

**NOTICES**

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**CHANGE OF NAME NOTICE**

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Chester County, Pennsylvania, in the matter of JHG-R-No.AD-17-0086, seeking to adopt an adult with a change of name of **Jose Guillermo Henriquez-Regaldo** to **Jose Guillermo Zimmerman**. A hearing on the Petition will be held in Courtroom No. 15 of the Justice Center, 201 W. Market Street, West Chester, PA, on July 12, 2018, before the Honorable Mark L. Tunnell, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

ERIC SCHELIN ROTHERMEL, Esq.  
Appell & Yost LLP  
33 North Duke Street  
Lancaster, PA 17602

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-0588-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Dominique Dicesare, mother of a minor child Parker Neuls was filed in the above-named court and will be heard on July 17, 2018 at 9:30 AM, in Courtroom Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 7, 2018

Name to be changed from: **Parker Neuls** to: **Parker Dicesare**

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

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-06219-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kara Anne Devers was filed in the above-named court and will be heard on August 21, 2018 at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 18, 2018

Name to be changed from: **Kara Anne Devers** to: **Kara Devers Fawley**

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

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-04375-NC**

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

Date of filing the Petition: May 4, 2018

Name to be changed from: **Benjamin John Douglas** to: **Benjamin John Figurelli**

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

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-04015-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Debra Cintron was filed in the above-named court and will be heard on July 9, 2018 at 9:30 AM, in Courtroom 11, Chester County Justice Center at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 23, 2018

Name to be changed from: **Debra Cintron** to:  
**Debra Guzman**

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. AD-18-0018**

NOTICE IS HEREBY GIVEN that the name change petition of Daniel Mullray and Heather Mullray, stepfather and mother of minor child Lauren Taylor Nangle was filed in the above-named court and will be heard on July 10, 2018 at 2:30 PM, in Courtroom Courtroom 15, Chester County Justice Center at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 27, 2018

Name to be changed from: **Lauren Taylor Nangle** to: **Lauren Taylor Mullray**

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. AD-18-0017**

NOTICE IS HEREBY GIVEN that the name change petition of Daniel Mullray and Heather Mullray, stepfather and mother of minor child Samantha Elizabeth Nangle was filed in the above-named court and will be heard on July 10, 2018 at 2:30 PM, in Courtroom 15, Chester County Justice Center at the Chester County

Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 27, 2018

Name to be changed from: **Samantha Elizabeth Nangle** to: **Samantha Elizabeth Mullray**

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 May 24, 2018, effective 2018-05-25, for **Barends Technologies, Incorporated**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Engineering and manufacturing

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on June 12, 2018 for **FLORDEGUERRA123 INC**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To do business in Pennsylvania

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on April 23, 2018, effective 2018-04-24, for **PERFECT DEGREE HVAC Inc**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

**CORPORATION NOTICE**

**SALTZ LAW GROUP P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation. **SALTZ LAW GROUP P.C.**, 998 Old Eagle School Rd., Ste 1206, Wayne, PA 19087

**DOMESTIC BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 6/14/2018 under the Domestic Business Corporation Law, for **TRAFFIC-CONES.COM, Inc.**, and the addr. of the registered office is 1247 Wright's Ln., Unit D, West Chester, PA 19380.

**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**

**BESAHA**, Sandra, a/k/a Sandra Ann Besaha, late of Tredyffrin Township. Melanie Alberico Martin, 3361 Stovehill Ct., Marietta, GA 30067, Executrix. **BRIAN S. QUINN**, Esquire, Law Offices of Brian S. Quinn, P.C., 222 S. Manoa Rd., Havertown, PA 19083, atty.

**CABOTT**, Faye M., late of West Caln Township. Melanie M. Wagner, care of **JANIS M. SMITH**, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executrix. **JANIS M. SMITH**, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**DAVENPORT**, Matthew S., late of Easttown Township. Michele S. Davenport, care of **JONATHAN H. ELLIS**, Esquire, 261 Old York Rd., Ste. 200, Jenkintown, PA 19046, Executrix. **JONATHAN H. ELLIS**, Esquire, Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046, atty.

**DOYLE**, Mary E, late of East Brandywine. Cecelia Harkness, 260 Isabella Road, Elverson, PA 19520, Executrix.

**HARRIS**, Deborah H., late of East Bradford Township. Jeanne E. Boone and Stacey Willits McConnell, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrices. **STACEY WILLITS MCCONNELL**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**KRENTEL**, Helle L., late of Downingtown Borough. Robert E. Krentel, care of **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

**LEAF**, Nancy A., late of Willistown Township. Ann Marie Caruso, care of **TERESA A. MILLER**, Esquire, 8 West Front Street, Media, PA 19063, Executrix. **TERESA A. MILLER**, Esquire, 8 West Front Street, Media, PA 19063, atty.

**LONGO**, Estelle, late of Willistown. Lynda Hackman, 1437 Quaker Ridge, West Chester, PA 19380, Executor.

**LORMAN**, Ann M., late of the Borough of Spring City. Joseph Lorman and Philip Lorman, care of **THOMAS G. WOLPERT**, Esquire, 527 Main St., Royersford, PA 19468, Administrators. **THOMAS G. WOLPERT**, Esquire, Wolpert Schreiber, P.C., 527 Main St., Royersford, PA 19468, atty.

**MARTIN**, Herbert, late of East Goshen Township. Susan M. Vaites, 239 Cheshire Circle, West Chester, PA 19380, and William H. Martin, 432 Monterey Lane, West Chester, PA 19380, Executors. **DANA M. BRESLIN**, Esquire, Pappano and Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015-2801, atty.

**PARKER**, Linda S., late of Tredyffrin Township. Sean Dempsey and Ryan Dempsey, care of **JAMES J. RUGGIERO, JR.**, Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, Executors. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

**PATTEN**, Barbara E., late of East Goshen Township. William C. Patten, care of **NORMAN J. PINE**, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. **NORMAN J. PINE**, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**SEEDS**, Mildred E., late of West Bradford Township. DNB First, N.A., 410 Exton Square Parkway, Exton, PA 19341, Executor. **JERRY L. JOHNSON**, Esquire, P. O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

**SHORTLIDGE, SR.**, James L., late of London Grove Township. Karen Shortlidge, care of ANITA M. D'AMICO, Esquire, 204 N. Union St., Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law PC, 204 N. Union St., Kennett Square, PA 19348, atty.

**SIGLER**, Walter B., a/k/a Bunny Sigler, late of Sadsbury Township. Martha Sigler, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**SMEDLEY**, Dorothy R., late of Honey Brook Township. Robert W. Smedley, 5 Maple Drive, Downingtown, PA 19335, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**SPRAGUE**, Dolores Marie, a/k/a Dolores M. Sprague and Dolores Sprague, late of East Goshen Township. D. Elaine Reinhard, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**TAYLOR**, Nancy A., a/k/a Nancy Jane Taylor, late of West Bradford. Ricky Thompson, 120 Beech Street, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**WILDE**, Betty S., a/k/a Betty Jean Stackhouse Wilde, late of the Borough of Parkesburg. James N. Wilde, 3901 Upper Valley Rd., Parkesburg, PA 19365, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**YOUNG**, Ann L., late of London Grove Township. Judith Y. Fincher, Ellen Y. Cross and Susan Y. Edwards, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executrices. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

## 2nd Publication

**BERNHARDT**, James D., late of Tredyffrin Township. Margaret Bernhardt, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**BOVE**, Thomasene J., late of London Grove Township. Gina Cerrato, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, atty.

**BRANDOLINI, III**, Lewis J., late of West Vincent Township. Mark L. Alderman, 775 Woodleave Rd., Bryn Mawr, PA 19010, Executor. STEVEN G. WINTERS, Esquire, Cozen O'Connor, One Liberty Place, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, atty.

**BUTLER**, Mildred H., late of Uwchlan Township. Daniel E. Butler, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**CROSS**, Vincent, late of Philadelphia. Tamika Billington, 5 Wheeler Circle, Smyrna, DE 19977, Administrator.

**DEITRICH**, Kenneth D., late of East Vincent Township. James N. Deitrich, care of JOHN ALICE, Esquire, 28 Cooper St., Woodbury, NJ 08096, Executor. JOHN ALICE, Esquire, 28 Cooper St., Woodbury, NJ 08096, atty.

**DUNLAP**, Blanche R., late of the City of Coatesville. Pearl R. Meacham 63 Ridgedale Ave., New Providence, PA 17560, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**DUNLAP**, Samuel B., late of the Borough of Oxford. Diane Crawford, care of MATTHEW J. CANAN, Esquire, PO Box 510, Oxford, PA 19363, Executrix. MATTHEW J. CANAN, Esquire, PO Box 510, Oxford, PA 19363, atty.

**EVANICK, SR.**, George T., late of Chester County. Thomas M. Davis, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, Administrator. THOMAS M. DAVIS, Esquire, Office of Chief Counsel, Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, atty.

**FACCIOLLI, JR.**, James, late of West Whiteland Township. Angela M. Laurento, care of JAMES B. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executrix. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**FISHER**, Reuben B., late of East Nottingham Township. Daniel F. Fisher and Mary F. Fisher, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Administrators. JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, atty.

**FOREHAND**, Helen Marie, a/k/a Helen M. Forehand, late of Kennett Township. James O. Nelson, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey LTD, 17 W. Miner St., West Chester, PA 19382, atty.

**FRISINGER**, Linda B., a/k/a Linda Frisinger, late of Uwchlan Township. KEY Bank: c/o Deborah Henninger, Trust Officer, Suite 600, 401 Plymouth Road, Plymouth Meeting, PA 19462, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

**GIBSON**, Anne E. S., a/k/a Anne E. Stufflebeam Gibson and Anne E. Gibson, late of Tredyffrin Township. Brian R. Gibson, care of JOHN N. SCHAEFFER, III, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137, Executor. JOHN N. SCHAEFFER, III, Esquire, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137, atty.

**GRAY**, Linda M., a/k/a Linda Mae Gray, late of East Nottingham Township. Harry E. Gray, care of MATTHEW J. CANAN, Esquire, PO Box 510, Oxford, PA 19363, Executor. MATTHEW J. CANAN, Esquire, PO Box 510, Oxford, PA 19363, atty.

**HARDY**, Alexander, a/k/a David Andrew Goins and Alexander H. Hardy, late of Paoli. Thomas Cockerham, care of JAMES B. GRIF-FIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**HENDRICKSON**, Harold F, late of East Vincent Township. Marylou Baer, 3 Cambria Avenue, Coatesville, PA 19320, Executrix. JAYNE A. GARVER, Esquire, Law Offices of Jayne Garver, 1224 W. Lincoln Hwy., Coatesville, PA 19320, atty.

**KANE**, Robert C., late of Willistown Township. Robert C. Kane, Jr., care of ANDREW DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

**KLINGER**, Chester L., late of Warwick Township. Lori J. Klinger, 524 Summit Drive, Maggie Valley, NC 28751, Executrix. R. KURTZ HOLLOWAY, Esquire, Wells, Hoffman, Holloway & Medvesky, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**PEOPLES**, Lydia Jane, late of Oxford. Charles E. Peoples, care of GEORGE S. DONZE, Esquire, Willowdale Town Center, Routes 926 and 82, 696 Unionville Rd., Suite #6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze & Donze, Willowdale Town Center, Routes 926 and 82, 696 Unionville Rd., Suite #6, Kennett Square, PA 19348, atty.

**PETERSON**, Jonas, late of the Borough of West Grove. Imajeane Peterson, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**ROSS**, Beulah Lee, a/k/a Beulah Lee Meggett and Beulah Lee Wise, late of Pocopson Township. Barbara Scott, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**SHAFFER**, Joyce S., late of Pennsbury Township. L. Peter Temple, 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.

**STANFORD**, Carolyn L., late of East Whiteland Township. Karen L. Fetters and Marcia A. Stanford, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**SWEENEY**, John A, a/k/a Jack Sweeney and John A Sweeney, Jr, late of Oxford. Patrick Sweeney, 917 Old Library Lane, Oxford, PA 19363, Executor.

**TRIMBLE, JR.**, John O., late of Phoenixville Borough. John M. Close, 933 Linda Vista Dr., West Chester, PA 19380, Executor. JOHN M. CLOSE, Esquire, 933 Linda Vista Dr., West Chester, PA 19380, atty.

**WASSON**, Stanley P., late of Pottstown Borough. Corwin Wasson, care of JOSEPH A. WALHEIM, Esquire, 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425, Executor. JOSEPH A. WALHEIM, Esquire, Joseph A. Walheim & Associates, PC, 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425, atty.

**WILKERSON, SR.**, Vernon, a/k/a Vernon Wilkerson, late of Downingtown Borough. Gregory Costello, 173 Joseph's Lane, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

### 3rd Publication

**ADAMS**, Glenna H., a/k/a Glenna Hurley Adams, late of West Caln Township. Christopher S. Adams, 1171 Suffolk Dr., Lititz, PA 17543, Executor. GORDON W. GOOD, Esquire, Keen, Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**BUHLER**, Sheila, late of Honeybrook Township. Mary A. Judge, care of WHITNEY P. O'REILLY, Esq., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. WHITNEY P. O'REILLY, Esq., Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460.

**CLAVIN, JR.**, Michael John, late of Chesterbrook, Chester County. Michael J. Clavin, 321 Amherst Ave, Swarthmore, PA 19081, Administrator.

**CRAMPTON**, Ruth Ann, late of East Marlborough Township. John H. Jackson, Jr., care of CHRISTOPHER G. FURLONG, Esquire, 22 East Third Street, Media, PA 19063, Executor. CHRISTOPHER G. FURLONG, Esquire, 22 East Third Street, Media, PA 19063, atty.

**CRUM**, Nancy Jane a/k/a Nancy J. Crum, late of the Borough of West Chester. Stephen W. Crum, care of DENIS A GRAY, Esq., 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executor. DENIS A GRAY, Esq., Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executor

**DEMMY**, Ruth G., late of the Borough of West Chester. Charlene Demmy Fleming, care of GUY F. MATTHEWS, Esq., 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esq., Eckell, Sparks Levy, Auerbach, Monte, Sloan, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**DEVINE**, James F, late of 324 W. Lancaster Ave., Malvern, PA 19355. Joseph Kokinda, 28 Longcourse Lane, Paoli, PA 19301 and Karen Kokinda, 28 Longcourse Lane, Paoli, PA 19301, Executors. ANDREW M. LOGAN, Esquire, Wisler Pearlstine LLC, 460 Norristown Rd. #110, Blue Bell, PA 19422, atty.

**FILLIPPO**, JoAnne S., a/k/a JoAnne Fillippo, late of Charlestown Township. Thomas A. Fillippo, care of MARGARET GALLAGHER THOMPSON, Esq., 200 Four Falls Corporate Center, Ste. 400, P. O. Box 800, West Conshocken, PA 19428-0800, Executor. MARGARET GALLAGHER THOMPSON, Esq., 200 Four Falls Corporate Center, Ste. 400, P. O. Box 800, West Conshocken, PA 19428-0800, atty.

**FLEMING**, Robert, late of Willistown Township. Margaret A. Fleming, care of JEFF L. LEWIN, Esq., 25 W. Second St., Media, PA 19063, Executrix. JEFF L. LEWIN, Esq., 25 W. Second St., Media, PA 19063, atty.

**HENEFER**, Mary Ruth, late of Honey Brook. Richard Divas, 217 Stoughton Circle, Exton, PA 19341, Executor.

**MACKLIN**, Flora F, late of Devon. Linda S. Macklin, 309 Church Road, Devon, PA 19333, Executrix.

**MATTSON**, James, late of Charlestown. Deborah Ennis, 103 Battle Creek Way, Phoenixville, PA 19460, Executrix.

**MESSNER, SR.**, Barry A., late of Honey Brook Township. Pamela L. McElroy, care of DENNIS B. YOUNG, Esq., 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esq., 430 W. First Ave., Parkesburg, PA 19365, atty.

**MOHR**, George F., of West Brandywine Township. Cynthia M. Wolcott and Barbara M. Pettit, care of CAROL R. LIVINGOOD, Esq., 130 W. Lancaster Ave., P. O. Box 191, Wayne, PA 19087-0191, Executrices. CAROL R. LIVINGOOD, Esq., Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P. O. Box 191, Wayne, PA 19087-0191, atty.

**SERVODIDIO**, Francis Nicholas, a/k/a Francis N. Servodidio late of Tredyffrin Township, Gaetanina Servodidio, care of BARRY L. SMALL, Esq., 30 S. 17th St., Philadelphia, PA 19103-4196, Executrix. BARRY L. SMALL, Esq., Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103-4196, atty.

**SMITH**, David Allen, a/k/a David Smith and David A. Smith, late of East Coventry Township. Marlene Fern Adams, 400 Marquis Street, Melbourne, FL 23901, Executrix. COURTNEY A. WIGGINS, Esquire, Mauger & Meter, P.O. Box 698, Pottstown, PA 19464, atty.

**VASILE**, Joseph I., late of West Vincent Township. Joann V. Hawk, care of LOUIS N. TETI, Esq., 17 W. Miner St., West Chester, PA 19382, Executrix. LOUIS N. TETI, Esq., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**WARK**, Frances K., late of West Goshen. Jane C. Wark, care of STACEY WILLITS MCCONNELL, Esq., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS MCCONNELL, Esq., Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**WITMER**, Marybelle R., late of Valley Township. Karen W. Caporale, 1169 Broad Run Rd., Coatesville, PA 19320, Executrix. KATHLEEN K. GOOD, Esquire, Keen & Good LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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### FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Brightview Devon** with a principal place of 301 East Conestoga Road, Wayne, PA 19087 in Chester County. The name and address of the entity interested in the business is Brightview Wayne, LLC. with a principal office address of 218 No. Charles St., Suite 220, Baltimore, Out of State, MD, United States, 21201. This is filed in compliance with 54 Pa.C.S. 311.

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### 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 1/14/2018, for a foreign corporation with a registered address in the State of Pennsylvania as follows: **NextGate Solutions, Inc.**, 2204 Mallard Lane, Downingtown, PA 19335

This corporation is incorporated under the laws of California. The address of its principal office is 181 W. Huntington Dr., Ste. 108, Monrovia, CA 91016. The corporation has been qualified in Pennsylvania under the Provisions of the Business Corporation Law of 1988, as amended.

Dorothy Lin, CPA  
2555 Huntington Drive, Ste F  
San Marino, CA 91108

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN THAT, on May 8, 2018, Articles of Incorporation were filed with the Department of State for **AO North America, Inc.**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

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

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN THAT, on May 8, 2018, Articles of Incorporation were filed with the Department of State for **AO North America Charitable Fund**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

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

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**NONPROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State to form a non-profit corporation under the name “**NF2 BioSolutions**”, under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended. The purpose of the corporation is charitable, religious, educational and scientific purposes under Section 501(c)(3) of the Internal Revenue Code, and to conduct all lawful business and exercise all lawful powers, rights and privileges which a non-profit corporation may now or hereafter have.

UNRUH , TURNER, BURKE & FREES, Solicitors  
P.O. Box 515  
West Chester, PA 19381-0515

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BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

<b>IN RE: GEORGE TEDDER</b>	: IN THE COURT OF COMMON PLEAS
<b>SARAH J. TEDDER</b>	
39 SOUTH FIFTH STREET	: CHESTER COUNTY, PENNSYLVANIA
OXFORD, PA 19363	

Premises: ES OF S FIFTH ST	: NO. 15-06549
LOT & DWG	

Tax Parcel: 6-5-226

**TO: THE ESTATE OF ROSA L. CALDWELL, DECEASED**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
 15 West Gay Street  
 West Chester, PA 19380  
 610-429-1500

IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW, NO. 2018-02316-RC  
ACTION OF MORTGAGE FORECLOSURE

COATESVILLE SAVINGS BANK

Plaintiff

v.

CLAUDIA M. CORBIN

Defendant

TO: DEFENDANT

On 3/1/18, Coatesville Savings Bank, Plaintiff, filed a Complaint against you to docket number 2018-02316-RC for a default in payment on a Mortgage. The Complaint was reinstated on 06/12/2018. The Complaint seeks recovery on the Mortgage in the amount of \$79,796.08 with interest continuing from 2/13/18 at the Mortgage per diem of \$10.4822, plus costs of suit and for foreclosure and sale of the mortgaged premises located at 919 Merchant Street, Unit J-51, Coatesville, PA 19320.

NOTICE

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 by plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
Chester County Bar Association  
15 West Gay Street  
PO Box 3191  
West Chester, PA 19381-3191  
(610) 429-1500

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NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 16-11832-RC

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

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

NOTICE TO: ALEX J. SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW A/K/A BOB SNOW AND MATTHEW SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW A/K/A BOB SNOW

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 118 CRATIN LANE, WEST CHESTER, PA 19380-6500  
Being in WILLISTOWN TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 54-8-6.12

Improvements consist of residential property.

Sold as the property of MELISSA SNOW, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT A. SNOW A/K/A BOB SNOW, ADAM M. SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW A/K/A BOB SNOW, ALEX J. SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW A/K/A BOB SNOW, MATTHEW SNOW, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW A/K/A BOB SNOW, HEATHER TELFER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT A. SNOW A/K/A BOB SNOW AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT A. SNOW A/K/A BOB SNOW, DECEASED

Your house (real estate) at 118 CRATIN LANE, WEST CHESTER, PA 19380-6500 is scheduled to be sold at the Sheriff's Sale on 07/19/2018 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$231,640.91 obtained by, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

**NOTICE**

The judges of the United States District Court for the Eastern District of Pennsylvania approved a resolution on June 11, 2018, resolving that an Order be entered increasing the maximum transcript rates to be charged by the court for transcripts ordered on or after July 2, 2018. An Order setting forth the new transcript rates is published below, and on the EDPA website: [www.paed.uscourts.gov](http://www.paed.uscourts.gov).

A handwritten signature in black ink, appearing to read 'L. F. Stengel', is written over a horizontal line. The signature is stylized and somewhat cursive.

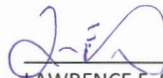
LAWRENCE F. STENDEL  
CHIEF JUDGE

THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

**TRANSCRIPT FEE RATES  
ORDER**

**AND NOW**, this 11<sup>r</sup> day of **June, 2018**, in accordance with the resolution approved by the Judges of this court on June 11, 2018, the maximum transcript rates to be charged in the United States District Court for the Eastern District of Pennsylvania, for transcripts ordered on or after July 2, 2018 are as follows, (see attachment 1):

FOR THE COURT:



\_\_\_\_\_  
LAWRENCE F. STENDEL  
CHIEF JUDGE

Attachment 1

THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

**MAXIMUM TRANSCRIPT RATES PER PAGE**

	Original	First Copy To Each Party	Each Additional Copy to the Same Party
<b>Ordinary Transcript (30 day)</b> A transcript to be delivered within thirty (30) calendar days after receipt of an order.	\$3.65	\$ .90	\$ .60
<b>14-Day Transcript</b> A transcript to be delivered within fourteen (14) calendar days after receipt of an order.	\$4.25	\$ .90	\$ .60
<b>Expedited Transcript (7 day)</b> A transcript to be delivered within seven (7) calendar days after receipt of an order.	\$4.85	\$ .90	\$ .60
<b>3-Day Transcript</b> A transcript to be delivered within three (3) calendar days after receipt of an order.	\$5.45	\$1.05	\$ .75
<b>Daily Transcript</b> A transcript to be delivered on the calendar day following receipt of the order (regardless of whether that calendar day is a weekend or holiday), prior to the normal opening hour of the clerk's office.	\$6.05	\$1.20	\$ .90
<b>Hourly Transcript</b> A transcript of proceedings to be delivered within two (2) hours from receipt of the order.	\$7.25	\$1.20	\$ .90
<b>Realtime Transcript</b> A draft unedited transcript produced by a certified realtime reporter as a byproduct of realtime to be delivered electronically during proceedings or immediately following receipt of the order.	One feed, <sup>1</sup> \$3.05 per page; two-to-four feeds, \$2.10 per page; five or more feeds, \$1.50 per page.		

<sup>1</sup> A realtime "feed" is the electronic data flow from the court reporter to the computer of each person or party ordering and receiving the realtime transcription in the courtroom.

**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, July 19th, 2018 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, August 20th, 2018.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. *Payment must be paid in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 2PM.*

**CAROLYN B. WELSH, SHERIFF**

**1st Publication**

**SALE NO. 18-7-380**  
**Writ of Execution No. 2018-00195**  
**DEBT \$58,819.40**

ALL THAT CERTAIN lot of land situate in Borough of Elverson, Chester County, Pennsylvania

TAX Parcel No.: 13-05-0001

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-IA1

VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Ln, Elverson, PA 19520-9246

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

**SALE NO. 18-7-381**  
**Writ of Execution No. 2017-10682**  
**DEBT \$298,312.21**

PROPERTY situate in the Schuylkill Township, Chester County, Pennsylvania  
BLR# 27-6-67.12  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: New Penn Financial, LLC  
d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **LEO MCKERNAN**  
SALE ADDRESS: 1354 Patrick Henry Drive, Phoenixville, PA 19460-2744

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

**SALE NO. 18-7-382**  
**Writ of Execution No. 2017-09330**  
**DEBT \$29,782.04**

ALL THAT CERTAIN lot of land situate in Township of Valley, Chester County, Pennsylvania

TAX Parcel No.: 38-05C-0086.1000

PLAINTIFF: Liberty Savings Bank,  
FSB

VS

DEFENDANT: **LARRY M. DOVIN and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 909 Charles Street, Coatesville, PA 19320

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

**SALE NO. 18-7-383**  
**Writ of Execution No. 2018-01025**  
**DEBT \$131,568.81**

ALL THAT CERTAIN tract or piece of land with message, situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at a corner lands now or late of John E. Deloplaine, said point being in the middle of a Township road (33 feet wide) leading

from Kenilworth to Pughtown and distant along said road from a corner lands Philadelphia Electric Company south 43 degrees 45 minutes west 113.65 feet; thence continuing along the middle of said road south 43 degrees 45 minutes west 110.0 feet to a corner lands now or about to be conveyed by the Grantor to Robert E. Mauger; thence along the same south 46 degrees 15 minutes east 225.0 feet to a corner on line other lands Howard Smith; thence along the same north 43 degrees 45 minutes east 110.0 feet to a corner aforesaid Deloplaine lands; thence along the same north 46 degrees 15 minutes west 225.0 feet to the place of beginning.

BEING known as 1328 Miller Road.

BEING the same premises which Robert B. Bowen and Rose M. Bowen, his wife, by Deed dated June 29, 1984 and recorded July 10, 1984 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 163, Page 96, granted and conveyed unto Lewis N. Seeders and Patricia E. Seeders, his wife.

AND the said Lewis N. Seeders departed this life on November 28, 2016. Title to the property passed to Patricia E. Seeders by operation of law.

BEING known as 1328 Miller Road, Pottstown, PA 19465

PARCEL No.: 17-4-79

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A. VS

DEFENDANT: **PATRICIA SEEDER aka PATRICIA E. SEEDERS**

SALE ADDRESS: 1328 Miller Road, Pottstown, PA 19465

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

**SALE NO. 18-7-384**

**Writ of Execution No. 2018-01462**

**DEBT \$188,480.96**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Beacon Hill made by Robert O. Drake & Associates, Inc., Kennett Square, PA dated January 11, 1989 last revised July 8, 1992 and recorded as Plan No. 12523 as follows, to wit:

BEGINNING at a point on the northerly

side of Pinckney Drive (50 feet wide) said point also marking a corner of Lot No. 5 on said Plan; thence from said beginning point along the northerly side of Pinckney Drive south 85 degrees, 20 minutes 53 seconds west, 100.00 feet to a point, a corner of Lot No. 129, "Open Space"; thence leaving said side of Pinckney Drive and extending along said Lot No. 129 "Open Space" the 2 following courses and distances: (1) north 04 degrees 39 minutes 07 seconds west, 120.00 feet to a point; (2) north 85 degrees 20 minutes 53 seconds east, 100.00 feet to a point, a corner of said Lot No. 5; thence extending along said Lot No. 5 south 04 degrees 39 minutes 07 seconds east, 120.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,000 square feet of land more or less.

BEING Lot No. 4 on said Plan.

21 Pinckney Drive, Coatesville, PA 19320

Permanent Parcel No.: 38-2F-4

BEING the same premises which Andrew Desanctis, by Deed dated June 16, 2016 and recorded August 17, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book, 9371, Page 630, granted and conveyed unto Kyhil G. Reason, an unmarried man.

BEING known as: 21 Pinckney Drive, Coatesville, PA 19320

PARCEL No.: 38-2F-4

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Loan Services VS

DEFENDANT: **KYHIL G. RAISON**

SALE ADDRESS: 21 Pinckney Drive, Coatesville, PA 19320

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

**SALE NO. 18-7-385**

**Writ of Execution No. 2017-00367**

**DEBT \$1,683.92**

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

TAX Parcel No. 16-6-1009

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **MICHAEL E.**

**REASON**



SALE ADDRESS: 106 S. Sixth Avenue,  
Coatesville, Pennsylvania  
PLAINTIFF ATTORNEY: **ROBERT P.  
DADAY, ESQ., 484-690-9300**

**SALE NO. 18-7-387**  
**Writ of Execution No. 2015-08666**  
**DEBT \$1,440.60**

ALL THAT CERTAIN tract of land with  
buildings and improvements thereon erected,  
shown on a revised plan made by the Chester  
County Builders, known as Lot No. 58 Megargee  
Heights, Caln Township, County of Chester,  
Pennsylvania.

TAX Parcel No. 39-3Q-67  
PLAINTIFF: Caln Township Municipal  
Authority and Township of Caln  
VS  
DEFENDANT: **AMY C. HENSON**  
SALE ADDRESS: 1410 Stirling Street,  
Caln Township, Pennsylvania  
PLAINTIFF ATTORNEY: **ROBERT P.  
DADAY, ESQ., 484-690-9300**

**SALE NO. 18-7-388**  
**Writ of Execution No. 2012-08310**  
**DEBT \$2,341.68**

ALL THAT CERTAIN tract, piece or  
parcel of land situate in the Township of Westtown,  
County of Chester, Commonwealth of  
Pennsylvania.

TAX Parcel No. 67-3-129.22  
PLAINTIFF: Westtown Township  
VS  
DEFENDANT: **JOSEPH E. ROSS  
and LYNDA D. ROSS**  
SALE ADDRESS: 2739 Whittleby  
Court, Westtown Township, Pennsylvania  
PLAINTIFF ATTORNEY: **ROBERT P.  
DADAY, ESQ., 484-690-9300**

**SALE NO. 18-7-391**  
**Writ of Execution No. 2016-10091**  
**DEBT \$1,845.95**

ALL THAT CERTAIN Unit in the  
property known, named and identified in the  
Declaration Plan referred to below as Westtown  
Mews Condominium, located at West Chester Pike  
(Pa. Route 3) and Manley Road, Westtown  
Township, Chester County, Commonwealth of

Pennsylvania.

TAX Parcel No. 67-2-205  
PLAINTIFF: Westtown Township  
VS  
DEFENDANT: **WESLEY  
ADDERTON, JR.**

SALE ADDRESS: 1518 Manley Road,  
Apt. A-6, Westtown Township, Pennsylvania  
PLAINTIFF ATTORNEY: **ROBERT P.  
DADAY, ESQ., 484-690-9300**

**SALE NO. 18-7-393**  
**Writ of Execution No. 2017-06610**  
**DEBT \$4,564.87**

ALL THAT CERTAIN lot or tract of  
land, situate on Marian Road in Charlestown  
Township, Chester County, Pennsylvania.

TAX Parcel No. 35-2E-42  
PLAINTIFF: Great Valley School  
District

VS  
DEFENDANT: **WILLIAM CORRY  
and AMANDA CORRY**  
SALE ADDRESS: 11 Marian Road,  
Charlestown Township, Pennsylvania  
PLAINTIFF ATTORNEY: **ROBERT P.  
DADAY, ESQ., 484-690-9300**

**SALE NO. 18-7-394**  
**Writ of Execution No. 2017-08753**  
**DEBT \$290,043.46**

PROPERTY situate in the Westtown  
Township, Chester County, Pennsylvania

BLR# 67-1-4-53  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Specialized Loan  
Servicing LLC  
VS

DEFENDANT: **EFFIE  
TZOUANOPOULOS and ALEXANDER  
TZOUANOPOULOS**

SALE ADDRESS: 924 Sage Road,  
West Chester, PA 19382-7574

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

**SALE NO. 18-7-395**  
**Writ of Execution No. 2016-05683**  
**DEBT \$1,355,464.25**

ALL THAT CERTAIN tract of ground situate in Pennsbury Township, Chester County, Pennsylvania, according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Surveyors, dated September 14, 1976, last revised March 2, 1976, as follows, to wit:

BEGINNING at a point set at the point of intersection of the centerline of a 25 foot wide right of way, to be used in common by the grantee, grantor herein, their heirs and assigns, with the centerline of a 10 foot wide right of way to be used in common by the grantee, grantor herein, their heirs and assigns, said point of beginning marking the northwesterly corner of this about to be described tract a corner of remaining land of grantor herein and set in a line of "Chadds Ford Knoll" Development, said point of beginning being set the three following courses and distances to wit, from a point marking the intersection of said centerline of said 25 foot wide private right of way with the title line of Route 1, known as "Baltimore Pike" marking the northeasterly corner of said land of "Chadds Ford Knoll" and the northwesterly corner of land of Gaetano Cozza and Glenn R. Combs: (1) south 06 degrees 46 minutes 40 seconds east 850.22 feet to an old spike; (2) by a line curving to the left having a radius of 677.29 feet and an arc length of 164.66 feet to an old spike; and (3) south 18 degrees 45 minutes 00 seconds east 8.81 feet to the point of beginning; thence leaving said point of beginning and leaving the centerline of said 25 foot wide private right of way and by the centerline of said 10 foot wide private right of way and by said remaining land of the grantor herein, the following four courses and distances, to wit: (1) north 71 degrees 15 minutes 00 seconds east 41.29 feet to a point; (2) north 43 degrees 51 minutes 30 seconds east 21.08 feet to a point; (3) north 42 degrees 19 minutes 00 seconds east 104.44 feet to a point; and (4) north 49 degrees 23 minutes 00 seconds east 24.86 feet to a point set for the northeasterly corner of this; thence leaving said centerline and still by said land of the grantor, south 27 degrees 50 minutes 31 seconds east 831.77 feet to a point set for the southeasterly corner of this and set in line of land of William send and set in the north right of way line of Pennsylvania railroad; thence by said land and measured along said line by a line curving to the left having a radius of 2884.85 feet and an arc

length of 256.04 feet to a point set for the southwesterly corner of this and set in the centerline of said 25 foot wide private right of way; thence by said centerline the following three courses and distance to wit, measured along said land of "Chadds Ford Knoll"; (1) north 22 degrees 37 minutes 00 seconds west 625.68 feet to an old spike; (2) north 23 degrees 54 minutes 00 seconds west 96.04 feet to an old spike; and (3) north 18 degrees 45 minutes 00 seconds west 63.03 feet to a point being the place of beginning.

CONTAINING 4.00 acres of land be the same more or less.

UNDER and subject to and together with the use of the above mentioned and described 25 feet wide and 10 feet wide rights of way.

COUNTY Tax Parcel #64-4-15.1

BEING known as: 305 Fairville Road, Chadds Ford, PA 19317

BEING the same premises which Olivia M. Robbins, by Deed dated July 3, 2004 and recorded August 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6244, Page 963, granted and conveyed unto Judy Duke.

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank, National Association, as Trustee for CMALT Remic Series 2006-A7 c/o CitiMortgage, Inc.

VS

DEFENDANT: **JUDY DUKE**

SALE ADDRESS: 305 Fairville Road, Chadds Ford, PA 19317

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

**SALE NO. 18-7-397**  
**Writ of Execution No. 2017-10953**  
**DEBT \$263,019.99**

ALL THAT CERTAIN lot or piece of ground, with the building and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Nantmeal, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by K.R. Comstock, Jr., Registered Land Surveyor, Glen Moore, PA, dated 3/31/1971 and follows, to wit:

BEGINNING at a point marking the intersection of the title line in the bed of Little Conestoga Road (L.R. 15052) with the title line in

the bed of Millard Road (T 499) ( as shown on said Plan); thence extending from said beginning point along the title line in the bed of Millard Road the two following courses and distances: (1) north 11 degrees 34 minutes 30 seconds east, 203.54 feet to a point; and (2) north 07 degrees 20 minutes east, 62.62 feet to a point; thence extending south 72 degrees 04 minutes east, 354.06 feet to a point; thence extending south 17 degrees 56 minutes west, 263.84 feet to a point in the title line on the bed of Little Conestoga Road, aforesaid; thence extending along the same north 72 degrees 04 minutes west, 320 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

BEING known as 311 Millard Road, Elverson, Pa 19520

BEING UPI #23-5-16.2.

BEING the same premises in which Lois M. Tkaczuk, by Deed dated 10/10/2007, recorded 10/31/2007 in the County of Chester, Commonwealth of Pennsylvania, in Deed Book 7297, Page 465, and in Instrument No. 10799697, granted and conveyed unto Lois M. Tkaczuk and Patricia Fox, sisters. And the said Lois M. Tkaczuk passed away on or about March 2, 2013 and Patricia Fox passed away on or about May 22, 2017, thereby vesting title unto Robert Fox, Stephen Fox and any unknown heirs, successors or assigns.

PLAINTIFF: CIT Bank, N.A.

VS

**DEFENDANT: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA FOX a/k/a PATRICIA A. FOX, DECEASED; ROBERT FOX, KNOWN HEIR OF PATRICIA FOX a/k/a PATRICIA A. FOX DECEASED; and STEPHEN FOX, KNOWN HEIR OF PATRICIA FOX a/k/a PATRICIA A. FOX, DECEASED**

SALE ADDRESS: 311 Millard Road, Elverson, PA 19520

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

**SALE NO. 18-7-398**

**Writ of Execution No. 2017-05610**

**DEBT \$121,839.70**

PROPERTY situate in City of Coatesville

TAX Parcel #Tax ID/UPI Parcel No. 16-06-0865.010/16-6-865.1

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates Series 2006-6

VS

**DEFENDANT: KIMBERLY BRICKHOUSE SOLELY IN HER CAPACITY AS HEIR OF ALEXIS HALES DECEASED; KERA HALES SOLELY IN HER CAPACITY AS HEIR OF ALEXIS HALES DECEASED; ALEXIS M. HALES SOLELY IN HIS CAPACITY AS HEIR OF ALEXIS HALES DECEASED; LEO PARKER HALES SOLELY IN HIS CAPACITY AS HEIR OF ALEXIS HALES DECEASED**

SALE ADDRESS: 728 Olive Street, Coatesville, PA 19320

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

**SALE NO. 18-7-400**

**Writ of Execution No. 2008-14363**

**DEBT \$529,837.19**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA, dated June 20, 2000, and last revised September 10, 2002, and recorded in Plan #16751, as follows, to-wit:

BEGINNING at a point on the northeasterly side of Durham Drive (50 feet wide), a corner of Lot No. 106; thence extending from said beginning point along said northeasterly side of Durham Drive north 85 degrees 25 minutes 51 seconds west 102 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 2,042 feet to a point on the southeasterly side of Cornwall Place; thence extending along same the 2 following courses and distances: (1) north 04 degrees 34 minutes 09 seconds east 87 feet to a point of curvature; and (2) on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 36.76 feet to a point, a corner of Lot No. 104;

thence extending along same north 70 degrees 34 minutes 49 seconds east 156.57 feet to a point, a corner of Lot No. 106; thence extending along same south 11 degrees 41 minutes 59 seconds west 201.81 feet to the first mentioned point and place of beginning.

BEING Lot No. 105 on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Bryan D. D'Emilio and Becky Ann D'Emilio, by Deed dated October 13, 2006, and recorded on February 7, 2007, by the Chester County Recorder of Deeds in Book 7077, at Page 1372, as Instrument No. 10727018, granted and conveyed unto Becky Ann D'Emilio, as Individual.

AND the said Becky Ann D'Emilio is also known as Becky Ann Shuker.

UPI No. 28-5-247.

PLAINTIFF: McCormick 106, LLC

VS

DEFENDANT: **BECKY ANN SHUKER a/k/a BECKY ANN D'EMILIO**

SALE ADDRESS: 142 Durham Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC, 215-572-8111**

**SALE NO. 18-7-401**

**Writ of Execution No. 2017-07406**

**DEBT \$155,061.11**

ALL THAT CERTAIN lot or parcel of land with 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, Pennsylvania, dated 8/10/2001, last revised 5/20/2003 and recorded 8/29/2003 as Plan No. 16725, as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Branford Way, said point being a corner of Lot No. 35 (as shown on said Plan); thence from said point of beginning extending along said road on a line curving to the left having a radius of 175 feet an arc distance of 20.09 feet to a point, being a corner of Lot No. 33; thence leaving said road extending along Lot No. 33 passing through the partition wall dividing the buildings on Lots No. 3 and No. 34 north 29 degrees 32 minutes 52 seconds east 91.45 feet to a point in line of Open Space, being a corner of Lot No. 33; thence

extending partially along said Open Space south 60 degrees 27 minutes 8 seconds east 20 feet to a point, being a corner of Lot No. 35; thence leaving said Open Space extending along Lot No. 35 passing through the partition wall dividing the buildings on Lots No. 34 and 35 south 29 degrees 32 minutes 52 seconds west 89.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 34 on the above mentioned Plan.

BEING known as 5 Branford Way.

BEING UPI #9-10-47.34

FEE simple title vested in James T. Ringgold and Carmen M. Ringgold, husband and wife, by Deed from, S. Denise Frame, recorded 05/25/2005, in the Chester County Recorder of Deeds Book 6501, Page 196.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for GSAA Home Equity Trust 2005-14

VS

DEFENDANT: **CARMEN M. RINGGOLD and JAMES T. RINGGOLD**

SALE ADDRESS: 5 Branford Way, Coatesville, PA 19320

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

**SALE NO. 18-7-402**

**Writ of Execution No. 2017-00035**

**DEBT \$162,979.72**

PARCEO NO.: 15-13-330

ALL THAT CERTAIN western one-half of a double brick message and lot of land, known as No. 332 First Avenue, situate in the Third Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of First Avenue and distant thirty feet from the center line of the same, at a corner of lands now or late of Jesse B. Shunk; thence along said Shunk's lands south nine and one-half degrees west eighty feet to a point in line of lands now or late of Thomas B. Dewees; then at right angles and along the said Dewees' land south eighty and one-half degrees east eighteen feet and nine inches to a point in lands now or late of Clinton R. Moore; thence north nine and one-half degrees east eighty feet along the said lands now or late of Clinton R. Moore and thru the partition wall dividing the said double brick

dwelling house to the south side of First Avenue; thence along the same thirty feet from the center line thereof, north eighty and one-half degrees west eighteen feet nine inches to the place of beginning.

CONTAINING fifteen hundred (1500) square feet of land be the same more or less.

BEING Chester County UPI# 15-30-330.

FEE simple title vested in Eileen A. Tabb, by Deed from, Phoenixville Homes, Inc., a PA Non-Profit Corporation, dated 08/30/2001, recorded 09/06/2001, in the Chester County Recorder of Deeds Book 5056, Page 2139.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2

VS

DEFENDANT: **EILEEN A. TABB**

SALE ADDRESS: 332 1st Avenue, Phoenixville, PA 19460

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

**SALE NO. 18-7-403**

**Writ of Execution No. 2017-03165**

**DEBT \$97,196.14**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania

BLR# 39-3M-13

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Trifera, LLC

VS

DEFENDANT: **TAMMY A. JARRETT, individually and in her capacity as Administratrix cta of the ESTATE OF BEATRICE JARRETT**

SALE ADDRESS: 41 Johnson Avenue, Coatesville, PA 19320-2357

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

**SALE NO. 18-7-404**

**Writ of Execution No. 2014-10955**

**DEBT \$140,807.81**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to

a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit

BEGINNING at a point on the northeasterly side of Road A (50 feet wide), a corner of Lot No. 36 on said Plan; thence from said beginning point, leaving Road A and extending along Lot 36, north 70 degrees 56 minutes 51 seconds east, 190.84 feet to a point in line of Lot No. 46 on said Plan; thence extending along Lot 46, south 19 degrees 03 minutes 09 seconds east, 105.00 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along Lot 38, south 70 degrees 56 minutes 51 seconds west 190.84 feet to a point on the northeasterly side of Road A, aforesaid; thence extending along Road A, north 19 degrees 03 minutes 09 seconds west, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle.

BEING County Parcel No. 17-3-280.40. BLR# 17-3-280.40

TITLE to said premises is vested in Geoffrey J. Cross and Lori J. Cross, by Deed from Martin Farm Associates, L.P., a Pennsylvania Limited Partnership, dated 08/17/2001, recorded 09/07/2001 in Book 5058, Page 984.

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Bungalow Series F Trust VS

DEFENDANT: **GEOFFREY J. CROSS and LORI J. CROSS**

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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

**SALE NO. 18-7-405**

**Writ of Execution No. 2015-06008**

**DEBT \$530,725.96**

ALL THAT CERTAIN lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

BEGINNING at a point on the south side of Road A, said point being a corner of Lot No.

18 as shown on said plan; thence extending from said point of beginning along the south side of Road A the two (2) following courses and distances: (1) north 63 degrees 55 minutes 06 seconds east, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, south 20 degrees 55 minutes 00 seconds west, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, south 63 degrees 55 minutes 06 seconds west, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, north 26 degrees 04 minutes 54 seconds west, 305 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

CONTAINING 80,599 square feet of land more or less.

UPI # 66-2-1.24

BEING the same premises which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **DONALD LOWRY, RITA LOWRY, and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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

**SALE NO. 18-7-406**

**Writ of Execution No. 2015-04826**

**DEBT \$236,796.69**

PROPERTY situate in the Atglen Borough, Chester County, Pennsylvania

BLR# 7-5-2.2B

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **CHARLES M. KASTNER**

SALE ADDRESS: 645 Willow Lane, Atglen, PA 19310-9719

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

**SALE NO. 18-7-407**

**Writ of Execution No. 2018-00566**

**DEBT \$100,597.53**

PROPERTY situate in City of Coatesville

TAX Parcel #Tax ID/UPI Parcel No. 16-03-0023 / 16-3-23

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper

VS

DEFENDANT: **GARY D. NICHOLS**  
SALE ADDRESS: 1207 East Lincoln Highway

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

**SALE NO. 18-7-408**

**Writ of Execution No. 2017-09698**

**DEBT \$1,159,881.82**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania and described according to a plan of property of Robert Bruce, said plan made by Yerkes Engineering Company, dated June 12, 1958 as follows, to wit:

BEGINNING at a point on the northwesterly side of Trephanny Lane (40 feet wide) a corner of land now or formerly of Joseph W Walton; thence extending from said point of beginning northwesterly and southwestwardly measured partly along the northeasterly and partly along the northwesterly sides of Trephanny Lane; thence extending south 48 degrees 58 minutes west measured along the northwesterly side of Trephanny Lane crossing an 18 inch C.M.P., forty two and ten one hundredths feet to a point a corner

of Lot #8; thence along Lot #8 north 21 degrees 47 minutes west partly through the 18 inch C.M.P., one hundred eighty nine and two one hundredths feet to a point in line of land now or late of Ernest G. Hill; thence extending along the last mentioned land north 61 degrees 50 minutes east one hundred seventy one and ninety one one hundredths feet to a point in line of land now or formerly of Joseph W. Walton, aforesaid; thence extending along the last mentioned land, south 22 degrees 18 minutes east two hundred three and fourteen one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #8 as shown on the above-mentioned Plan.

BEING County Parcel Number 43-6N-35.

BEING the same premises which Gwynn H Dambly, administrator, Estate of Janet K Hayes, by Deed dated April 28th, 2014 and recorded May 31st, 2014 in the Office of the Recording of Deeds, in and for the County of Chester, in Deed Book 8922 Page 1508, granted and conveyed unto David J Staiger and Barbara Staiger, in fee.

PLAINTIFF: Rehab Financial Group  
LP

VS

DEFENDANT: **DAVID STAIGER  
and BARBARA STAIGER**

SALE ADDRESS: 739 Trephanny Lane, Wayne, Pennsylvania 19087

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

**SALE NO. 18-7-409**

**Writ of Execution No. 2018-01068**

**DEBT \$210,897.60**

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

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-3

VS

DEFENDANT: **Laura A. Taggart and William H. Taggart**

SALE ADDRESS: 761 Old Westtown Road, West Chester, PA 19382

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

**SALE NO. 18-7-410**  
**Writ of Execution No. 2016-07795**  
**DEBT \$285,661.56**

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

SITUATE in Charlestown Township, Chester County, Pennsylvania and described according to a Plan of Land of Charles S. Bostian, made by T.G. Colesworthy, County Surveyor, dated June 12, 1964, as follows to wit:

BEGINNING at a point on the title line in the bed of Valley Hill Road (as shown on said Plan), a corner of land of the grantor herein; thence extending north twenty-five degrees, thirty-eight minutes west, along lands of the grantor herein, two hundred seventy-one and ninety-one one-hundredths feet to a point; thence extending along the same, north twenty-six degrees, five minutes, forty seconds west, one hundred eighty-five and sixty-one hundredths feet to a point in line of lands now or late of Norman Frank, Kurtz; thence extending along same, north sixty-one degrees, forty-four minutes, forty seconds east, two hundred twenty and ninety one-hundredths feet to a point; thence extending south twenty-five degrees, forty-eight minutes, forty seconds east, four hundred fifty-six and five one hundredths feet to a point on the title line in the bed of Valley Hill Road, aforesaid; thence extending along the same, south sixty-one degrees, twenty-two minutes west, two hundred twenty and ninety one-hundredths feet to the first mentioned point and place of beginning.

RESERVING therefrom and thereout unto prior record owners, their heirs and assigns, the right of ingress, egress and regress over a ten feet wide strip or piece of ground extending northwestwardly from Valley Hill Road along the westerly line of the premises herein conveyed, as and for a portion of a private road, passageway and watercourse at all times hereafter, forever, without any limitations as to extent of said easement, and other prior record owners, by the acceptance of this Deed, firmly bind themselves, their heirs and assigns to execute any Deed or Deeds of dedication, dedication said ten feet wide strip or piece of ground to the Township of Charlestown, Chester County, as and public street, road, or highway.

UNDER AND SUBJECT, however, to the following conditions, covenants and restrictions to the faithful observance of which said prior record owners by acceptance of this Deed firmly bind

themselves, their heirs and assigns to wit:

NO mobile home occupancy of any kind shall be permitted on the premises.

ANY dwelling erected will cover a total area of not less than 900 square feet.

CONSTRUCTION plans shall be submitted to Charles S. Bostian, in writing and approval secured, in writing, before starting excavation; buildings erected will be completed on the exterior within one year of breaking ground.

NO pigs or livestock of an objectional nature shall be raised or kept on the premises.

PLAINTIFF: Nationstar Mortgage LLC  
d/b/a Champion Mortgage Company

VS

DEFENDANT: **GALEN BARGER, KNOWN SURVIVING HEIR OF JAMES BARGER AND UNKNOWN SURVIVING HEIRS OF JAMES BARGER**

SALE ADDRESS: 1095 West Valley Hill Road a/k/a 1095 Valley Hill Road f/k/a 114 W. Valley Hill Road, Malvern, Pennsylvania 19355

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

**SALE NO. 18-7-411**

**Writ of Execution No. 2017-11246  
DEBT \$232,031.53 and \$98,096.40**

PARCEL #39-3-104 and Parcel #39-3L-110

TOWNSHIP of Caln

PLAINTIFF: George Mortelliti

VS

DEFENDANT: **COATESVILLE SOLAR INITIATIVE, LLC**

SALE ADDRESS: 1103 Foundry Street, Township of Caln, Coatesville, PA 19320  
110 Foundry Street, Township of Caln, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KIVITZ & KIVITZ, P.C., 215-549-2525**

**SALE NO. 18-7-412**

**Writ of Execution No. 2015-10140  
DEBT \$267,643.74**

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

BEING UPI # 27-6B-1

PLAINTIFF: Wilmington Savings Fund

Society, FSB, d/b/a Christiana Trust, as Owner  
Trustee of the Residential Credit Opportunities  
Trust V

VS

DEFENDANT: **ROBERT S. HUSTON and KIM HUSTON**

SALE ADDRESS: 42 Vincent Road,  
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JILL M. FEIN, ESQ., 215-579-7700**

**SALE NO. 18-7-413**

**Writ of Execution No. 2018-01606  
DEBT \$243,580.05**

PROPERTY situate in the Willistown  
Township, Chester County, Pennsylvania

BLR# 54-8-2674

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.,  
s/b/m to Wells Fargo Bank Southwest, N.A. f/k/a  
Wachovia Mortgage, F.S.B. f/k/a World Savings  
Bank, F.S.B.

VS

DEFENDANT: **YONG KIM a/k/a YONG SANG KIM and SUK WHA PARK**

SALE ADDRESS: 1602 Whispering  
Brooke Drive, Newtown Square, PA 19073-2781

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

**SALE NO. 18-7-414**

**Writ of Execution No. 2018-01296  
DEBT \$135,397.45**

PARCEL No.: 14-4-4287.1

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, Spring City, County of Chester, Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor on October 7, 1959, more fully described as follows, to wit:

BEGINNING at a point in the center line of New Street (57 feet wide) and in line with the division wall of a twin house, #140 and #142 New Street; thence along the center line of New Street north 66 degrees 15 minutes east, 18.05 feet to a point; thence parallel to the division wall of the above mentioned dwelling south 23 degrees 45 minutes east, 172.09 feet to a point, having crossed



an iron pin on line 30.5 feet from the center line of New Street; thence south 69 degrees 49 minutes west 19.05 feet to a point, a corner of remaining lands of the grantors; thence along said lands north 23 degrees 10 minutes west 94.80 feet to the division wall of said dwelling; thence through the center line of the division wall north 23 degrees 45 minutes west 76.10 feet to the place of beginning.

UPI No. 14-4-287.1

FEE simple title vested in Benjamin C. Kresge, by Deed from, Daniel Lee Friedrichsen and Teresa Friedrichsen, dated 07/23/2015, recorded 08/05/2015, in the Chester County Recorder of Deeds in Deed Book 9157, Page 513, as Instrument No. 11423480.

PLAINTIFF: Finance of America Mortgage, LLC

VS

DEFENDANT: **BENJAMIN C. KRESGE**

SALE ADDRESS: 140 New Street, Spring City, PA 19475

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

**SALE NO. 18-7-415**

**Writ of Execution No. 2015-11735**

**DEBT \$313,323.40**

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, and described according to a certain plan thereof known as "Park Manor" made by T.G. Colesworthy, County Surveyor, dated May 1950 as follows, to wit:

BEGINNING at a point of reverse curve on the easterly side of Marshall Dive (fifty feet wide); said point of reverse curve being at the distance of seventeen and ninety two one-hundredths feet measured on the arc of a circle curving to the right having a radius of ten feet from a point of compound curve on the northerly side of Hillside Drive (forty feet wide); thence extending northwardly along the said of Marshall Drive (forty feet wide); thence extending northwardly along the said of Marshall Drive on the arc of a circle curving to the left having a radius of three hundred sixty six and ninety five one-hundredths feet, the arc distance of fifty two and two one-hundredths feet to a point; thence extending northeastwardly on the arc of a circle curving to the right having a radius of two

hundred thirty one and thirty seven one-hundredths feet, the arc distance of three and eighty one-hundredths feet to a point of tangent; thence extending north fifty six degrees, twenty three minutes, forty seconds east, one hundred thirty and forty two one-hundredths feet to a point; thence extending north seventy three degrees, fifty five minutes east, one and eighteen one-hundredths feet to a point; thence extending south four degrees, thirty-five minutes, forty seconds west. One hundred twenty eight and ninety three one-hundredths feet to a point on the northerly side of Hillside Drive aforesaid; thence extending northwestwardly along the northerly side of Hillside Drive, on the arc of circle curving to the left having a radius of one hundred seventy eight and eighty seven one-hundredths feet, the arc distance of sixty four and fifty one-hundredths feet to a point of reverse curve in the same; thence extending northwestwardly still along the said side of Hillside Drive, on the arc of a circle curving to the right having a radius of one hundred feet, the arc distance of thirty eight and twenty seven one-hundredths feet to a point of compound curve in the same; thence extending on the arc of circle curving to the right having a radius of ten feet, the arc distance of seventeen and ninety two one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **PATRICIA G. SEMPLE**

SALE ADDRESS: 531 Marshall Drive, West Chester, Pennsylvania 19380

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

**SALE NO. 18-7-416**

**Writ of Execution No. 2016-02728**

**DEBT \$317,807.83**

PROPERTY situate in Newlin Township

TAX Parcel #TAX ID/UPI Parcel No. 49-02-0052.060/49-2-52.6

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank S/B/M to Hudson City Savings Bank

VS

DEFENDANT: **NANCY JENZANO**

SALE ADDRESS: 901 Stargazers Road  
a/k/a 901 Star Gazer Road, Coatesville, PA 19320  
PLAINTIFF ATTORNEY: **KML LAW  
GROUP, P.C., 215-627-1322**

**SALE NO. 18-7-418**  
**Writ of Execution No. 2016-01815**  
**DEBT \$413,333.64**

PROPERTY situate in Township of East  
Marlborough

TAX Parcel #TAX ID/UPI Parcel No.  
61-02-0070/61-2-70

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: M&T Bank  
VS

DEFENDANT: **LISA M. TETI and  
STEVEN P. TETI**

SALE ADDRESS: 313 Marlborough  
Road, Kennett Square, PA 19348

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

**SALE NO. 18-7-419**  
**Writ of Execution No. 2017-10259**  
**DEBT \$59,643.08**

ALL THAT CERTAIN lot or parcel of  
land, with the buildings and improvements thereon  
erected, situate in East Pikeland Township, County  
of Chester and Commonwealth of Pennsylvania,  
described according to a Subdivision Plan of  
Section III, Rapps Dam Bridge Townhouses, made  
by Bursich Associates, Inc., Consulting Engineers,  
dated November 11, 1986, as follows to wit:

BEGINNING at a point a corner of this  
and Unit No. V-5, as shown on said Plan, which  
point is measured the five following courses and  
distances from the point of intersection of the center  
line of Dawn Way with the center line of  
Hollingsworth Drive in Section 1, Rapps Dam  
Bridge Townhouses: (1) leaving said point of  
intersection and extending south 26 degrees, 34  
minutes, 33 seconds west 188.124 feet to a point of  
curve; (2) on the arc of a curve, curving to the right,  
in a southwestwardly direction, having a radius of  
400.000 feet, the arc distance of 324.916 feet to a  
point; (3) south 16 degrees, 53 minutes, 00 seconds  
east 21.176 feet to a point; (4) south 73 degrees, 07  
minutes, 00 seconds west 40.000 feet to a point; and  
(5) north 16 degrees, 53 minutes, 00 seconds west  
217.206 feet to the point of beginning.

CONTAINING in frontage or breadth  
on a course bearing north 16 degrees, 53 minutes,  
00 seconds west the distance of 32.650 feet and  
extending of that width southwestwardly between  
parallel lines at right angles thereto 96.000 feet.

BEING Unit No. VW-1 shown on said  
Plan.

UNDER AND SUBJECT to the  
covenants, restrictions, easements, terms, rights,  
agreements, conditions, exceptions, reservations,  
and exclusions as contained and set forth in that  
certain declaration of covenants and easement,  
dated 12/5/1980, as recorded in the Office of the  
Recorder of Deeds of Chester County in  
Miscellaneous Book 500 Page 522 & C, and any  
amendments to the said Declaration, as same may  
be made from time to time.

PLAINTIFF: Citizens Bank, N.A. f/k/a  
RBS Citizens N.A.

VS

DEFENDANT: **ALAN S.  
OLSHANSKY**

SALE ADDRESS: 2301 Dawn Way,  
Phoenixville, Pennsylvania 19460

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

**SALE NO. 18-7-420**  
**Writ of Execution No. 2017-10058**  
**DEBT \$113,890.69**

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

BLR# 53-6-524

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: JPMorgan Chase Bank,  
N.A.

VS

DEFENDANT: **MICHAEL A.  
WILLARD**

SALE ADDRESS: 1810 Valley Drive,  
West Chester, PA 19382-6491

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

**SALE NO. 18-7-421**  
**Writ of Execution No. 2015-10433**  
**DEBT \$704,080.07**

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 Record Plan of Williamsburg Subdivision made by Protract Engineering, Inc., P.O. Box 1526, Pottstown, PA 19464 (610) 323-4735, dated 11-3-1995, last revised 8-31-1998 and recorded as Plan #14832, as follows, to wit:

BEGINNING at a point on the southerly side of Burdette Drive, a corner of Lot 23, thence extending along same, south 18 degrees 57 minutes 00 seconds east crossing the bed of a proposed 30 feet wide utility easement 268.18 feet to a point in the line of lands N/L of Clifford E. & Wanda V. Backup, thence extending along same, south 56 degrees 17 minutes 30 seconds west 32.72 feet to a point in the line of Lot 25, thence extending along same, and along the line of aforementioned proposed 30 feet wide utility easement north 52 degrees 27 minutes 37 seconds west 219.86 feet to a point on the southerly side of Burdette Drive, thence extending along same, along the arc of a circle curving to the left with a radius of 60.00 feet, the arc distance of 51.57 feet to a point of reverse curve, thence extending along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 63.11 feet to a point of compound curve, thence extending along the arc of a circle curving to the right with a radius of 475.00 feet the arc distance of 86.56 feet to the point of beginning.

BEING Lot No. 24 on said Plan.

TITLE to said premises vested in Wolanyo K. Agudu and Orsha Goines Agudu by Deed from Dewey Homes, LP, a Pennsylvania Limited Partnership dated July, 13 2000 and recorded July 19, 2000 in the Chester County Recorder of Deeds in Book 4787, Page 0884 as Instrument Number 0046040.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust

VS

DEFENDANT: **WOLANYO K. AGUDU and ORSHA G. AGUDU fka ORSHA GOINES aka ORSHA GOINES**

SALE ADDRESS: 964 Burdette Drive, Downingtown, PA 19335

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

**SALE NO. 18-7-422  
Writ of Execution No. 2016-02444  
DEBT \$673,009.81**

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, County of Chester, Commonwealth of Pennsylvania and described according to a plan for final subdivision of land belonging to Harry N. Waltz, said plan made by J. Vernon Keech, Registered Surveyor, dated 11/9/1962, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Whitford Road (a road leading in a general northwesterly direction from Pottstown Pike to Boot Road) a corner of land now or late of West Chester Joint High School; thence extending from said point of beginning and along the last mentioned lands north 87 degrees 05 minutes west crossing the southwesterly side of Whitford Road 636.50 feet to a marble stone; thence extending north 52 degrees 24 minutes east crossing an iron pin and recrossing the southwesterly side of Whitford Road 431.90 feet to a point on the title line in the bed of Whitford Road aforesaid; thence extending along the title line through the bed of Whitford Road the (2) following courses and distances, to wit: (1) south 39 degrees 01 minutes east 210.90 feet to a spike and (2) south 50 degrees 36 minutes east 208.00 feet to the first mentioned spike the point and place of beginning.

CONTAINING in area 1.949 acres of land be the same more or less.

BEING 1334 Burke Road

PARCEL #41-8-181.1A

BEING the same premises which Noreen T. Ransom by Deed dated 5/20/2005, and recorded 5/25/2005 at Chester County, Pennsylvania in Book 6501 at Page 880, as Document ID: 10536635 granted and conveyed unto Steven H. Brown, in fee.

PLAINTIFF: TD Bank, N.A., successor by merger to Commerce Bank, N.A.

VS

DEFENDANT: **STEVEN H. BROWN and LINDA BROWN**

SALE ADDRESS: 1334 Burke Road, West Chester, PA 19380

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

**SALE NO. 18-7-423**  
**Writ of Execution No. 2016-08838**  
**DEBT \$223,010.93**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made by Ernest J. Coccia by Hopkins and Scott, Inc., dated 12/11/1997, last revised 6/16/1998 and recorded as Plan No. 14656, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul-de-sac of Hartman Drive (T-580), a corner of Parcel No. 1 on said Plan; thence from said beginning point, leaving Hartman Drive and extending along Parcel No. 1 the two following courses and distances, viz: (1) south 28 degrees 10 minutes 00 seconds west 136.85 feet to a point, thence (2) north 69 degrees 36 minutes 00 seconds west 246.48 feet to a point in line of lands now or late of Moore on said Plan; thence extending along same and along lands now or late of Ludwig north 18 degrees 14 minutes 04 seconds east 195.29 feet to a point, a corner of Parcel No. 3 on said Plan; thence extending along same south 66 degrees 10 minutes 00 seconds east 229.66 feet to a point on the northwesterly side of the cul-de-sac of Hartman Drive aforesaid; thence extending along the cul-de-sac of Hartman Drive on the arc of circle curving to the left having a radius of 50.00 feet the arc distance of 68.02 feet to the first mentioned point and place of beginning.

BEING Parcel No. 2 on said Plan.

BEING County Parcel No. 26-3-162.30

BEING the same premises which Ernest J. Coccia, widower, by Deed dated 9/30/2003 and recorded 10/30/2003 at Chester County, Pennsylvania in Book 5958 at Page 2335, as Document ID: 10328663, granted and conveyed unto Joseph DeLuca and Christine DeLuca, husband and wife, in fee.

PLAINTIFF: TD Bank, N.A., successor by merger to Commerce Bank, N.A., successor to Commerce Bank/Pennsylvania, N.A.

VS

DEFENDANT: **JOSEPH DeLUCA and CHRISTINE DeLUCA**

SALE ADDRESS: 124 Hartman Drive, Phoenixville, PA 19460

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

**SALE NO. 18-7-425**  
**Writ of Execution No. 2017-00025**  
**DEBT \$288,869.01**

PROPERTY situate in the Birmingham Township, Chester County, Pennsylvania  
 BLR# 65-4-333  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Fulton Bank, N.A.  
 VS

DEFENDANT: **GEORGE GETSOS and PANAGIOTA GIANNOUDAKI GETSOS**

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

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

**SALE NO. 18-7-426**  
**Writ of Execution No. 2017-08744**  
**DEBT \$67,244.17**

ALL THAT CERTAIN lot of land situate at the south side of James Street (formerly named 5th Street) in the Borough of Honeybrook, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner thereof, an iron pin at the intersection of the east side of Vine Street and south side of James Streets, both streets laid out 33 feet wide; thence extending along James Street, south 50 degrees, 00 minutes east, 99 feet to an iron pin; thence by land now or late of Perry Phillips, south 40 degrees, 00 minutes west, 140 feet to an iron pin; thence by land now or late of B. Frank Houck, being a part of the premises hereto, north 50 degrees, 00 minutes west, 99 feet to an iron pin at the east side of Vine Street; thence along the east side of Vine Street, north 40 degrees, 00 minutes east, 140 feet to the place of beginning.

TITLE to said premises vested in Martin D. Miller and Mary Lee Miller by Deed from Martin D. Miller dated June, 16 2003 and recorded July 2, 2003 in the Chester County Recorder of Deeds in Book 5767, Page 593 as Instrument Number 10565098.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **MARTIN D. MILLER**

SALE ADDRESS: 540 James Street,

Honey Brook, PA 19344  
PLAINTIFF ATTORNEY:  
MILSTEAD & ASSOCIATES, LLC, 856-482-1400

**SALE NO. 18-7-427**  
**Writ of Execution No. 2017-10600**  
**DEBT \$780,271.85**

PROPERTY situate in the Tredyffrin Township, Chester County, Pennsylvania  
BLR# 43-4-151.8  
IMPROVEMENTS thereon: residential dwelling  
PLAINTIFF: JPMorgan Chase Bank, N.A.

VS  
DEFENDANT: **BRETT B. WEINSTEIN and DANA M. WEINSTEIN a/k/a DANA WEINSTEIN**

SALE ADDRESS: Lot 8 at Highgrove, a/k/a 1553 High Grove Lane, Malvern, PA 19355-8799

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

**SALE NO. 18-7-428**  
**Writ of Execution No. 2017-07210**  
**DEBT \$152,429.36**

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania  
BLR# 72-4-8.10  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **ANN B. CHASE, IN HER CAPACITY AS HEIR OF TIMOTHY T. CHASE a/k/a TIMOTHY TYLER CHASE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY T. CHASE a/k/a TIMOTHY TYLER CHASE, DECEASED**

SALE ADDRESS: 559 Chesterville Road, Landenberg, PA 19350-1575

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

**SALE NO. 18-7-430**  
**Writ of Execution No. 2017-02362**  
**DEBT \$340,318.37**

PROPERTY situate in the North Coventry Township, Chester County, Pennsylvania  
BLR# 17-3C-84  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Ditech Financial LLC  
VS

DEFENDANT: **LAURA A. ELLER a/k/a LAURA A. ELLER, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF MATTHEW J. MORGAN, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MATTHEW J. MORGAN, DECEASED**

SALE ADDRESS: 482-484 Laurelwood Road, Pottstown, PA 19465

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

**SALE NO. 18-7-431**  
**Writ of Execution No. 2016-00224**  
**DEBT \$84,718.52**

PROPERTY situate in the Spring City Borough, Chester County, Pennsylvania  
BLR# 14-6-68  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **KRISTA M. STEHMAN-PEREZ a/k/a KRISTA M. STEHMANPEREZ**

SALE ADDRESS: 215 Walnut Street, Spring City, PA 19475-2112

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

**SALE NO. 18-7-432**  
**Writ of Execution No. 2017-10301**  
**DEBT \$174,380.67**

ALL THAT CERTAIN tract of land known as Lot 1 on a Plan of Lots of the Grantors hereto, situate in East Fallowfield Township,

Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Henry, C.E., 6/21/1961, as follows:

BEGINNING at an iron pin at the point of intersection of the Strasburg Road (a public road leading from Parkesburg to West Chester) with a public road leading to Westwood at a corner of land of Arthur Scott; thence along the middle of the Strasburg Road north 77 degrees 14 minutes 10 seconds west 100 feet to a point at the southeast corner of Lot No. 2 as shown on a said lot plan; thence leaving said Strasburg Road and along the easterly line of said Lot No. 2 north 12 degrees 50 minutes 10 seconds east 262.58 feet to a point in a line of land of Sylvester Scott; thence along Scott's land passing over a stone marker on line 12.08 feet from the next mentioned point south 77 degrees 09 minutes 50 seconds east 152.76 feet to a point near the middle of said public road leading from said Strasburg Road to Westwood; thence along the middle of said last mentioned road south 24 degrees 12 minutes 10 seconds west 267.7 feet to the place of beginning.

THE improvements thereon being known as 215 Mount Carmel Road, Coatesville, Pennsylvania – 19320.

BEING the same premises which Alfred D. Perine and Katie L. Perine by Deed dated September 30, 2016 and recorded October 12, 2016 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9411, Page 63, granted and conveyed unto Sean B. Wagenseller and Amanda P. Wagenseller

BEING known as: 215 Mt. Carmel Road a/k/a 215 Mount Carmel Road, Coatesville, PA 19320

PARCEL No.: 47-4-17

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: SEAN B. WAGENSELLER and AMANDA P. WAGENSELLER

SALE ADDRESS: 215 Mt. Carmel Road a/k/a 215 Mount Carmel Road, Coatesville, PA 19320

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

**SALE NO. 18-7-433**  
**Writ of Execution No. 2017-02795**  
**DEBT \$490,939.02**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Warwick, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 15, 2000 and recorded in the Office of the Chester County Recorder of Deeds on September 19, 2000, in Deed Book Volume 4820 at Page 1090, as Instrument No. 0060431.

TAX Parcel No. 19-6-54.16

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBBS, Inc., CHL Mortgage Pass-Through Trust, 2007-21 Mortgage Pass-Through Certificates, Series 2007-21

VS

DEFENDANT: **DARON T. DERR and KRISTY S. DERR**

SALE ADDRESS: 94 Warwick Chase, Pottstown, PA 19465

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

**SALE NO. 18-7-434**  
**Writ of Execution No. 2017-09305**  
**DEBT \$271,764.93**

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

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

VS

DEFENDANT: **UNKNOWN HEIRS OF THE ESTATE OF MADOLYN B. MacGOLDRICK, DECEASED**

SALE ADDRESS: 62 North Whitehorse Road, Phoenixville, PA 19460

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

**SALE NO. 18-7-435**  
**Writ of Execution No. 2017-11423**  
**DEBT \$238,607.60**

ALL THAT CERTAIN lot or parcel of land situated in the Second Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 29, 2001 and recorded in the Office of the Chester County Recorder of Deeds on January 28, 2002, in Deed Book Volume 5183 at Page 128, as Instrument No. 10041996.

TAX Parcel No. 15-14-0160

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3

VS

DEFENDANT: **JOHN A. DELLAQUILA and DANIELLE M. DELLAQUILA a/k/a/ DANIELLA M. DELLAQUILA**

SALE ADDRESS: 40 Manavon Street, Phoenixville, PA 19460

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

**SALE NO. 18-7-437**  
**Writ of Execution No. 2017-09494**  
**DEBT \$170,522.34**

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

BLR# 29-3-9

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Bank and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks

VS

DEFENDANT: **RAYMOND E. HOOPER a/k/a RAYMOND HOOPER**

SALE ADDRESS: 159 Barons Hill Road, a/k/a 159 Baron Hill Rd, Honey Brook, PA 19344-1269

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

**SALE NO. 18-7-438**  
**Writ of Execution No. 2015-07579**  
**DEBT \$226,666.78**

ALL THAT CERTAIN lot of land situate in Borough of Phoenixville, Chester County, Pennsylvania

TAX Parcel No.: 15-4-697

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **BRIAN M. VARANO**  
SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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

**SALE NO. 18-7-439**  
**Writ of Execution No. 2017-09885**  
**DEBT \$163,640.29**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2K-39

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **PAMELA L. REINHARDT a/k/a PAMELA S. REINHARDT**

SALE ADDRESS: 81 Muirfield Court, Coatesville, PA 19320-1981

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