

NOTICES

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

**NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON WEDNESDAY, MARCH 6, 2019**

Courtroom 15 at 9:00 A.M. PREVAILING TIME

THE HONORABLE MARK L. TUNNELL

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

ESTATE OF DONATO D. MECCA, DECEASED	1517-1313
A/K/A DONATO MECCA	
FIRST AND FINAL ACCOUNT	
OF: KEITH MECCA, EXECUTOR	
ATTORNEY(S):	
RICHARD H. MORTON, ESQUIRE	
KEVIN J. RYAN, ESQUIRE	

ESTATE OF GERALDINE MARIE MIRALDI, DECEASED	1586-0570
A/K/A GERALDINE MIRALDI	
FIRST ACCOUNT	
FOR TRUST UNDER THE WILL FBO RITA STEVENS KARAHALIAS	
OF: WELLS FARGO BANK, N.A., TRUSTEE	
HELEN WOODWARD, TRUSTEE	
ATTORNEY(S):	
JONATHAN D. SOKOLOFF, ESQUIRE	
LAURA E. STEGOSSI, ESQUIRE	

ESTATE OF GERALDINE MARIE MIRALDI, DECEASED	1586-0570
A/K/A GERALDINE MIRALDI	
FIRST ACCOUNT	
FOR TRUST UNDER THE WILL	
FBO THOMAS J. MIRALDI	
OF: WELLS FARGO BANK, N.A., TRUSTEE	
HELEN WOODWARD, TRUSTEE	
ATTORNEY(S):	
JONATHAN D. SOKOLOFF, ESQUIRE	
LAURA E. STEGOSSI, ESQUIRE	

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-00732-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Stephanie Lauren Kane a/k/a Stephanie Lauren Patton was filed in the above-named court and will be heard on April 15, 2019 at 9:30 AM, in Courtroom No. 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 16, 2019

Name to be changed from: **Stephanie Lauren Kane a/k/a Stephanie Lauren Patton** to: **Stephanie Patton Kane**

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. 2019-00706-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ana Wells Greene-O'Connell was filed in the above-named court and will be heard on April 15, 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: January 15, 2019

Name to be changed from: **Ana Wells Greene-O'Connell** to: **Ana Wells Greene**

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on January 15, 2019 for **Starboard Management Group, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Any and all lawful business
Benetrends Financial, Solicitors
1180 Welsh Road
Suite 280
North Wales, PA 19454

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

ALLRED, Modell M., late of Highland Township. Jessie Laurel Benjamin, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

BARKER, JR., Wade H., late of East Marlborough Township. Dianne B. Bramble and David S. Barker, care of DONALD B. LYNN, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BASS, Ophelia, late of Borough of Kennett Square. Grayling I. Bass, care of DONALD B. LYNN, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BLACKWELDER, SR., Herbert V., late of Penn Township. Herbert V. Blackwelder, Jr., care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

CASTEVONA, Cordell, late of Schuylkill Township. Elliot Goldberg, care of ELLIOT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Executor. ELLIOT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

DEITCH, Mary Jane, late of East Goshen Township. Sharon E. Rock, 18 Robins Nest Lane, West Chester, PA 19382, Executrix.

FINCHER, Jeffrey M., late of East Bradford Township. Staci A. Fincher, 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.

GEIBLER, Robert J., late of New Garden Township. William R. Geibler, care of JENNIFER E. SMITH, Esquire, 2451 Cenerville Road, Suite 100, Wilmington, DE 19808, Executor. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2451 Centerville Road, Suite 100, Wilmington, DE 19808, atty.

HOLZ, Louis Thomas, late of Tredyffrin Township. Thomas C. Holz, 112 Manchester Court, Harleysville, PA 19348, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

JOWETT, Michael J., a/k/a Mike J. Jowett, late of Kennett Township. Lisa J. Payne, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, Executrix. SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

KUNKLE, Betty J., late of East Vincent Township. Sheila Schell, 85 Bertolet School Road, Spring City, PA 19475, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., P. O. Box 776, Pottstown, PA 19464, Executrix. KENNETH E. PICARDI, Esquire, Yergey, Daylor, Allebach, Scheffey, Picardi, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, atty.

MCLAY, JR., Thomas D., a/k/a Thomas D. McLay, late of Honey Brook Township. Joseph F. McLay, 81 Summit Road, Malvern, PA 19355, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Executor. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

NICOLAIDES, Anita Olga, late of Lower Oxford Township. Thomas P. Nicolaidides, care of STEPHEN J. KELLY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. STEPHEN J. KELLY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

RUBRIGHT, Preston Claude, late of East Bradford Township. Susan Gale Weldon, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

SHAW, Beata B., late of West Chester. Kenneth B. Shaw, 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.

SMITH, Hazel L., late of Borough of Kennett Square. Crystal D. Baker, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

SPIEGELFORD, Sarah, late of Tredyffrin Township. William S. Hanrahan and William B. Cooper, III, P.O. Box 673, Exton, PA 19341, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341, atty.

SPRAGUE, Lillian Dorothy, late of Kennett Square. Kevin S. Sprague, P.O. Box 929, Frenchtown, MT, 59834, Executor.

VICKER, Marian Rita, late of Westtown. Stephen Vicker, 800 S. 5 Points Rd., West Chester, PA 19382, Executor.

WALLACE, Michael S., late of Tredyffrin Township. Ali K. Bleecker, care of ADAM GRANDWETTER, Esquire, 100 N. 18th Street, Suite 710, Philadelphia, PA 19103, Executrix. ADAM GRANDWETTER, Esquire, Royer Cooper Cohen Braunfeld LLC, 100 N. 18th Street, Suite 710, Philadelphia, PA 19103, atty.

2nd Publication

ALDRICH, Mary Anna, late of Tredyffrin Township. John Atwood, care of ROBERT M. ROMAIN, Esquire, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, Executor. ROBERT M. ROMAIN, Esquire, Bear Romain & Ginty, LLP, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

BURRILL, Elayne M., late of West Goshen Township. Christine Fernandes, care of KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executrix. KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

COCHRAN, Ethel P., a/k/a Ethel Cochran, late of East Fallowfield Township. Melody C. Limeburner, 3317 Sylvan Drive, Thorndale PA 19372, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DERO, David A., late of Coatesville. Stanley J. Dero, Jr., 350 Shady Brook Drive, Langhorne PA 19047, care of DONALD F. KOHLER, Esquire, 27 South Darlington Street, West Chester, PA 19382, Administrator. DONALD F. KOHLER, Esquire, Kohler Law Offices, LLC, 27 South Darlington Street, West Chester, PA 19382, atty.

DUFFY GAFFNEY, Siobhan, a/k/a Siobhan McDonald Gaffney a/k/a Siobhan M. Gaffney a/k/a Siobhan M. Duffy a/k/a, late of South Coatesville. Margaret Susan Duffy, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Ave, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Ave, Suite 13, Downingtown, PA 19335, atty.

FARLING, Virginia Muriel, a/k/a Virginia Spencer, late of West Chester. William C. Spencer Jr., 711 Haines Mill Rd., West Chester, PA 19382, Executor.

FREELAND, Melora, late of West Chester. Erik B. Freeland, 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.

GOSS, Kenneth A., late of Malvern. Delphine G. Carroll, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

GREGORIO, Robert A., late of West Chester. Stephen Gregorio, 26 Samuel Rd., Chelmsford, MA 01824, care of NEAL M. LERER, Esquire, 56 Central Square, Chelmsford, MA 1824, Executor. NEAL M. LERER, Esquire, Neal M. Lerer Attorney at Law, 56 Central Square, Chelmsford, MA 1824, atty.

HALL, SR., John T., a/k/a Jack T. Hall, Sr., late of Wallace Township. Stanley Scott, 181 Byers Road, P.O. Box 351 Uwchland PA 19480, care of DANIEL J. MAISANO, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, Executor. DANIEL J. MAISANO, Esquire, Lyons Dougherty, LLC 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

KNOX, Marjorie C., late of West Goshen Township. Nancy K. Jussen, 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.

KOCH, Susan M., late of Phoenixville Borough. Karen L. Ferry, 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, PC 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KURR, Nancy J, late of Penn Township. Gloria P. Johnson, 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.

LEBON, Michael, late of North Coventry Township. Suzanne M. Nye, 1715 St. Peter's Road, Pottstown, PA 19465, care of JOHN A. KOUREY, JR., Esquire, 41 E. High Street, Pottstown, PA 19464, Executrix. JOHN A. KOUREY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C. 41 E. High Street, Pottstown, PA 19464, atty.

MANTELL, Robert T., late of Kennett Square. P. Thomas Simperts, Jr., care of JOHN R. TWOMBLY, Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

MECRAY, Frieda S., late of Honey Brook Township. Douglas H. Mecray, 17 W. Miner Street, PA 19382, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD. 17 W. Miner Street, West Chester, PA 19382, atty.

MILLER, Janice, late of West Whiteland Township. John Haggerty and Mary Haggerty, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, atty.

PARSONS, Elizabeth A., late of West Goshen Township. Gerald J. Parsons and Donald F. Parsons, Jr., care of KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Co-Executors. KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

PERKINS, Robert V., late of Tredyffrin Township. Anne B. Perkins, 21 Newport Drive Chesterbrook, PA 19087, care of DONALD F. KOHLER, Esquire, 27 South Darlington Street, West Chester, PA 19382, Executrix. DONALD F. KOHLER, Esquire, Kohler Law Offices, LLC, 27 South Darlington Street, West Chester, PA 19382, atty.

PHILLIPS, Charles Edward, late of London Britain Township. Glenn C. Phillips and Larry D. Phillips, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administrators. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

SMITH, JR., George Burrell, late of Downingtown. Lisa K. Smith, care of GARY E. THOMPSON, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executrix. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

TRUEBA, Raoul L., late of Kennett Township. Faye E. Trueba, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

3rd Publication

ALEXANDER, Bettie U., late of Willistown Township. Laura A. Burgess, 6031 Goshen Rd. Cottage, Newtown Square, PA 19073 and Robert N. Alexander, 714 Lancaster Ave., Apt. B, Berwyn, PA 19312, care of KAREN M. STOCKMAL, Esquire, 1055 Westlakes Drive, Ste. 160, Berwyn, PA 19312, Executors. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1055 Westlakes Drive, Ste. 160, Berwyn, PA 19312, atty.

BATES, JR., Richard B., late of Kennett Borough. Mary B. Bates, care of BRUCE W. LAVERTY, Esquire, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, Executrix. BRUCE W. LAVERTY, Esquire, Laverty Law Offices, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, atty.

BENSING, Anne H., late of Kennett Township. Joseph F. Brinker, care of D. SELAINE KEATON, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, Executor. D. SELAINE KEATON, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, atty.

BLAIR, Sidney J., late of East Goshen Township. Brian S. Blair, 211 Honeycroft Blvd., Cochranville, PA 19330, care of JOSEPH J. DOUGHERTY, Esquire, 6 Ponds Edge Drive, Ste. 1, Chadds Ford, PA 19317, Executor. JOSEPH J. DOUGHERTY, Esquire, Lyons Dougherty, 6 Ponds Edge Drive, Ste. 1, Chadds Ford, PA 19317, atty.

BROWN, Arlene R., late of West Brandywine Township. Paul F. Sheetz and Debra K. Chillas, care of ROBERT S. SUPPLEE, Esquire, 329 S. High Street, West Chester, PA 19382-3336, Co-Executors. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 S. High Street, West Chester, PA 19382-3336, atty.

DAGIT, Daniel C., a/k/a Daniel Conway Dagit, late of East Pikeland Township. Daniel C. Dagit, Jr. and Timothy G. Dagit, care of MAURICE D. LEE, III, Esquire, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102-2186, Executors. MAURICE D. LEE, III, Esquire, Saul Ewing Arnstein & Lehr, LLP, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102-2186, atty.

FAULKNER, Margaret Mae, late of Honey Brook. Charlton Faulkner, 1290 N. Valley Rd., Pottstown, PA 19464 and Elizabeth Haas, 121 Birdell Rd., Honey Brook, PA 19344, Executors.

GEIGER, Kelly Marie, a/k/a Kelly Regan Geiger, late of Malvern Borough. Joseph F. Geiger, Jr., 6 Raffaella Drive, Malvern PA 19355, Administrator.

HARNER, Jane D., late of Wallace Township. Ronald L. Harner, Jr., care of ANDREW S. GEORGE, Esquire, 2640 Westview Drive, Wyomissing, PA 19601, Executor. ANDREW S. GEORGE, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Drive, Wyomissing, PA 19601, atty.

HEALD, Richard Thomas, late of Kennett Township. Carol Jo Thayer Heald, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

JENSEN, Aase S., a/k/a Aase Stang Jensen, late of Kennett Township. Elmer W. Jenser, Jr., care of P. KRISTEN BENNETT, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19087, Executor. P. KRISTEN BENNETT, Esquire, Gathrop Greenwood PC, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19087, atty.

LONG, Janet Gail, a/k/a Gail A. Long, late of East Nottingham Township. Madison Long, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

LOPEZ, Providencia Barreto, late of Oxford. Jose Sabastro, 533 Mystic Lane, West Grove, PA 19390 and Anna Lisa Martinez, 726 Risinghurst Lane, Oxford, PA 19363, care of LATISHA B. SCHUENEMANN, Esquire, 2755 Century Boulevard, Wyomissing, PA 19610, Co-Administrators. LATISHA B. SCHUENEMANN, Esquire, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyomissing, PA 19610, atty.

MANCINO, JR., John Antonio, a/k/a John Mancino, late of Newlin Township. Florence L. Morales, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

MAYER, Edwin Adolph, late of West Chester. Edwin K. Mayer, 3 Yorktown Avenue, West Chester, PA 19382, care of KEVIN T. VITELLI, Esquire, 813 S. New Street, West Chester, PA 19382, Executor. Kevin T Vitelli, Esquire, 813 S. New Street, West Chester, PA 19382, atty.

OLOUGHLIN, Mary J., late of Treddyffrin Township. Mary Tucker and Shelia Gerner, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Administratrices. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

PAUL, Antionette, a/k/a Antionette V. Paul, late of East Brandywine Township. Lois A. Paul and Deborah Paul Consoli, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrices. LOUIS N. TETI, Esquire, MacElree Harvey, LTD, 17 W. Miner Street, West Chester, PA 19382, atty.

PECK, JR., Ernest J., late of Pennsbury Township. Janet M. Peck, 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.

REED, Alan E., late of East Coventry Township. Susan A. Reed, care of ALAN G. WANDALOWSKI, Esquire, 131 W. State Street, P.O. Box 50, Doylestown, PA 18901, Executrix. ALAN G. WANDALOWSKI, Esquire, Antheil, Maslow & MacMinn, LLP, 131 W. State Street, P.O. Box 50, Doylestown, PA 18901, atty.

SCHRADE, Randall, a/k/a Randy M. Schrade, late of Downingtown. Susan Bonney, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executrix. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

TAYLOR, Florence Jane, late of New Garden Township. Douglas D. Taylor, 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.

TOOLAN, James M., late of Uwchlan Township. Kathleen Bruno, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Exton, PA 19341, atty.

WELLS, Alice H, a/k/a Alice H. Doppler, late of W. Brandywine. Pamela Buoni, 18 Meadowview Dr., Sewell, NJ 08080, Executrix.

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

Liongate at Chester Springs, with its principal place of business at 3611 Davis Court, Chester Springs, PA 19425. The application has been (or will be) filed on: February 19, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Liongate Homeowner's Association, Inc., 3611 Davis Court, Chester Springs, PA 19425
John H. Kiefel, Esquire, Solicitor
Law Office of John H. Kiefel
721 East Lancaster Avenue
Downingtown, Pennsylvania 19335

FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 12/14/2018, for a foreign corporation with a registered address in the State of Pennsylvania as follows: **Digital Legend Technology Group Inc.**, 132 North Wanyne Street, West Chester, Pennsylvania, 19380

This corporation is incorporated under the laws of Delaware. The address of its principal office is 132 North Wayne Street West Chester Pennsylvania 19380. The corporation has been qualified in Pennsylvania under the Provisions of the Business Corporation Law of 1988, as amended.

1st Publication

CIVIL ACTION LAW
COURT OF COMMON PLEAS
CHESTER COUNTY

Number 12-05164

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust
v.

Kristen Gleason, known surviving heir of Daniel Cashman, deceased mortgagor and real owner, Elise Bond, known surviving heir of Daniel Cashman, deceased mortgagor and real owner, Donna Cashman, known surviving heir of Daniel Cashman, deceased mortgagor and real owner, Daniel E. Cashman, known surviving heir of Daniel V. Cashman, deceased mortgagor and real owner, and All unknown surviving heirs of Daniel V. Cashman, deceased mortgagor and real owner

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

TO: All unknown surviving heirs of Daniel V. Cashman, deceased mortgagor and real owner Your house (real estate) at **110 Ashenfelter Road, Malvern, Pennsylvania 19355** is scheduled to be sold at Sheriff’s Sale on **May 16, 2019** at 11:00 a.m. at Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania 19380 to enforce the court judgment of \$576,128.17 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust against the above premises.

NOTICE OF OWNER’S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF’S SALE

To prevent this Sheriff’s Sale you must take immediate action:

1. The sale will be canceled if you pay to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust the back payments, late charges, costs, and reasonable attorney’s fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF’S SALE DOES TAKE PLACE

1. If the Sheriff’s Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the

Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

**Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street
P.O. Box 3191
West Chester, Pennsylvania 19380
(610) 429-1500**

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

NOTICE

NOTICE IS HEREBY GIVEN that the Consolidated Return of the Tax Claim Bureau of Chester County with respect to tax sales of real estate held on December 10, 2018 has been presented to the Court of Common Pleas of Chester County, Pennsylvania, which on **February 15, 2019** confirmed said tax sales nisi. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation nisi; otherwise said return will be confirmed absolute.

TAX CLAIM BUREAU OF CHESTER COUNTY

Jonathan B. Schuck, Director

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

IN RE: D.A.P.
Case Number: AD-19-0002

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Melanie Ann Muhammad have to a male minor child, D.A.P. (d.o.b. 6/2/17), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on the Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Wednesday, April 3, 2019, at 9:00 AM o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

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

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

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

1st Publication of 3

TRUST NOTICE

The Revocable Trust Agreement dated January 20, 2014 of Hazel L. Smith

Hazel L. Smith, Deceased, Settlor
Late of the Borough of Kennett Square
Chester County, Pennsylvania

All persons indebted to said Trust or Settlor are requested to make immediate payment, and those having legal claims, to present the same without delay to:

THE TRUSTEE
Crystal D. Baker
213 E. State Street
Kennett Square, PA 19348

OR

THE TRUSTEE'S ATTORNEY
Edward M. Foley, Esquire
Brutscher Foley Milliner & Land, LLP
213 E. State Street
Kennett Square, PA 19348

2nd Publication of 3

TESTAMENTARY TRUST U/W DATED. 12/16/2014 F/B/O NIKOLAS R. KOVEOS

MARY D. REYES, Deceased

Late of Exeter Township, Berks 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 MARIA T. REYES, TRUSTEE, 761 Gulph Rd., Wayne, PA 19087,

Or to her Attorney:

EUGENE ORLANDO, JR.
ORLANDO LAW OFFICES, P.C.
2901 St. Lawrence Ave., Ste. 202
Reading, PA 19606

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, March 21st, 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, April 22nd, 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

1st Publication

SALE NO. 19-3-110
Writ of Execution No. 2018-04230
DEBT \$191,128.08

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Oxford, Chester County, Pennsylvania, bounded and described according to a final Subdivision Plan of Penn Oak, made by Tatman and Lee Associates, Inc., dated 05/13/1990, last revised 06/25/1993 and recorded on 07/02/1993, as Plan #12109, as follows, to wit:

BEGINNING at a point on the southern side of Locust Street (LR 15005), the northeast corner of Lot #26 and the northwest corner of the about to be described Lot; thence, along said Locust Street (LR 15005), north 65 degrees 37 minutes 56 seconds east, crossing over a 20 feet

wide sanitary sewer easement, 125.00 feet to a point;

THENCE, leaving said Locust Street (LR 15005), south 12 degrees 41 minutes 8 seconds east, crossing over a drainage easement, 232.15 feet to a point, a corner of Lot #24 on said Plan;

THENCE, extending along Lot #74 and passing through said drainage easement and 100 year flood line, south 60 degrees 10 minutes 11 seconds west, 54.64 feet to a point, a corner of Lot #25;

THENCE, along said Lot #25, the two following courses and distances:

1. NORTH 49 degrees 17 minutes 32 seconds west, passing through a 20 feet wide sanitary sewer easement, 63.41 feet to a point; and

2. NORTH 23 degrees 32 minutes 32 seconds west, passing through a 20 feet wide sewer easement, 54.99 feet to a point, a corner of Lot #26 on said Plan;

THENCE, along Lot #26, north 23 degrees 32 minutes 32 seconds west, passing through aforementioned 20 feet wide sanitary sewer easement, 120.01 feet to the first mentioned point and place of beginning.

BEING Lots #27 as shown on said Plan. Containing 22,934 square feet of land, be the same more or less.

BEING Parcel ID 6-8-4.24 and being known for informational purposes only as 200 W. Locust Street, Oxford, PA

BEING the same premises which was conveyed to Wilbur B. Ford and Kathleen Ford, by Deed of Joseph A. Petrucci and Misty Beth Petrucci, husband and wife, dated 04/09/2001 and recorded 06/26/2001 in Book 4992 Page 001 in the Chester County Recorder of Deeds Office, in fee. And the said Wilbur B. Ford has since departed this life, subsequent to which an estate was probated in the Chester County Register of Wills Office under Estate File Number 15-15-1942, whereby Letters of Administration were granted unto Kathleen Ford on or about December 28, 2016.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **KATHLEEN FORD**
ADDRESS: 220 West Locust Street f/k/a 4 Penn Oak Lane, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO**

& DeNARDO, LLC, 610-278-6800

**SALE NO. 19-3-111
Writ of Execution No. 2017-07208
DEBT \$248,610.10**

ALL the right, title, interest and claim of Edward V. Stout, Jr. and Jacqualyynn M. Stout of, in and to:

ALL the following described real estate situate partly in the Borough of Avondale and partly in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 26 Gap Newport Pike, Avondale, PA 19311

DEED Book 3778, Page 1867, Parcel Number 04-04-0008.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **EDWARD V. STOUT, JR. and JACQUALYNN M. STOUT**

SALE ADDRESS: 26 Gap Newport Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BEN-JAMIN N. HOEN, ESQ., 412-434-7955**

**SALE NO. 19-3-112
Writ of Execution No. 2010-11795
DEBT \$1,321,338.71**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Birmingham, County of Chester and State of Pennsylvania bounded and described according to a survey of Spring Meadows by Robert F. Harsch and Associates, Inc. dated 12/5/1977 last revised 4/19/1978 and recorded in the Office of the Recording of Deed under Plan No. 1693 as follows to wit:

BEGINNING at a point on the southerly side of Hampshire Place; said point being measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the easterly side of Sherbrooke Drive; thence from said beginning point and extending along said Hampshire Place the four following courses and distances (1) south 83 degrees 07 minutes 37 seconds east 143.00 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 593.20 feet the arc distance of 151.75 feet to a compound curve;

(3) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 13.28 feet to a point of reverse curve; (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 75.89 feet to a point a corner of Lot 3; thence along the same south 07 degrees 26 minutes 14 seconds west 146.08 feet to a point a corner of Lot 1; thence along the same north 83 degrees 07 minutes 37 seconds west 374.02 feet to a point on the easterly side of said Sherbrooke Drive; thence along the same north 06, degrees 52 minutes 23 seconds east 203.00 feet to a point of curve; thence along the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.

CONTAINING 2.769 acres of land be the same more or less.

BEING Lot 2 on the above-mentioned survey.

BEING part of the premises which Donald T. Gladstone, attorney-in-fact for Davis S. Mindel and Donald T. Gladstone, co-partners trading as G&H Realty Company by indenture bearing the date of the 29th day of November, A.D. 1979 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 3rd day of December, A.D., 1979, in Deed Book B-56 Page 397, granted and conveyed unto Daniel A. Mazzenga and Harriet M. Mazzenga, his wife their h/s as tenants by the entireties, in fee.

TAX Parcel: #65-04E-0017

PLAINTIFF: New Century Bank d/b/a Customers Bank

VS

DEFENDANT: **BRUCE L. MARRA and JANET MARRA**

SALE ADDRESS: 1187 Hampshire Place, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ROBERT L. SALDUTTI, ESQ., 610-994-1137**

**SALE NO. 19-3-114
Writ of Execution No. 2016-06375
DEBT \$1,491.95**

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

TAX Parcel No. 41-8D-39

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **THOMAS J. AUGHEY, JR. and ELENA P. AUGHEY**

SALE ADDRESS: 1355 Sweetbriar Road, West Whiteland, Pennsylvania 19380

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

SALE NO. 19-3-115

Writ of Execution No. 2015-00647

DEBT \$179,601.00

ALL THAT CERTAIN, lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a plan of property of Penn Heights made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated January 26, 1953 as follows, to wit:

SITUATE on the southwesterly side of Woodlawn Street at the distance of 126.36 feet measured north 53 degrees, 58 minutes, 30 seconds west along said southwesterly side of Woodlawn Street from its intersection with the northwesterly side of Callowhill Street (both line produced).

CONTAINING in front or breadth along said southwesterly side of Woodlawn Street measured; thence north 58 degrees, 30 minutes west 18.38 feet and extending of that with in length or depth, south 36 degrees, 01 minutes, 30 seconds west between parallel lines at right angles to Woodlawn Street, the southeasterly and northwesterly lines thereof passing partly through the party walls between these premises and the premises adjoining to the southwest and northeast, respectively 90.5 feet to the center line of a certain driveway which extends southeastwardly into Callowhill Street and northwestwardly into Oxford Avenue.

BEING Lot No. 56, House #888 Woodlawn Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the lots of ground abutting thereon and entitled to

the use thereof.

SUBJECT however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

BEING the same premises which Mark Feulner and Sandra V. Feulner, husband and wife, by Deed dated February 20, 2004 and recorded March 23, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6098, Page 439, granted and conveyed unto Thomas A. Orman.

BEING known as: 888 Woodlawn Avenue, Phoenixville, PA 19460.

PARCEL No.: 15-12-17

IMPROVEMENTS: Residential property.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **THOMAS A. ORMAN a/k/a THOMAS-ALAN OF THE FAMILY ORMAN LESLIE E. ESPOSITO-ORMAN a/k/a LESLIE-EVE OF THE FAMILY ORMAN**

SALE ADDRESS: 888 Woodlawn Avenue, Phoenixville, PA 19460

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

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

SALE NO. 19-3-117

Writ of Execution No. 2017-05056

DEBT \$20,921.10

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania.

TAX Parcel No. 55-3E-57

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **MICHAEL J. MONAGHAN**

SALE ADDRESS: 122 Old Lancaster Road, Easttown Township, Pennsylvania

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

SALE NO. 19-3-118
Writ of Execution No. 2017-02472
DEBT \$353,028.93

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Robert E. Wilson, by Ralph E. Shaner & Son, Registered Professional Engineers, dated 7/20/1983 and last revised 4/26/1984, as follows, to wit:

BEGINNING at a point on the westerly side of South Keim Street (50 feet wide) said point being a corner of Lot No. 31 as shown on the above-mentioned plan; thence extending from said beginning point and along the westerly side of South Keim Street South 4° 51' east, 150 feet to a point a corner of Lot No. 33 as shown on the above-mentioned plan; thence extending along the same the two following courses and distances: (1) south 85° 9' west, 291 feet to a point; and (2) north 4° 51' west, 150 feet to a point a corner of Lot No. 31 as shown on the above-mentioned plan; thence extending along the same north 85° 9' east, 291 feet to a point on the westerly side of South Keim Street being the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on the above-mentioned plan.

BEING the same premises which James E. Bickel and Doris Bickel, his wife, by Deed dated 10/10/1966 and recorded in Chester County in Deed Book G-37, Page 510, granted and conveyed unto Robert E. Wilson and Florence R. Wilson, his wife, in fee.

BEING the same premises which Robert E. Wilson and Florence R. Wilson, his wife, by Deed dated 9/28/1984 and recorded in Chester County in Deed Book 164, Page 328, granted and conveyed unto H. Terry Shaner and Geraldine M. Shaner, his wife, in fee.

AND ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan of 'Moyer Subdivision' prepared by Bursich Associates Inc., dated April 18, 1989 last revised August 13, 1999 and recorded as Chester County Plan No. 15191 as follows, to wit:

BEGINNING at a point on the westerly

right of way line of Keim Street (T-490), said point being a corner of lands now or late of Terry and Geraldine M. Shaner, to which this is to become part; thence from said beginning point and along said Keim Street the two following courses and distances (1) south 7° 12' 9" east, 23.90 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 406.47 feet the arc distance of 28.03 feet to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.70 feet to a point of tangent on the north side of Road 'A' of the above mentioned Plan; thence along the same north 85° 24' 3" west, 271.62 feet to a point a corner of Lot No. 12 of said Plan; thence along the same north 4° 42' 3" west, 32.05 feet to a point a corner of said lands of Shaner; thence along the same south 85° 17' 56" east, 295.78 feet to the first mentioned point and place of beginning.

CONTAINING: 0.38 acres be the same more or less.

BEING Parcel 'A' of the above-mentioned Plan.

BEING Chester County No. 17-7-169 and to become part of Chester County No. 17-7-168.

BEING the same premises which Salvatore Gambone by Indenture bearing date the 22nd day of November, A.D., 1999 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 23rd day of November, A.D., 1999 in Record Book 4672, Page 1393, granted and conveyed unto Cayman Consulting, Inc., in fee.

BEING the same premises which Cayman Consulting Inc., by Deed dated 5/16/2001 and recorded 6/14/2001 in the Office of the Recorded of Deeds in and for Chester County in Deed Book 4982, Page 600, granted and conveyed unto H. Terry Shaner and Geraldine M. Shaner.

THE above parcels both now being known as Chester County No.: 17-7-168

BEING known as 1457 South Keim Street, Pottstown, PA 19465

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **H. TERRY SHANER and GERALDINE M. SHANER**

SALE ADDRESS: 1457 South Keim

Street, Pottstown, PA 19465.

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

SALE NO. 19-3-119

Writ of Execution No. 2018-04516

DEBT \$201,596.47

PROPERTY situate in the Caln Township, Chester County, Pennsylvania
BLR# 39-4-647

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MATTHEW E. RUNYON and RANDI L. RUNYON**

SALE ADDRESS: 2747 Shelburne Road Unit 243W, Downingtown, PA 19335

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

SALE NO. 19-3-120

Writ of Execution No. 2014-05993

DEBT \$556,354.64

ALL THAT CERTAIN lot of dwelling unit, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, described according to a site layout plan "Tidewater" prepared by NTH/Russell Associates, Consulting Engineers, dated March 29, 1989, and recorded at Chester County as Plan File No. 9462, being shown on said Plan as Unit No. D-10.

TOGETHER with and subject to Declaration recorded at Chester County in Record Book 2079 p age 236.

BEING County Parcel Number 2-6-337

TITLE is vested in James V. Gannon and Karol MacFadden, by Deed from John Belletti and Dolores Belletti, husband and wife, dated 04/21/2006 and recorded 04/25/2006 in Book 6825 and Page 1827.

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates, Series 2006-OA7

VS

DEFENDANT: **JAMES V. GANNON**

and KAROL MacFADDEN

SALE ADDRESS: 110 Carters Grave D10, Malvern, PA 19355

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-596-8900**

SALE NO. 19-3-121

Writ of Execution No. 2017-11838

DEBT \$254,809.51

PROPERTY situate in Township of Uwchlan

TAX Parcel #Tax ID/UPI Parcel No. 33-05J-00760000/33-5J-76

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bank of America, N.A.
VS

DEFENDANT: **DEBORA L. SUGARMAN as Executrix of the Estate of Marion E. Russo, deceased**

SALE ADDRESS: 410 Crump Road, Exton, PA 19341

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

SALE NO. 19-3-122

Writ of Execution No. 2018-05609

DEBT \$144,319.13

ALL THAT CERTAIN tract of improved ground with the buildings erected thereon situate north of Fourth Street, east of Morris Street, and west of Chatham Street in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania.

PLAINTIFF: Caliber Home Loans, Inc.
VS

DEFENDANT: **CHRISTOPHER A. PYLE and ABIGAIL E. BOWMAN**

SALE ADDRESS: 400 Chatham Street, Avondale, PA 19311

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

SALE NO. 19-3-123

Writ of Execution No. 2018-08897

DEBT \$66,772.46

ALL THAT CERTAIN lot of land, together with the buildings thereon, situated on the southeast corner of the intersection of 9th Avenue and Merchant Street, designated as No. 900

Merchant Street, in the City of Coatesville, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the south curb line of Merchant Street intersects the east curb line of 9th Avenue; thence along the south curb line of Merchant Street, north eighty degrees and forty-four minutes east, twenty-four and forty-one one-hundredths feet to a point; thence south nine degrees sixteen minutes east, ninety-three and fifty one-hundredths feet to a point; thence south eighty degrees forty-four minutes west, twenty-four and forty-one one-hundredths feet to the east curb line of 9th Avenue; thence by the same, north nine degrees sixteen minutes west, ninety-three and fifty one-hundredths feet to the place of beginning.

CONTAINING 2,282.34 square feet, be the same more or less.

BEING the same premises which Evelyn Carey, Executrix of the Estate of Beulah R. Gaines, deceased, and Ellis Lawrence individually, by Deed dated February 21, 1996 and recorded March 1, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4000, Page 87, granted and conveyed unto Ellis H. Lawrence.

BEING known as: 900 Merchant Street, Coatesville, PA 19320.

PARCEL No.: 16-02-307.

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America, N.A., Successor by Merger to Country Wide Bank, FSB VS

DEFENDANT: **ALFRED S. CAREY, JR., AS ADMINISTRATOR OF THE ESTATE OF ELLIS H. LAWRENCE, DECEASED**

SALE ADDRESS: 900 Merchant Street, Coatesville, PA 19320

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

SALE NO. 19-3-124

Writ of Execution No. 2018-07609

DEBT \$186,472.68

ALL THAT CERTAIN lot or parcel of land situated in the Fifth Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 30, 1995 and recorded in the Office of the Chester County Recorder of Deeds

on February 6, 1995, in Deed Book Volume 3860 at Page 421.

TAX Parcel No. 15-5-255

PLAINTIFF: Towd Point Mortgage Trust 2015-4, U.S. Bank National Association as Indenture Trustee

VS

DEFENDANT: **LINDA M. JOWDER**

SALE ADDRESS: 226 Green Street, Phoenixville, PA 19460

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

SALE NO. 19-3-125

Writ of Execution No. 2018-08670

DEBT \$111,425.40

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan known as "Cloverly No. 2", said plan made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, C.E. dated 8/30/1965, said plan being recorded in the Office of the Recording of Deeds in Plan Book 22 Page 28, on 12/8/1965, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly side of Howellville Road (60 feet wide) said point of tangent being at the distance of 20.28 feet, measured on the arc of a circle curving to the right, having a radius of 25 feet from a point of curve on the northwesterly side of Cloverly Road (50 feet wide); thence extending from said point of beginning along the said side of Howellville Road, the two following courses and distances; (1) northwestwardly on the arc of a circle curving to the left, having a radius of 10.30 feet, the arc distance of 85.03 feet (the chord of said arc bearing north 64° 46' west, 85.01 feet) to a point of tangent in the same and (2) north 66° 37' 40" west, 65.59 feet to a point, a corner of land of Great Valley Swim Club; thence extending along the last mentioned land, north 14° 3' 20" west, 108.73 feet to the point in line of Pennsylvania Railroad; thence extending along the last mentioned, north 77° 14' east, 220.99 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2, south 18° 22' east, 197.47 feet to a point on the northeasterly side of Cloverly Road, aforesaid; thence extending south 71° 38' west, along the said

side of Cloverly Road, 100 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 20.28 feet (the chord of said arc bearing north 85° 7' 56" west, 19.72 feet) to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned Plan.

CONTAINING in area 40.427 square feet.

BEING known as 999 Cloverly Road, Berwyn, PA 19312

BEING the same premises which William H. Torian, Jr. and Roberta Torian by Deed dated 1/26/2004 and recorded 2/5/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6059, Page 1352, granted and conveyed unto Robert A. Smith and Margaret L. Smith.

PARCEL No.: 43-10B-24.16

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **ROBERT A. SMITH and MARGARET L. SMITH**

SALE ADDRESS: 999 Cloverly Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

SALE NO. 19-3-126

Writ of Execution No. 2017-11348

DEBT \$952,788.12

PROPERTY situate in Tredyffrin Township

TAX Parcel #43-10D-11.2

ALL THAT CERTAIN lot or piece of ground in the property known, named and identified in a Plan of Subdivision for Daniel Michie, Jr. dated March 15, 1073 and last revised March 26, 1973 located in Tredyffrin Township, Chester County Pennsylvania, being more fully described in a Deed dated August 5, 1997 and recorded January 7, 1998, in the Chester County Clerk's Register's Office in Deed Book 4285, Page 167.

IMPROVEMENTS: a residential dwelling & pool

SOLD as the property of: Joel A. Harden

PLAINTIFF: U.S. Bank National

Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

VS

DEFENDANT: **JOEL A. HARDEN**

SALE ADDRESS: 430 Berwyn Baptist Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

SALE NO. 19-3-127

Writ of Execution No. 2017-03262

DEBT \$485,637.99

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Franklin, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan Kay Ginn Property made by Hillcrest Associates, Inc., Landenberg, Pennsylvania, dated February 29, 1996 last revised May 6, 1996 and recorded in Plan File #13397, as follows, to wit:

BEGINNING at a point on the title line in the bed of Schoolhouse Road T-378 said point also being a corner of Lot #1; thence extending from said beginning point and along the title line in the bed of Schoolhouse Road the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 1378.77 feet from the arc distance of 267.83 feet to a point of tangent; and (2) north 30 degrees, 32 minutes, 15 seconds east, 66.75 feet to a point a corner of Lot #1; thence extending along same the 3 following courses and distances: (1) south 61 degrees 22 minutes 25 seconds east, 258.84 feet to a point; (2) south 18 degrees, 57 minutes, 16 seconds west, crossing a floodplain, 292.70 feet to a point and (3) north 72 degrees, 02 minutes, 17 seconds west, recrossing the aforesaid floodplain, 296.64 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING the same premises which Kenneth C. Weaverling, Jr., by Deed dated 05/09/2000 and recorded 05/25/2000 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4759, Page 324, granted and conveyed unto Kenneth C. Weaverling, Jr. and Virginia Stanley.

TAX ID No. 72-5-8

PLAINTIFF: M&T Bank

VS

DEFENDANT: **VIRGINIA STANLEY and KENNETH C. WEAVERLING**

SALE ADDRESS: 651 Old

Schoolhouse Road, Landenberg, Pennsylvania
19350

PLAINTIFF ATTORNEY:
DANIELLE M. KARCICH, ESQ., 215-979-3858

SALE NO. 19-3-128
Writ of Execution No. 2018-04997
DEBT \$25,639.22

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan thereof made by P. Short, Professional Engineers, dated March 5, 1954, as follows:

BEGINNING at a point on the southerly side of Garfield Avenue (50 feet wide) at the distance of 145.83 feet southwestwardly from the southwesterly side of Whiteland Avenue (of irregular width).

BEING Parcel No. 11-9-28.

BEING the same premises which Richard R. Krug, by Deed dated the November 17, 1995 and recorded November 22, 1995 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3964 Page 2105, granted and conveyed unto, Brenda A. Brittell, in fee.

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

VS

DEFENDANT: **DALE T. BRITTELL and BRENDA A. BRITTELL**

SALE ADDRESS: 438 Garfield Avenue, Downingtown, PA 19335

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

SALE NO. 19-3-129
Writ of Execution No. 2018-08498
DEBT \$33,278,411.64

ALL THAT CERTAIN lot or tract of land situate in the Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being known as Lot No. 67, as shown on a certain Plan entitled Reserve at Waynebrook, as recorded in the Office of the

Recorder of Deeds of Chester County, Pennsylvania as Plan No. 17625.

BEING UPI No. 32-3-711

BEING part of the same premises which General Residential Holdings, Inc., a Pennsylvania Corporation, by Deed dated 06/22/2004 and recorded 07/14/2004 in Chester County at Record Book 6217 Page 1843, granted and conveyed unto The Cutler Group, Inc., a Pennsylvania corporation, in fee.

AND the said The Cutler Group, Inc., a Pennsylvania corporation is now known as Hudson Palmer Homes, Inc., a Pennsylvania corporation.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **THE CUTLER GROUP, INC., n/k/a HUDSON PALMER HOMES, INC., SAMON, INC., 550 PARSON-AGE LANE, LLC, and DAVID CUTLER**

SALE ADDRESS: 406 Waynebrook Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP, 215-979-1000**

SALE NO. 19-3-130
Writ of Execution No. 2016-02684
DEBT \$323,603.41

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit:

BEGINNING at a point on the northerly side of Penn Oak Lane, a corner of Lot No. 30 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) south 80 degrees 48 minutes 7 seconds west 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a corner of Lot No. 33; thence along Lot No. 22, north 15 degrees 26 minutes 0 seconds west crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence north 77 degrees 18 minutes 52 seconds east 103.75 feet to a corner of Lot No. 30; thence along Lot No. 30 south 7 degrees 1 minute 8 seconds east recrossing said sanitary sewer and

drainage easement 123.69 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November, 4 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **DAVID JACKSON and PAMELA JACKSON**

SALE ADDRESS: 14 Penn Oak Lane, Oxford, PA 19363

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

SALE NO. 19-3-131

Writ of Execution No. 2018-07796

DEBT \$80,134.15

PROPERTY situate in Township of Franklin

TAX Parcel #Tax ID/UPI Parcel No. 72-05-0008/72-5-8

IMPROVEMENTS: A residential dwelling.

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

VS

DEFENDANT: **VIRGINIA STANLEY and KENNETH C. WEAVERLING JR. aka KENNETH C. WEAVERLING**

SALE ADDRESS: 651 Old School House Road, Landenberg, PA 19350

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

SALE NO. 19-3-135

Writ of Execution No. 2018-07540

DEBT \$189,893.33

PROPERTY situate in Township of Valley

TAX Parcel #Tax ID/UPI Parcel No. 38-01-0114/38-1-114

IMPROVEMENTS: A residential dwelling.

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

VS

DEFENDANT: **BRANDON RHONE and KRISTINA M. SNYDER**

SALE ADDRESS: 26 Tuxford Lane, Coatesville, PA 19320

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

SALE NO. 19-3-136

Writ of Execution No. 2018-02009

DEBT \$64,160.41

PROPERTY situate in Borough of South Coatesville and City of Coatesville

TAX Parcel # 9-2-78.1Q

IMPROVEMENTS thereon: A residential dwelling

PLAINTIFF: Habitat for Humanity of Chester County, Inc.

VS

DEFENDANT: **GLADYS AGUILAR**

SALE ADDRESS: 14 Baxter Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JACK D. WUERSTLE, ESQ., 610-331-8894**

SALE NO. 19-3-137

Writ of Execution No. 2017-10312

DEBT \$60,659.05

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

ALL THAT CERTAIN lot of land, upon which is erected the west house of a block of two brick dwelling houses, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly as bounded and described as follows:-

BEGINNING at a point in the center line of Belmont Street, 18.8 feet westwardly from the west line of White Alley, a corner of land late of James E. Dunleavy, deceased; thence along the said center line of Belmont Street, south 80 degrees 44 minutes west 21.2 feet to a point, a corner of land of Stanley Staneski, and his wife; thence by the same north 09 degrees 16 minutes west 115 feet to the south line of Harmony Street; thence by the same north 80 degrees 44 minutes east 21.2 feet to a point, another corner of land late of James E. Dunleavy, deceased; thence by the same, south 09 degrees 16 minutes east and pass-

ing through the center of the middle dividing partition in said block of two brick dwelling houses, 115 feet to the place of beginning.

BEING UPI Number 1 606 04680000

PARCEL No.: 1 606 04680000

BEING known as: 615 Belmont Street, Coatesville, PA 19320

BEING the same property conveyed to Miesha Williams and Mohamed Kargbo who acquired title, with rights of survivorship, by Virtue of a Deed from Harmun Development, Inc., dated August 6, 2014, recorded September 23, 2014, at Document ID 11367155, and recorded in Book 8989, Page 335, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MOHAMED KARGBO and MIESHA WILLIAMS, aka MIESHA L. WILLIAMS**

SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320

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

SALE NO. 19-3-138

Writ of Execution No. 2018-07206

DEBT \$361,174.74

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania

BLR# 72-4L-17

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust

VS

DEFENDANT: JOSEPH L. BEITLER, JR. a/k/a JOSEPH L. BETTLER, JR. and KRISTI D. MIZENKO

SALE ADDRESS: 126 Carriage Run Drive, a/k/a 126 Carriage Run Road, Lincoln University, PA 19352-1210

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

SALE NO. 19-3-139

Writ of Execution No. 2018-00102

DEBT \$245,803.39

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements

thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of King's Grant Subdivision, made by Edward B. Walsh & Associates, Inc., Downingtown, Pa., (610) 518-1360 dated 10/13/2004 and recorded in Chester County Plan File No. 17224, as follows, to wit:

BEGINNING at a point on the northerly side of Balmoral Road, a corner of Lot #55; thence from said beginning point along Lot #55 north 09 degrees, 06 minutes, 46 seconds west, 97.81 feet to a point in line of Lot #57; thence along the same north 80 degrees, 53 minutes, 14 seconds east, 85.00 feet to a point on the westerly side of Albermarle Court; thence along the same the (2) courses and distances: (1) south 09 degrees, 06 minutes, 46 seconds east, 72.81 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 25.00 feet and passing through a clear site triangle, the arc distance of 39.27 feet to a point of tangent on the northerly side of Balmoral Drive; thence along the same south 80 degrees, 53 minutes, 14 seconds west, 60.00 feet to the first mentioned point and place of beginning.

BEING Lot #56 as shown on said Plan.

BEING the same premises which DHLP King's Grant, L.P., by Deed dated December 30, 2005 and recorded January 20, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6744, Page 603, granted and conveyed unto John Phan and Kieu Oanh Truong a/k/a Kieu O. Truon, husband and wife.

BEING known as: 1604 Albermarle Court, Coatesville, PA 19320

PARCEL No.: 39-1-161

IMPROVEMENTS: Residential property.

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **JOHN PHAN and KIEU OANH TRUONG a/k/a KIEU O. TRUONG**

SALE ADDRESS: 1604 Albermarle Court, Coatesville, PA 19320

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

SALE NO. 19-3-140
Writ of Execution No. 2016-06756
DEBT \$2,492.74

ALL THAT CERTAIN brick message and lot or land known as No. 233 High Street, situate on the northerly side of said street between Main Street and Marshall Street, in the Fifth Ward of the Borough of Phoenixville.

TAX Parcel No. 15-5-499
 PLAINTIFF: Borough of Phoenixville
 VS
 DEFENDANT: **ANDREW DUREN,**

JR.

SALE ADDRESS: 233 W. High Street,
 Phoenixville, Pennsylvania

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

SALE NO. 19-3-141
Writ of Execution No. 2018-08312
DEBT \$147,070.13

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan for "Darlington Hunt-Phase IV" made by Lake Roeder Hillard & Beers, Oxford, PA, dated June 14, 2001, last revised March 28, 2001 and recorded on October 29, 2001, as Plan No. 15975 as follows to wit:

BEGINNING at a point on the north-easterly side of Oxford Road (SR 3018), said point being a corner of Lot #16 (as shown on said Plan): thence from said point of beginning leaving said road extending along Lot #16 north 21 degrees 57 minutes 21 seconds east 210.00 feet to a point, being a corner of Lots #14 and 316; thence extending along Lot #14 south 68 degrees 02 minutes 39 seconds east 198.75 feet to a point in line of lands now or late of Albert O. Moran, Jr. and Louise J. Moran, being a corner of Lot #14 thence extending along lands of Moran the two following courses and distances: (1) south 16 degrees 02 minutes 19 seconds west 135.49 feet to a point on the afore-said side of Oxford Road; thence extending along same north 68 degrees 02 minutes 39 seconds west 210.00 feet to the first mentioned point and place beginning.

BEING Lot #15 on the above mentioned plan.

BEING UPI #69-3-32.

BLR# 69-3-32

BEING the same premises: the said Andrew N. Wright, an unmarried individual became seized of the interest granted and conveyed, in fee, by Jesse R. Cox and Amie M. Cox, husband and wife as evidenced by Deed dated 4/27/2007 and recorded 5/8/2007 in the Office of the Recorder in Chester County, in Book 7153, Page 1967, et c.

PLAINTIFF: Federal National
 Mortgage Association ("Fannie Mae")

VS

DEFENDANT: **ANDREW N.
 WRIGHT**

SALE ADDRESS: 557 Oxford Road,
 Lincoln University, PA 19352

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

SALE NO. 19-3-142
Writ of Execution No. 2017-00587
DEBT \$2,612.86

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

TAX Parcel No. 50-5-244

PLAINTIFF: West Bradford Township
 VS

DEFENDANT: **TIMOTHY A.
 CLARK and CORINNE CLARK**

SALE ADDRESS: 1558 Tattersall
 Way, West Bradford, Pennsylvania

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

SALE NO. 19-3-143
Writ of Execution No. 2015-10583
DEBT \$1,525.81

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 1-6-53.2

PLAINTIFF: Borough of West Chester
 VS

DEFENDANT: **CASSANDRA
 JONES**

SALE ADDRESS: 121 S. Worthington

Street, West Chester, Pennsylvania
 PLAINTIFF ATTORNEY: **ROBERT
 P. DADAY, ESQ., 484-690-9300**

SALE NO. 19-3-146
Writ of Execution No. 2003-04081
DEBT \$267,586.06

PROPERTY situate in the Willistown
 Township, Chester County, Pennsylvania
 BLR# 54-1P-299

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: U.S. Bank National
 Association

DEFENDANT: **PATRICIA M.
 HALSEY, as Trustee, Successor in Interest to
 Bank of America, National Association, as
 Trustee , as Successor by Merger to Lasalle
 Bank National Association as Trustee for Bearn
 Stearn Securities TrustAsset Backed
 Certificates Series 2001-3**

SALE ADDRESS: 3 Bryan Avenue,
 Malvern, PA 19355-3007

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

SALE NO. 19-3-147
Writ of Execution No. 2017-00905
DEBT \$252,857.41

PROPERTY situate in the East
 Marlborough Township, Chester County
 Pennsylvania

BLR# 61-6-404

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: Lakeview Loan
 Servicing, LLC
 VS

DEFENDANT: **ANNA-CARIN
 BREWER**

SALE ADDRESS: 246 Cherry Lane,
 Kennett Square, PA 19348-4709

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

SALE NO. 19-3-149
Writ of Execution No. 2018-04670
DEBT \$46,429.87

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

ALL THAT CERTAIN lot or piece of
 ground with the buildings and improvements
 thereon erected, situate in East Bradford
 Township, Chester County, Pennsylvania, bounded
 and described according to a subdivision plan for
 Dorothy M. Haering, made by Huth Engineers,
 Inc., dated 1/11/80 and recorded on 4/24/80, as
 Plan #2982, as follows, to wit:

BEGINNING at a point of tangent on
 the northeasterly ultimate right-of-way line, Skelp
 Level Road, said point being at the distance of
 35.64 feet measured on the arc of a circle curving
 to the right having a radius of 25 feet from a point
 of curve on the northwesterly ultimate right-of-
 way line of Harmony Hill Road; thence extending
 along the aforesaid ultimate right-of-way line of
 Skelp Level Road, north 36 degrees 39 minutes 07
 seconds west, 117.99 feet to a point, a corner of
 lands now or late of James W. McFarland; thence
 extending along same, north 58 degrees 02 min-
 utes 01 second east, 301.52 feet to a point, a corner
 of Lot #2 on said Plan; thence extending along
 same, south 34 degrees 42 minutes 46 seconds
 east, 133.34 feet to a point on the northwesterly
 ultimate right-of-way line of Harmony Hill Road;
 thence extending along same, the 3 following
 courses and distances: (1) south 56 degrees 23
 minutes 05 seconds west, 171.53 feet to a point of
 curve; (2) on the arc of a circle curving to the right
 having a radius of 1,060.25 feet, the arc distance of
 117.96 feet to a pint of compound curve and (3) on
 the arc of a circle curving to the right having a
 radius of 25 feet, the arc distance of 35.64 feet to
 the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 1.00 acres of land be
 the same more or less.

BEING UPI Number 5 102 00310000

PARCEL No.: 5 102 00310000

BEING known as:. 1095 Harmony Hill
 Road, Downingtown, PA 19335

BEING the same property conveyed to
 Melanie A. Sloyer, a single woman who acquired
 title by Virtue of a Deed from Richard C. Wallace

and Bonnie S. Wallace, dated January 13, 1995, at Instrument Number 2805, and recorded in Book 3852, Page 1927, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **MELANIE A. SLOYER and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 1095 Harmony Hill Road, Downingtown, PA 19335

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

SALE NO. 19-3-150

Writ of Execution No. 2017-08492

DEBT \$149,412.18

PROPERTY situate in Township of London Grove

TAX Parcel #Tax ID/UPI Parcel No.
59-08-0218/59-8-218

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **TERRI JAYNE METHVIN as EXECUTRIX of the ESTATE of JANE M. METHVIN DECEASED**

SALE ADDRESS: 645 Martin Drive, Avondale, PA 19311

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

SALE NO. 19-3-151

Writ of Execution No. 2018-00446

DEBT \$389,433.76

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

ALL THAT CERTAIN message and 2 tracts of land situate in the Township of Londonderry, County of Chester and State of PA, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a stone in the middle of the Gap and Newport Turnpike Road; thence

along the same and by land now or late of Joseph Booth south 58 1/4 degrees east, 101 perches to a stone (broken); thence by land now or late of Samuel Clark, south 08 degrees west, 13.50 perches to a stone; south 4 1/2 degrees east, 55 perches to a sassafras on a line of land now or late of Thomas Adams; thence by the same south 81 1/2 degrees west, 121.90 perches to a Gum Tree; thence by land now or late of Issac Pierce north 14 degrees east, 66.80 perches to a small white oak; thence north 88 degrees east, 32.30 perches to a chestnut; north 10 1/4 degrees east, 2.40 perches to a maple, north 72 3/4 degrees west, 32.30 perches to a scrub "Spanish Oak; north 14 degrees east, 63 perches to the place of beginning.

TRACT NO. 2:

BEGINNING at a post in the middle of the Gap and Newport Turnpike Road, a corner of lands now or late of Oliver A. Baker and Job Harry; thence along the Turnpike Road by land now or late of Charles Booth (the following being the true and not magnetic bearings according to a survey made 11/14/1863) north 70 1/2 degrees west 25.80 perches to a post; thence by land late of the said David E. Clark, deceased, south 64 1/4 degrees east, 27.46 perches to a post; and thence by land now or late of Job Harry north 4 1/2 degrees east, 4.50 perches to the place of beginning.

EXCEPTING thereout and therefrom all those 3 certain tracts or parcels of land, being Parcel #1, containing 12.68 acres, more or less, Parcel #2 containing 21.76 acres, more or less, and Parcel #3, containing 26.38 acres, more or less, described according to a Plan of Property made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, dated 5/2/1969 and revised 7/11/1969, by Deed conveyed from Paul E. White and Madolin E. White, his wife, dated 7/23/1969 and recorded in Chester County in Deed Book X-38 Page 727, and granted unto Alfred A. Liberi, in fee.

ALSO excepting thereout and therefrom all that certain tract of land, containing described according to a survey by H2 Engineering Associates, dated 11/24/1980; by Deed conveyed from Paul E. White and Madolin E. White, husband and wife, dated 1/13/1981 and recorded in Chester County in Deed Book Y-57 Page 491, granted unto Ralph L. Stoltzfus and M. Ilene Stoltzfus, husband and wife, in fee.

BEING UPI Number 4 602 00560000

PARCEL No.: 4 602 00560000

BEING known as: 2122 Gap Newport

Pike, Cochranville, PA 19330

BEING the same property conveyed to Gregory J. Cellini and Glenda M. Cellini, husband and wife who acquired title by Virtue of a Deed from Madolin E. White, no marital status shown, dated May 12, 1998, recorded May 20, 1998, at Deed Book 4351, Page 2201, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Fifth Third Mortgage Company

VS

DEFENDANT: **GREGORY J. CELLINI and GLENDA M. CELLINI**

SALE ADDRESS: 2122 Gap Newport Pike, Cochranville, PA 19330

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

SALE NO. 19-3-153

Writ of Execution No. 2018-03678

DEBT \$171,820.45

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan made for Wild Goose Farm by Brandywine Valley Engineers Inc., Boothwyn, Pa., dated 02/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12772, as follows, to wit:

BEGINNING at a point on the southeasterly side of Picket Way at a common corner of Lots No. 3 and No. 4 as shown on said Plan; thence from said beginning point and extending along Lot No. 3, south 26 degrees 29 minutes 0 seconds east crossing over a certain 20 feet wide open space easement 96 feet to a point; thence extending south 63 degrees 31 minutes 0 seconds west 44 feet to a point, a corner of Lot No. 5; thence extending along the same, north 26 degrees 29 minutes 0 seconds west re-crossing the aforesaid easement 96 feet to a point on the southeasterly side of Picket Way, aforesaid; thence extending along the side of said road, north 63 degrees 31 minutes 0 seconds east 44 feet to a point, being the first mentioned point and place of beginning.

TITLE to said premises vested in Joseph Stephen Wolf and Sandra Wolf by Deed from Wild Goose Farms, Inc. a PA Corp dated December, 12 1996 and recorded December 20, 1996 in the Chester County Recorder of Deeds in

Book 4121, Page 272.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH STEPHEN WOLF and SANDRA WOLF**

SALE ADDRESS: 630 Picket Way, West Chester, PA 19382

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

SALE NO. 19-3-154

Writ of Execution No. 2018-08387

DEBT \$66,627.45

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

BLR# #68-6-1.7

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A

VS

DEFENANT: **KAREN L. DRAKE**

SALE ADDRESS: 2104 Deer Path Road, Nottingham, PA 19362-9106

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

SALE NO. 19-3-155

Writ of Execution No. 2018-03752

DEBT \$344,971.83

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Village at Bell Tavern" made for MGJAD Associates, L.P., prepared by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, Pennsylvania 19335, (610) 518-1360, dated 11/22/00, last revised 9/12/03 and recorded in Chester County as Plan No. 16863 as follows, to wit:

BEGINNING at a point on the southerly side of Lincoln Drive a corner of Lot 184 on said plan, thence extending along said lot, south 06° 21' 42" east crossing a 12 foot wide utility and maintenance easement, 122.33 feet to a point, a corner of Lot 194, thence extending along same, south 83° 38' 42" west recrossing said 12 feet wide

utility and maintenance easement and crossing a variable width parking easement, 122.33 feet to a point on the southerly side of Lincoln Drive, thence extending along same, north 83° 38' 18" east 43.85 feet to the first mentioned point and place of beginning.

BEING Lot 183 on said plan.
TAX ID/Parcel No. UPI #40-2-1114

BEING the same premises which Joshua A. Janis and Jennifer A. Hulnick, as joint tenants with right of survivorship, by Deed dated September 23, 2008 and recorded September 25, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7520, Page 1768, granted and conveyed unto Joshua A. Janis and Jennifer A. Janis, as husband and wife, as joint tenants with the right of survivorship.

BEING known as: 11 Lincoln Drive, Downingtown, PA 19335

PARCEL No.: 40-2-1114
IMPROVEMENTS: Residential property.

PLAINTIFF: Midland States Bank
VS
DEFENDANT: **JOSHUA JANIS a/k/a JOSHUA A. JANIS and JENNIFER JANIS a/k/a JENNIFER A. JANIS and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 11 Lincoln Drive, Downingtown, PA 19335

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

SALE NO. 19-3-156
Writ of Execution No. 2015-09959
DEBT \$307,746.59

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

BLR# 41-8-111
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS
DEFENDANT: **MEREDITH L. HARSCH a/k/a MEREDITH L. HARSCH and CATHY A. HERMAN and ROBERT F. HARSCH**

SALE ADDRESS: 1296 Samuel Road, West Chester, PA 19380-1065

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

563-7000

SALE NO. 19-3-157
Writ of Execution No. 2018-02972
DEBT \$322,927.37

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

BLR# 69-6-138.1E
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS
DEFENDANT: **ROBERT C. NEELY a/k/a ROBERT CAMERON NEELY**

SALE ADDRESS: 266 Waterway Road, Oxford, PA 19363-3909

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

SALE NO. 19-3-158
Writ of Execution No. 2012-06858
DEBT \$743,636.48

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania
BLR# 34-1-111

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company NA, fka The Bank of New York Trust Company NA as Successor in Interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-Ar2

VS
DEFENDANT: **KEITH L. FRANKLIN and YVETTE J. FRANKLIN**

SALE ADDRESS: 1625 Spring House Road, Chester Springs, PA 19425-1428

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

SALE NO. 19-3-159
Writ of Execution No. 2017-04071
DEBT \$74,460.83

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of West

Whiteland, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1:

ALL THOSE TWO CERTAIN lots or pieces of ground with the hereditaments and appurtenances, thereon erected, situate in West Whiteland Township, Chester County, PA, being Lot Nos. 67 to 68 inclusive in Section "D" on a Certain Plan of Lots of Whiteland Crest, bearing dated July 1926, and recorded in the Office for the Recording of Deeds at West Chester in Plan Book 1 Page 246 and being bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 69 at the distance of 300 feet measured northwardly from the intersection of the northerly side of Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on the said Hendricks Avenue 50 feet (each lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

TRACT NO. 2:

ALL THOSE CERTAIN two lots or pieces of ground known as Lots Nos. 69 and 70 Section "D" on a certain plan of lots of Whiteland Crest in the Township aforesaid, bounded and described according to the above plan as follows:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 71 at the distance of 250 feet measured northwardly from the intersection of the northerly side of Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on said Hendricks Avenue 50 feet (east lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

BEING UPI Number 41-05G-0051

PARCEL No.: 41-05G-0051

BEING known as:. 224 South Hendricks, Exton, PA 19341

BEING the same property conveyed to Daniel McIntyre and Linda McIntyre, as tenants by the entireties who acquired title by Virtue of a Deed from Olive Trego Naylor, widow by her attorney in fact Sarah C. Cohee, dated October 24, 1997, recorded December 4, 1997, at Book 4268, Page 0104, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: DANIEL J. McINTYRE, aka DANIEL McINTYRE, LINDA G. McINTYRE, aka LINDA McINTYRE, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE

SALE ADDRESS: 224 South Hendricks, Exton, PA 19341

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

SALE NO. 19-3-160
Writ of Execution No. 2012-06382
DEBT \$67,143.45

PROPERTY situate in Borough of West Chester

TAX Parcel #Tax Parcel ID/UPI #: 01-09-0526/1-9-526

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan Grantor Trust 2002-A

VS

DEFENDANT: THERESA MASON and TERRANCE A. MASON

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

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

SALE NO. 19-3-162
Writ of Execution No. 2016-05421
DEBT \$1,418.19

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan of High Meadows made by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated November 8, 1976 last revised February 10, 1977 and recorded in Chester County as Plan #924 as follows, to wit:

BEGINNING at a point on the northerly side of Roland Road a corner of Lot 19 on said Plan; thence extending along the northerly side of said road Lot 87 degrees 07 minutes west 220 feet to a point a corner of Lot 21 on said Plan; thence extending along said lot north 02 degrees 53 minutes east 203.52 feet to a point in line of Lot 3 on

said Plan; thence extending partly along said tot and partly along Lot 4 on said Nan south 85 degrees 48 minutes 30 seconds east along 154.36 fee to a point; thence extending still along Lot 4 on said Plan south 87 degrees 07 minutes east 65.68 feet to a point a corner of Lot 19 on said Plan; thence extending along said Lot south 02 degrees 53 minutes west 200 feet to the first mentioned point and place of beginning.

CONTAINING 1.016 acres more or less. Being Lot 20 on said plan.

TAX Parcel No. 47-8-19.24

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **MILBY B. THORINGTON aka BRIAN M. THORINGTON**

SALE ADDRESS: 104 Roland Road, E. Fallowfield, Pennsylvania

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

SALE NO. 19-3-163
Writ of Execution No. 2018-04726
DEBT \$49,543.95

ALL THAT CERTAIN tract of land with the buildings thereon erected, situate in the Township of Valley, Chester County, Pennsylvania, known and designated as Lot No. 17 in Plan of West Coatesville, recorded in the Office of the Recorder of Deeds of Chester County, in Plan Book 1, Page 42, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the north-west corner of Lot No. 16 which point is 30 feet

from the southeast corner of Grove Avenue and Front Street; thence southwardly along the line of said Lot Number 16 110 feet to a point at the north side of a 15 foot wide alley; thence westwardly along the north side of said 15 foot wide alley; 30 feet to a point at the east side of Grove Avenue; thence northwardly along the east side of Grove Avenue 110 feet to a point at the south side of Front Street, thence eastwardly along the south side of Front Street 30 feet to the place of beginning.

BOUNDED on the north by Front Street, on the south by a 15 foot wide alley and the west by the Grove Avenue, and on the east by Lot Number 16

UPI No. 38-5F-112

BLR# 38-5F-112

TITLE to said premises vested in Earnest S. Shortridge, sole owner, by deed from Dante Dicamillo and Claire DiCamillo, tenants in common, dated 11/24/2014 and recorded 11/25/2014 in Book 9020 Page 2368

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNEST S. SHORTRIDGE, DECEASED**

SALE ADDRESS: 3 Brook Street, Coatesville, PA 19320

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