the bed of Swinehart Road (LR15235), said point also being a point in a corner of lot #3; thence extending from said beginning point along the title line in the bed of Swinehart Road (LR 15235), south 00 degrees 17 minutes 20 seconds west, 150.01 feet to a cor-

ner of lot #1; thence extending along same, north 89 degrees 16 minutes 39 seconds west, 347.25 feet to a point a corner of lot #2, aforesaid; thence extending along same the following 2 courses and distances: north 00 degrees 41 minutes 00 seconds west, 150.05 feet and (2) south 89 degrees 16 minutes 39 seconds east, 349.79 feet to a point on the title line in the bed of Swinehart Road the first mentioned point and place of beginning. Being lot #2, as shown on said plan.

Fee Simple Title Vested in Richard I, Whiteman, Jr. and E Marie Whiteman, his wife, as tenants by entireties by deed from William Balderston and Mary Anna P. Balderston, General Partnership of Balderston Family Limited Partnership (not clear), dated 01/15/1988, recorded 01/19/1988, in the Chester County Clerk's Office in Deed Book 1031, Page11.

PARCEL NO.: 29-04-0134.100 UPI 29-4-134.10

PLANTIFF: HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **E Marie Whiteman a/k/a Evella M Whiteman & Richard I Whiteman, Jr**

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343-1038

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

SALE NO. 19-8-424

Writ of Execution No. 2019-01609

DEBT \$30,395.17

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF NEW GARDEN, Chester County, Pennsylvania, and being known as 150 Walnut Run Road, Landenberg, Pennsylvania 19350.

UPI# 60-5-96.4

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Jeffrey E. Hoopes & Tina M. Hoopes a/k/a Tina Hoopes, and United States of America**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

PLANTIFF ATTORNEY: **MCCABE,**

WEISBERG & CONWAY, LLC 215-790-1010

SALE NO. 19-8-425

Writ of Execution No. 2018-07699

DEBT \$218,017.58

ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EAST PIKELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A TWO LOT PLAN OF SUBDIVISION AND SURVEY PREPARED FOR ROBERT J. AND EDWARD M. STEVENS BY POLARIS SURVEYING AND FORESTRY OF JEFFERSONVILLE, PENNSYLVANIA, DATED APRIL 26, 1994 AND LAST REVISED OCTOBER 6, 1994 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, WEST CHESTER, COUNTY OF CHESTER, STATE OF PENNSYLVANIA AS PLAN NUMBER 12700

UPI# 26-4H-26

PLANTIFF: Legacy Mortgage Asset Trust 2017-GS1

VS

DEFENDANT: **Daniel Diantonio & Teresa Diantonio & United States of America c/o The United States District Court for the Eastern District of PA**

SALE ADDRESS: 32 Galicia Drive, Phoenixville, PA 19460

PLANTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 19-8-426

Writ of Execution No. 2017-07085

DEBT \$1,086,723.55

PROPERTY SITUATE IN TOWNSHIP OF KENNETT

TAX PARCEL # TAX ID/UPI PARCEL NO. 62-05-0029/62-5-29

SOLD AS THE PROPERTY OF: MICHAEL J. FRAGALE

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: M&T BANK S/B/M HUDSON CITY SAVINGS BANK

VS

DEFENDANT: **Michael J. Fragale**

SALE ADDRESS: 821 Burrows Run Road, Kennett Township aka Chadds Ford, PA 19317

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

SALE NO. 19-8-427
Writ of Execution No. 2016-02567
DEBT \$223,497.95

ALL THOSE TWO CERTAIN lots of land with the buildings and improvements thereon erected, SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, being Lots No. 10 and 11 in Plan of Chatwood, laid out Johnston R. Wilson, recorded in the Office for the Recording of Deeds in a for Chester County, Pennsylvania, in Plan Book No. 1, page 56, bounded and described according to said plan as follows, to wit:

BEGINNING at a point of intersection of the middle lines of Strasburg Road (50 feet wide) and Maple Lane (46 feet wide); thence extending along he middle line of Maple Lane, South 18 degrees, 50 minutes East, a distance of 182.87 feet to a point in the middle line of Chestnut Alley (15 feet wide); thence extending along the same, South 89 degrees, 9 minutes, West, 87.26 feet to a point in the line dividing Lots No. 10 and 9 on said plan; thence along said dividing line North 18 degrees, 50 minutes West, 182.87 feet to a point in the aforesaid center line of Strasburg Road; thence extending along same, North 89 degrees, 9 minutes East, 87.26 feet to the first mentioned point and place of beginning.

BLR # 52-05F-0159

TITLE TO SAID PREMISES VESTED IN Jennifer L. Jones by deed from Nicholas Parise and Deborah L.P. Tillman, dated 7/23/2004 and recorded 8/26/2004 in Book 6263 Page 952

PLANTIFF: MTGLQ INVESTORS, L.P.

VS

DEFENDANT: **Jennifer L. Jones**

SALE ADDRESS: 840 West Chester Pike, West Chester, PA 19382

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

SALE NO. 19-8-428
Writ of Execution No. 2018-13445
DEBT \$168,465.81

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

All that certain lot or parcel of land with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania bounded and described according to a Subdivision plan for Branford Woods Made by Lake, Roeder, Hillard and Beers, Oxford, PA Dated 8/10/2001 Last Revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows to wit:

Beginning at a point on the Southeasterly side of Branford Way, said Point being a corner of Lot #23 (as shown on said plan); thence from said point of beginning extending along said road North 57 degrees 09 minutes 45 seconds East 20.00 feet to a point being a corner of Lot #21; thence leaving said road extending along Lot #21 passing through the partition wall division the buildings on lots #21 and #22 South 32 degrees 50 minutes 15 Seconds East 96.33 feet to a point in line of Open space, being a corner of Lot #21; thence extending partially along said open space South 57 degrees 09 minutes 45 seconds West 20.00 feet to a point, being a corner of lot #23; thence leaving said open space extending along lot #23 and passing through the partition wall dividing the buildings on Lots #22 and #23 North 32 degrees 50 minutes 15 seconds West 96.33 feet to the first Mentioned point and place of beginning lot #22 on the above mentioned plan, together with all and singular the buildings and improvements, ways, streets, alley, driveways, passages, waters, water-courses, Rights, liberties, privileges, hereditaments and appurtenances.

BEING UPI NUMBER 09-10-0047.220

PARCEL NO.: 01-10-0047.220

BEING THE SAME PROPERTY CONVEYED TO ERIC S. DICKEY AND KRISTIN A. BURNS, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM NICOLE M. JONES, DATED NOVEM-

BER 21,2008, RECORDED DECEMBER 3, 2008, AT DOCUMENT ID 10888783, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: U.S. BANK NATIONAL ASSOCIATION

VS

DEFENDANT: **Kristin A. Burns & Eric S. Dickey**

SALE ADDRESS: 17 Branford Way, Coatesville, PA 19320

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

SALE NO. 19-8-429

Writ of Execution No. 2018-03366

DEBT \$62,243.69

ALL THAT CERTAIN lot of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Fifth Ward of the City of Coatesville, being one-half of Lot No. 86 on plan of building lots of Mendenhall and Harlan, designated at No. 606 Merchant Street, bounded and described as follows:

BEGINNING at a point in the South line of Merchant Street a corner of land now or late of James A. Potts; THENCE Southerly course by said Potts' land 136 feet to the North line of a 20 feet alley; THENCE an Easterly course 25 feet to a corner of land now or late of Joseph L. Sydam; THENCE by the same a Northerly course 160 feet to the South line of Merchant Street; THENCE along said line a Westerly course 25 feet to the place of beginning.

CONTAINING 4000 square feet of land, be the same more or less

PARCEL NO. 1606-010100

BEING the same premises which Bruce Halloy, also known as Bruce Holloway by Deed dated September 29, 2006 and recorded October 19, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6984 Page 1072, granted and conveyed Jamie Dominguez, in fee.

PLANTIFF: U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2006-20, Asset- Backed Certificates, Series 2006-20 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **Jamie Dominguez**
SALE ADDRESS: 606 Merchant

Street, Coatesville, PA 19320

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

SALE NO. 19-8-430

Writ of Execution No. 2019-02025

DEBT \$249,593.54

Property situate in the UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania
BLR# 33-5F-66

IMPROVEMENTS thereon:
Residential Dwelling

PLANTIFF: Branch Banking and Trust Company Successor by Merger to Susquehanna Bank

VS

DEFENDANT: **Jaheen E. Beckett & Jacqueline Jones-Beckett**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341-1497

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

SALE NO. 19-8-431

Writ of Execution No. 2018-04392

DEBT \$295,199.38

PROPERTY SITUATE IN TOWNSHIP OF EAST NOTTINGHAM

TAX PARCEL # 69-03-0064.930

SOLD AS THE PROPERTY OF:
LAURA C. KUPSEY and DANIEL R. KUPSEY

IMPROVEMENTS thereon: Residential Dwelling
PLANTIFF: Shellpoint Mortgage

Servicing

VS

DEFENDANT: **Laura C. Kupsey & Daniel R. Kupsey**

SALE ADDRESS: 924 Old Library Lane, Oxford, PA 19363

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

SALE NO. 19-8-432

Writ of Execution No. 2019-01491

DEBT \$218,743.93

All that certain piece or parcel or Tract of land situate in the Borough of Elverson, Chester County, Pennsylvania, and being known as 113 South Chestnut Street, Elverson, Pennsylvania

19520.
 UPI# 13-4-9
 PLAINTIFF: Pacific Union Financial,
 LLC
 VS
 DEFENDANT: **Nina Mae Dimichele**
 SALE ADDRESS: 113 South Chestnut
 Street, Elverson, PA 19520
 P LANTIFF ATTORNEY: **MCCABE,
 WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 19-8-433
Writ of Execution No. 2017-09880
DEBT \$133,733.97

ALL THAT CERTAIN message and lot or parcel of land situate in PA Route 842 West Marlborough Township, Chester County, Pennsylvania being Parcel "A" on plan of property owner by the late Alfred H. Powell, Jr. and Phyllis M. Powell, and by Alfred H. Powell, III bounded and described according to a survey made by George E. Regester, Jr. and Sons, Inc. Registered Land Surveyors, dated February 27, 1974, and being Plan P-358, as follows, to wit: BEGINNING at a point set in the title line of Pa. Route 842 leading on the easterly direction to Upland and westerly direction to PA. Rout 841, said point marking the Northeasterly corner of this about to be described tract and northwesterly corner of land of Parcel "B", about to be conveyed to Donald E. Mitten from Alfred H. Powell, Jr. and Phyllis M. Powell, his wife, said point of beginning being set North 86° 40' 14" West measured along said title of Pa. Route #842, marking the northeasterly corner of land of African Methodist Episcopal Church and the Northwesterly corner of land of Walter R. Wicks, Jr., 321.14 feet to said point of beginning; thence leaving said point of beginning and leaving said title line of Pa. Route #842 and by said land of Parcel "B", South 03° 19' 46" West, 162.80 feet to an iron pin set for the southeasterly corner of this and set in line of remaining land of Alfred H. Powell, Jr.; thence by said land of Alfred H. Powell, Jr. the following two (2) courses and distances, to wit:

1. North 86° 40' 14" West, 113.47 feet to an iron pin,
2. North 03° 19' 46" East, 162.80 feet to a PK nail set for the northwesterly corner of this and set in the title line of said Pa. Route #842; thence by said title line, South 86° 40' 14" East, 113.47 feet to a point being the first men-

tioned point and place of Beginning.
 CONTAINING 0.424 acres of land, be the same more or less.

Parcel # 48-7-27.1
 BEING THE SAME premises which Tina M. Powell, n/k/a Tina M. Carroll, be Deed dated February 5, 2003 and recorded February 24, 2003, in Deed Book 5580, page 1803, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto John P. Primiano, in fee.

PLAINTIFF: Wells Fargo Bank, N.A. as trustee for WaMu Mortgage pass-through Certificate Series 2004-PR2 Trust

VS
 DEFENDANT: **John P. Primiano**
 SALE ADDRESS: 253 Clonnell
 Upland Road, West Grove, PA 19390
 PLAINTIFF ATTORNEY: **SHAPIRO
 & DeNARDO, LLC 610-278-6800**

SALE NO. 19-8-434
Writ of Execution No. 2018-13426
DEBT \$126,732.47

ALL THAT CERTAIN lot or tract of land, together with the dwelling house erected thereon, designated at #69 Palmer Avenue, situated in the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., May 8, 1941, as follows:

BEGINNING at a point in the East curb line of Chester Avenue, distant 20 feet from the South line of Olive Street, measuring Southwardly along the said East curb line of Chester Avenue, a corner of land of Gennie Hewczuk; thence along the same North 80 degrees and 44 minutes East, 160 feet to a spike in the West line of Palmer Avenue; thence along the same South 09 degrees and 16 minutes East, 22,83 feet to a spike, a corner of other land of The Home Building and Loan Association of Coatesville; thence along the same South 80 degrees and 44 minutes West, 160 feet to a point in the said East curb line of Chester Avenue; thence along the same North 09 degrees 16 minutes West 22.83 feet to the place of beginning.

CONTAINING Three thousand six hundred fifty-two square feet of land, be the same more or less.

BEING TAX PARCEL NO: 16-06-

0842 UPI 16-6-843

BEING the same premises in which Kathryn Taggart, formerly known as Kathryn Linton, who acquired title incorrectly as Katherine Linton, a married woman and former surviving spouse of Robert Linton, by deed dated 05/24/2004 and recorded 06/01/2004 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 6174, Page 152, and Instrument No. 10418976, granted and conveyed unto Kathryn Taggart, a married woman

PLANTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

VS

DEFENDANT: **Kathryn Taggart**

SALE ADDRESS: 69 Palmer Avenue, Coatesville, PA 19320

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

SALE NO. 19-8-435

Writ of Execution No. 2016-05115

DEBT \$240,786.52

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

All that certain tract of land, situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Lattanzio Brothers, made by H2 Engineering, Registered Surveyors, dated September 8, 1977 and revised October 15, 1977 there being Lot 5 of Subdivision Plan, as follows:

Beginning at a point set in the title line of Public Road T-333 known as Starr Road leading in an easterly direction PA Route 41 and a westerly direction to Penn Green Road, said point marking the northeasterly corner of this about to be described tract and the northwesterly corner of Lot 4 on said Plan, said point being set South 87 degrees, 11 minutes, 58 seconds West measured along said title line from a point set at the point of intersection of the title line of said Public Road T-333 with the title line of Public Road LR 15036 known as Newark Road leading in a northerly direction to Baltimore Pike and a southerly direc-

tion to Delaware 271.58 feet to the said point of beginning, thence leaving said point of beginning, leaving said title line of Public Road T-333, and by said land of Lot 4 and partly by land of Lot 3, South 2 degrees, 48 minutes, 02 seconds East, 316 feet to a point marking the southeasterly corner of this land a corner of other lands of Lattanzio Brothers of which this was a part; thence by said other lands the following two courses and distances, to wit: (1) South 87 degrees, 11 minutes, 58 seconds West, 150 feet to a point (2) North 2 degrees, 48 minutes, 02 seconds West, 316.00 feet to a joint marking the northwesterly corner of this and sent in the title line of Public Road T-333 aforementioned; thence by said title line North 87 degrees, 11 minutes, 58 seconds East, 150.00 feet to a point being the first mentioned point and place of beginning

Containing 1.088 acres of land be the same more or less.

BEING UPI NUMBER 60-3-265.3

PARCEL NO.: 60-3-265.3

BEING THE SAME PROPERTY CONVEYED TO LOUIS L. DIANGELIS AND RAE L. DIANGELIS, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JEFFERY C. DUNN AND DAWN D. DUNN, HUSBAND AND WIFE, DATED JULY 9, 2003, RECORDED JULY 11, 2003, AT DOCUMENT ID 10270110, AND RECORDED IN BOOK 5781, PAGE 1340, CHESTER COUNTY, PENNSYLVANIA RECORDS.

INFORMAITONAL NOTE: LOUIS L. DIANGELIS DIED AUGUST 3, 2009, PURSUANT TO THE TENANCY LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL OF HIS INTEREST PASSED TO RAE L. DEANGELIS.

PLANTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **Rae L. Diangelis,**
AKA Rae Lynn Diangelis

SALE ADDRESS: 296 Starr Road, Landenberg, PA 19350

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