



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 68

WEST CHESTER, PENNSYLVANIA, MAY 14, 2020

No. 20

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Chester County Law Reporter

(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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In re: A.Z., An Incapacitated Person

Petition to Modify Guardian

1. The presumption of the validity of a will arises once a will is probated.
2. The Court allowed limited evidence concerning a putative “Will” devising the incapacitated person’s real estate to Petitioner solely to determine if Petitioner had any ostensible standing as an interested party in the guardianship matter, not to determine the validity of that document, which could only be a proper subject matter after the incapacitated person died. The Court concluded that Petitioner had sufficient standing to present himself as an interested party seeking potential guardianship over the incapacitated person.
3. The burden of proving the Guardian failed to perform his duties in accordance with the law or to act in the incapacitated person’s best interest fell on the Petitioner. The move to an assisted living/continuing care facility near the Guardian’s home was a wholly appropriate decision by the Guardian. Circumstances surrounding the Petitioner’s past call for heightened measures to protect the incapacitated person and her estate as his financial dependence upon the incapacitated person and possible exploitation of his relationship with her creates, at the very least, the appearance of an adverse interest. Such a conflict is a disqualifier to appointment under the guardianship statute. The Court *Held* Petitioner had not met his burden, and his Petition to Terminate or Modify Guardian an incapacitated person by having Petitioner appointed as Co-Guardian, was dismissed.

R.E.M.

C.C.P., Chester County, Pennsylvania, Orphans’ Court Division, No. 1518-2518; In Re: A.Z., An Incapacitated Person

Emily Nelson for Guardian Joseph Antonelli

G. Daniel DeGele, *pro se*

Platt, J., March 19, 2020:-

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

**IN RE: A.Z., AN INCAPACITATED PERSON
NO. 1518-2518**

ORDER

AND NOW, this 19th day of March, 2020, after protracted hearing, G. Daniel DeGele's Petition to Terminate or Modify Guardianship, is DISMISSED.¹

BY THE COURT:

/s/ KATHERINE B.L. PLATT, J.

¹The matter before me is the Petition of G. Daniel DeGele to Terminate or Modify Guardian as to A.Z. Mrs. Z. was adjudicated an incapacitated person by Order entered February 14, 2019. Mrs. Z.'s son, Joseph Antonelli, was appointed her Plenary Guardian of the Person and Estate.

Mr. DeGele's Petition seeks to have him appointed as Co-Guardian, presumably of both the Person and Estate of Mrs. Z. For procedural purposes, I treated this matter as a review hearing pursuant to 20 Pa.C.S. §5512.2. That statutory section provides:

§5512.2. Review Hearing.

- (a) Time of hearing.—The court may set a date for review hearing in its order establishing the guardianship or hold a review hearing at any time it shall direct. The court shall conduct a review hearing promptly if the incapacitated person, guardian or any interested party petitions the court for a hearing for reason of a significant change in the person's capacity, a change in the need for guardianship services or the guardian's failure to perform his duties in accordance with the law or to act in the best interest of the incapacitated person. The court may dismiss a petition for review hearing if it determines that the petition is frivolous.
- (b) Burden of proof and rights.—The incapacitated person shall have all of the rights enumerated in this chapter. Except when the hearing is held to appoint a successor guardian, the burden of proof, by clear and convincing evidence, shall be on the party advocating continuation of guardianship or expansion of areas of incapacity.

At hearing, I allowed limited testimony and documentary evidence concerning a putative “Will” devising Mrs. Z.’s real estate to Mr. DeGele. The sole reasons I permitted it was to determine if Mr. DeGele had any ostensible standing as an “interested party” in the guardianship matter. I did not do so to determine the *validity* of that document; that would be the subject of a declaratory judgment action or will contest once Mrs. Z. has died. The presumption of the validity of a will arises once a will is probated. *Burns v. Kabboul*, 595 A.2d 1153, 1162 (Pa. Super. 1991); *In re Mampe*, 932 A.2d 954, 958 (Pa. Super. 2007). Thus, I decline to rule at this time as validity of that document or to Mr. DeGele’s status as a putative devisee or beneficiary. Upon consideration of the limited evidence produced, I concluded that Mr. DeGele has sufficient standing to present himself as an interested party seeking potential guardianship over Mrs. Z. Granting him that limited standing is not determinative of whether he should be appointed to serve in that fiduciary capacity.

Thus, what was actually before me was a determination of whether the guardianship put in place in February, 2019 continues to be in Mrs. Z.’s best interest. It was not disputed that Mrs. Z. is an incapacitated person as defined in the guardianship statute. Her ability to receive and evaluate information effectively and communicate decisions continues to be impaired to such a significant extent that she is unable to manage her financial resources or meet her own essential requirements for her health and safety. *See* 20 Pa. C.S. 5501. Indeed, testimony reveals that Mrs. Z.’s impairments have become more profound in the year since her adjudication of incapacity. Indeed, Mr. DeGele did not suggest that Mrs. Z. was no longer incapacitated or no longer needing guardianship services.

The only issue that remains per §5512.2(a) is whether the appointed Guardian (Mr. Antonelli) has failed to perform his duties in accordance with the law or act in his mother’s best interest. The burden of proving that, by whatever standard of proof, falls on Mr. DeGele. He has failed to meet his burden by even a preponderance of the evidence, and certainly not by clear and convincing evidence.

The theories of Mr. DeGele’s Petition and evidence are that: (1) he should have been given notice of the original proceedings and should have been appointed guardian; (2) Mr. Antonelli, as Guardian, should not have relocated Mrs. Z. from her home on Highspire Road in Glenmoore to Mr. Antonelli’s home (and later to an assisted living facility); and (3) he (Mr. DeGele) was the historic caregiver for Mrs. Z., and her best interests would be served by allowing him to continue in that role.

As to the first argument, Mr. DeGele is collaterally estopped from challenging the adjudication of incapacity and appointment of Mr. Antonelli in February of 2019. A timely appeal to the February 14, 2019 Order was taken, but subsequently withdrawn. I will not retrospectively revisit findings made in the original guardianship proceedings. They were not appealed and are the law of the case.

Mr. DeGele asserts that he was aggrieved by Mr. Antonelli not bringing Mrs. Z. back to the Highspire Road house after a visit to his (Mr. Antonelli’s) home after the guardianship was put in place. He asserts that Mrs. Z. would not have willingly left her home, her animals, and, perhaps more importantly, her companion and housemate of more than 10 years – Mr. DeGele. He ardently advocates that removing her from her home and the creatures and people she surrounded herself with daily is not in her best interests.

Mr. Antonelli did not bring his mother to live with him immediately upon the adjudication of incapacity. However, within a very short time thereafter, Mr. DeGele attempted to obtain a marriage

license with the adjudicated incapacitated Mrs. Z. (which was declined). Mr. DeGele attempted to negotiate a \$5,000 check from her account, and misrepresented himself at Mrs. Z.'s bank as the guardian of her estate. Under these circumstances, Mr. Antonelli's concern about his mother's well-being (personal and financial), were not unreasonable.

The transition from living in her own home to living with Mr. and Mrs. Antonelli was somewhat anxiety-producing for Mrs. Z., but she adjusted well. As Mrs. Z.'s dementia advanced, Mr. Antonelli recognized that she required progressively greater skilled care than he and his wife could provide. The move to an assisted living/continuing care facility near the Antonelli's home was a wholly appropriate decision of Mr. Antonelli in his capacity as guardian of her person.

Finally, Mr. DeGele asserts that he had been Mrs. Z.'s companion off and on for 20 years. He had been living in her home for the last 10 or so years, although he paid no rent or shelter expenses. He acted as her caregiver for the last few years as she began her cognitive decline. Although he generally did not contribute to household expenses, he did provide services to her, such as laundry, driving her to appointments and providing a reduced board for her horse at the stable he manages. Despite the fact that she had given agency under Power of Attorney to her friend, Robert Latham and her son, Joseph to handle her finances, at some point, Mr. DeGele took over paying the household bills from her bank account. As a result of that longstanding relationship, Mr. DeGele feels it is in her best interests for him to continue those roles.

It appears that Mr. DeGele and Mrs. Z. had a mutually dependent relationship for a number of years. Whether that was based on mutual love and respect for the entirety of their relationship is impossible to say. But at the point at which Mrs. Z. was adjudicated incapacitated, it is clear that, at the very least, she relied on him for her daily care needs and he relied on her for his financial needs.

Mr. DeGele's reliance on her provision of free housing, food, a \$38,000 vehicle and more, may have been enabled by Mrs. Z.'s appreciation for his care, or by affection. Or he may have been taking advantage of her dependence on him to feather his own nest.

Regardless, the circumstances that existed at the time of her guardianship hearing, and persist today, call for heightened measures to protect her person and her estate. Mr. DeGele's idea of caring for her now would be to get paid caregivers in the home, and in the event that is insufficient, to place her in a care facility. It seems to me that is exactly what has already come to pass on Mr. Antonelli's watch.

Finally, it has been suggested by Mr. Antonelli that his mother was financially exploited by Mr. DeGele, and that the local area agency on aging is investigating those claims. I will permit that process to unfold before making any findings. However, regardless of the outcome, Mr. DeGele would not be a suitable guardian. I would require that he post bond to assure safeguard of Mrs. Z.'s assets. But Mr. DeGele's troublesome financial history would prevent him from being able to be bonded. His financial dependence upon Mrs. Z. and possible exploitation of that relationship creates, at the very least, the appearance of an adverse interest. Such a conflict is a disqualifier to appointment under the guardianship statute. 20 Pa. C.S. §5511(f).

For all of the foregoing reasons, Mr. DeGele has not met his burden, and his Petition to Terminate or Modify is dismissed.

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA**

CIVIL ACTION**LAW NO. 2020-02549-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Casey M. Aion was filed in the above-named court and will be heard on Monday, June 15, 2020 at 9:30 A.M., in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, March 10, 2020

Name to be changed from: Casey M. Aion to: Prajñananda Saraswati

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Ideal Spice Company, Inc., a Pennsylvania corporation, with an address of 438 Carpenters Cove Lane, Downingtown, PA 19335, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Ideal Spice Corporation, Inc.
438 Carpenters Cove Lane

Downingtown, PA 19335

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

CHAMBERS, Susan Louise, late of Westtown Township. Jessica Chambers, 323 Tarbert Drive, West Chester, PA 19382 care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Administratrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

FLOWERS, Martin Eugene, late of Cochranville. Brown Hanaway, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

FUCHS, Patricia Ann, late of Penn Township. Brian Fuchs, care of JAMES S. MCCLELLAN, Esquire, 113 S. Broad Street, Kennett Square, PA 19348, Personal Representative. JAMES S. MCCLELLAN, Esquire, McClellan Legal LLC, 113 S. Broad Street, Kennett Square, PA 19348, atty.

FUCHS, Dietmar, late of Penn Township. Brian Fuchs, care of JAMES S. MCCLELLAN, Esquire, 113 S. Broad Street, Kennett Square, PA 19348, Personal Representative. JAMES S. MCCLELLAN, Esquire, McClellan Legal LLC, 113 S. Broad Street, Kennett Square, PA 19348, atty.

GOTTSHALL, Margie A., late of West Sadsbury Township. Pamela Hershey, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

HUGHES, Susan, a/k/a Susan Honeywell Hughes, late of Uwchlan Township. Bonnie Hughes Sabbi, care of JEAN WHITE E. JONES, Esquire, 130 West Lancaster Avenue, Wayne, PA 19087, Executrix. JEAN WHITE E. JONES, Esquire, Butera & Jones, 130 West Lancaster Avenue, Wayne, PA 19087, atty.

RUBY, Rosemarie A., late of Easttown Township. Edward J. Ruby, William G. Ruby and Rosemarie

Ruby, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Boulevard, Suite 211 Paoli, PA 19301, Executors. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Boulevard, Suite 211 Paoli, PA 19301, atty.

SIMMINGTON, Barbara, late of Easttown Township. Nicholas Simmington, Administrator, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063. THOMAS E. WYLER, Esquire, Falzone & Wyler, 22 East Third Street, Media, PA 19063, atty.

STEWART, Ursula H., late of Honey Brook Township. Joanne M. Stewart & David M. Frees, III, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

TETI, Theresa R., late of Malvern Borough. Jason E. Teti, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

2nd Publication

ARTZ, Boann W., a/k/a Katherine Boann Artz, late of Pennsbury Township. Steven Powell Artz, care of DAVID T. SCOTT, Esquire, 1528 McDaniel Drive, West Chester, PA 19380, Executor. DAVID T. SCOTT, Esquire, Delaney & Scott, P.C., 1528 McDaniel Drive, West Chester, PA 19380, atty.

ATLEY, Audrea, late of West Chester. Sharon McNeil, care of CLINTON L. JOHNSON, Esquire, 1010 West Seventh Street, Chester, PA 19013, Administratrix. CLINTON L. JOHNSON, Esquire, Law Offices of Clinton L. Johnson, 1010 West Seventh Street, Chester, PA 19013, atty.

BAUER, Ilona E., late of West Whiteland Township. Turrey A. Kepler and Kathleen G. Bacon, 534 Swede Street, Norristown, PA 19401-4807, Executors. TURREY A. KEPLER, Esquire, 534 Swede Street, Norristown, PA 19401-4807, atty.

GIACCHINO, Carmen T., late of Thornbury Township. Larry Giacchino and Joseph Giacchino, care of DANIEL J. PACI, Esquire, 104 S. 6th Street, P.O. Box 215, Perkasie, PA 18944-0215, co-Executors. DANIEL J. PACI, Esquire, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasie, PA 18944-0215, atty.

HOFFMAN, Dorothy B., a/k/a Dorothy Hoffman, late of Honey Brook Township. Jerry C. Buckley, Jr.,

710 Steelville Mill Road, Atglen, PA 19310, Executor. KATHLEEN K. GOOD, Esquire, Keen, Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KOLOTELLO, Ronald Louis, a/k/a Ronald Kolotello, a/k/a Ron Kolotello, late of Spring City Borough. Michael Paul Kolotello, care of JEFFREY P. BARNES, Esquire, 111 E. 17th Street, Suite 100, North Wildwood, NJ 08260, Administrator. JEFFREY P. BARNES, Esquire, Barnes Law Group LLC, 111 E. 17th Street, Suite 100, North Wildwood, NJ 08260, atty.

LABAT, Catharina M., a/k/a Catharine Labat, late of Easttown Township. Christyn J. Moran, care of THEODORE S. COXE, JR., Esquire, 919 Conestoga Road, Building Two, Suite 309, Rosemont, PA 19010-1353, Executrix. THEODORE S. COXE, JR., Esquire, 919 Conestoga Road, Building Two, Suite 309, Rosemont, PA 19010-1353, atty.

MULL, Thomas Dissinger, a/k/a Thomas D. Mull, late of East Goshen Township. Bryn Mawr Trust Company, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD, 17 West Miner Street, West Chester, PA 19382, atty.

PFEIFFER, George F., late of East Whiteland Township. Karen Resendiz, care of JOHN F. CORDISCO, Esquire, 900 Northbrook Drive, Suite 120, Trevoise, PA 19053, Executrix. JOHN F. CORDISCO, Esquire, Cordisco & Saile LLC, 900 Northbrook Drive, Suite 120, Trevoise, PA 19053, atty.

RYAN, Stella, late of West Vincent Township. Cheryl R. Rorke and Robert E. Ryan, Jr., care of BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, co-Executors. BRUCE A. HERALD, Esquire, Bruce Alan Herald, A Professional Corporation, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

SPRENKLE, Dorothy Patricia, a/k/a Dorothy Sprenkle, a/k/a Dorothy P. Sprenkle, late of Phoenixville. George F. Sprenkle, 1914 Firethorn Lane, Villanova, PA 19085 and Janice A. O'Brien, 200 Sommers Road, Oley, PA 19547, Administrators.

STOCK, Robert J., late of East Goshen Township. Gregory E. Stock, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, Executor. MICHAEL S. DINNEY, Esquire, Shea Law Offices, 919 Conestoga Road, Ste 3-114, Bryn Mawr, PA 19010, atty.

WASSERLEBEN, Steven Craig, late of Coates-

ville. Bernadene Wasserleben, 88 Timacula Road, Coatesville, PA 19320, Executrix.

3rd Publication

BOLTZ, Marion P., late of West Grove. Randy S. Boltz and Lauren B. Blomer, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, co-Executors. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

FALEY, Michael J., late of West Goshen Township. Daniel Faley, 100 N 2nd Street, Apt. 3, North Wales, PA 19454, care of GREGORY J. SPADEA, Esquire, 204 E. Chester Pike, Suite 3, Ridley Park, PA 19078, Administrator. GREGORY J. SPADEA, Esquire, Law Offices of Spadea & Assoc., LLC, 204 E. Chester Pike, Suite 3, Ridley Park, PA 19078, atty.

FLETCHER, Ronald E., late of Penn Township. Duke Schneider, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 West Miner Street, West Chester, PA 19382, atty.

GIRAFALCO, Victor Chester, late of West Chester. Elizabeth Chirich, 1701 16th Street NW, # 256, Washington, DC 20009, Administratrix.

McCANN, Brendan M., late of West Chester. Tracy Wolski, 30 Cherry Farm Lane, West Chester, PA 19382, Administrator. ERIKA STRICKLAND, Esquire, Law Office of Erika Strickland, LLC, 1650 Market Street, Suite 3600, Philadelphia, PA 19103, atty.

REED, Diane T., late of Phoenixville. Thomas M. Reed, Jr. and Thomas M. Reed, Sr., care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

RUSKIN, Nancy, late of Kennett Square. Neil W. Head, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

SCHILLACI, Josephine P., late of Uwchlan Township. Christine Schillaci, care of JOEL S. TODD, Esquire, 212 West Gay Street, West Chester, PA 19380, Executrix. JOEL S. TODD, Esquire, Tupitza & Associates, PC, 212 West Gay Street,

WestChester, PA 19380, atty.

FICTITIOUS NOTICE

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

An application for registration of the fictitious name Medina Asian Grocery, 446 Lancaster Ave., Unit 1, Frazer, PA 19355 has been filed in the Department of State at Harrisburg, PA, File Date 11/15/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Tahira Ahmad, 549 Highland Ave., Wayne, PA 19087.

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of Name: Incora, with its principal place of business at: 1475 Phoenixville Pike, Ste 101, West Chester, PA 19380. The names and addresses of all persons or entities owning or interested in said business are: Haas Group International, LLC, 1475 Phoenixville Pike, Ste 101, West Chester, PA 19380. The application has been filed on 4/6/2020.

DPF GLOBE, with its principal place of business at 633 Jeffers Circle, Bldg. A, Extion, PA 19341. The application has been (or will be) filed on: Thursday, April 9, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Globe Connect, LLC, 633 Jeffers Circle, Bldg. A, Extion, PA 19341.

Stuart J. Magdule, Esquire
Smigel, Anderson & Sacks, LLP
4431 North Front Street, 3rd Floor
Harrisburg, PA 17110

The Law Office of Laura R. Baker, with its principal place of business at 29 S. Darlington Street, West Chester, PA 19382. The application has been (or will be) filed on: Friday, March 27, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Laura R. Baker, 755 Portland Circle, West Grove, PA 19390.

2nd Publication of 3

TRUST NOTICE

Notice of the death of Helen L. Lutz, late of Penn Township, Chester County, Pennsylvania, Settlor of The Edward C. Lutz and Helen L. Lutz Revocable Living Trust, Dated 7/31/2000 is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to:

Successor Trustee: Regina M. Waters
c/o Attorney: David A. Peckman
Peckman Chait LLP
29 Mainland Road
Harleysville, PA 19438

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, May 21st, 2020 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, June 22nd, 2020.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County", within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

3rd Publication

SALE NO. 20-5-226

Writ of Execution No. 2017-06229

DEBT \$1,392.59

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

Tax Parcel No. 16-10-203

PLAINTIFF: City of Coatesville
VS

DEFENDANT: **Thelma Jane Bookman**

SALE ADDRESS: 420 Community Lane, Coatesville, PA 19320

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

SALE NO. 20-5-227

Writ of Execution No. 2017-01641

DEBT \$1,493.49

ALL THAT CERTAIN lot of land with the buildings thereon erected, SITUATED in Drumpellier, in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-7-46

PLAINTIFF: City of Coatesville
VS

DEFENDANT: **Anthony D. Stukes**

SALE ADDRESS: 1220 E. Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 20-5-230

Writ of Execution No. 2018-00554

DEBT \$1,569.49

ALL THAT CERTAIN lot or place of ground Situate in Caln Township, Chester County, Pennsylvania.

Tax Parcel No. 39-4B-11

PLAINTIFF: Caln Township Municipal

Authority & Township of Caln
 VS
 DEFENDANT: **Jose E. Montalvo & Justine Montalvo**
 SALE ADDRESS: 603 Bailey Road N., Caln Township, PA 19335
 PLAINTIFF ATTORNEY:
PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

PLAINTIFF: Westtown Township
 VS
 DEFENDANT: **Andrea L. Ciarrocchi**
 SALE ADDRESS: 911 S. Concord Road, Westtown Township, PA 19382
 PLAINTIFF ATTORNEY:
PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 20-5-231

Writ of Execution No. 2011-02414
DEBT \$9,805.82

ALL THAT CERTAIN lot or piece of ground with the stone message and improvements thereon erected, situate in Valley Township, CHESTER County, Pennsylvania.

Tax Parcel No. 38-3J-18
 PLAINTIFF: Township of Valley
 VS

DEFENDANT: **Kelly L. Butler & Tammy L. Butler**
 SALE ADDRESS: 1005 Manor Road, Valley Township, PA 19320
 PLAINTIFF ATTORNEY:
PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 20-5-233

Writ of Execution No. 2018-11469
DEBT \$2,237.79

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

Tax Parcel No. 67-4-88

SALE NO. 20-5-234

Writ of Execution No. 2017-06169
DEBT \$1,323.41

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

Tax Parcel No. 50-9B-25
 PLAINTIFF: West Bradford Township
 VS

DEFENDANT: **Thomas M. Eliason & Nancy Ann Eliason**
 SALE ADDRESS: 1404 Carriage Lane, West Bradford Township, PA 19382
 PLAINTIFF ATTORNEY:
PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 20-5-235

Writ of Execution No. 2019-06692
DEBT \$16,329.18

Seized and taken in execution as the property of: Anthony J. Molloy, Jr. & Patricia T. Molloy.

UPI # 32-4-794
 IMPROVEMENTS thereon: Res. Condo Townhouse

PLAINTIFF: The Courts at Byers Station, Inc.

VS

DEFENDANT: **Anthony & Patricia Molloy**

SALE ADDRESS: 2315 Brookshire Drive, Chester Springs, PA 19425

PLANTIFF ATTORNEY:
MARCUS & HOFFMAN 610-565-4660

SALE NO. 20-5-236

Writ of Execution No. 2019-11435

DEBT \$204,186.36

ALL THAT CERTAIN lot or parcel of land situated in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 9, 1998 and recorded in the Office of the Chester County Recorder of Deeds on December 18, 1998, in Deed Book Volume 4475 at Page 2087, Instrument No. 96416.

Tax Parcel No. 67-4C-134

PLAINTIFF: Forethought Life Insurance Company

VS

DEFENDANT: **Jacqueline A. Barker & James V. Barker**

SALE ADDRESS: 542 Coventry Lane, West Chester, PA 19382

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

SALE NO. 20-5-237

Writ of Execution No. 2017-03736

DEBT \$217,604.91

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Fallowfield Township, Chester County, Pennsylvania, as shown on Map and plan made for Percy Bair, dated November 5, 1963 and made by Edgar Laub, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the title line in the bed of New Gap and Newport Pike, being a corner of lands now or late of Charles Null; thence extending through the bed of said road on the arc of a circle curving to the left having a radius of 5729.65 feet, the arc distance of

119.91 feet to a point a corner of lands of M. & Percy Bair; thence along the same and lands of Carroll Greenleaf, leaving the bed of said road and crossing over a spike, South 38 degrees 41 minutes 59 seconds West 309.66 feet to a point on the title line of the Old Newport Pike; thence along the same and through the bed thereof, North 51 degrees 18 minutes 1 seconds West 257.70 feet to a spike, a corner of lands now or late of John Wilson; thence along the same and leaving said road, North 41 degrees 20 minutes and 29 seconds East 202.78 feet to an iron pin a corner of lands of said Charles Null; thence along the same, the three following courses and distance; (1) South 30 degrees 37 minutes 1 seconds East 43.98 feet to an iron pin; (2) South 75 degrees 27 minutes 1 seconds East

54.08 feet to an iron pin; and (3) North 56 degrees 13 minutes 29 seconds East 147.77 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.566 Acres. Tax ID # 44-7D-34

PLAINTIFF: CIT Bank, N.A. VS

DEFENDANT: **Ronald E. Hays**

SALE ADDRESS: 241 Cochran Street, Cochranville, PA 19330

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

SALE NO. 20-5-238

Writ of Execution No. 2018-08008

DEBT \$408,045.56

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which was heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963,

P.L. 196 be recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 272, a First Amendment thereto dated July 7, 1972 and recorded July 7, 1972 in Misc. Book 198 Page 472, a Second Amendment thereto dated July 16, 1973 and recorded July 16, 1973 in Misc. Deed Book 206 Page 652, and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 202, and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 Page 68, a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 Page 102, a Declaration Plan dated October of 1971, executed and acknowledged June 27, 1972, and recorded June 28, 1972 in Plan Book 43 Page 24, a First Amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 51 Page 1, and a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 Page

24, a Third Amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan No. 236 and a Code of Regulations dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 306, a First Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 210, being and designated on such Declaration Plan as Unit No. 102, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall, time to time hereafter, be amended together with an initial proportionate undivided interest to the Common Elements (as defined in such Declaration) of .3087%.

BEING the same premises which G. Elaine Fanelli, by Indenture bearing date the 22nd day of May A.D. 1980 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on the 29th day of July, A.D., 1980 in Deed Book E-60 Page 287-288 and granted and conveyed unto Carl M. Williams and Mary C. Williams, his wife.

BEING Tax Parcel 53-6-1521.2A

PLAINTIFF: Deek Investments Limited Partnership

VS

DEFENDANT: **Carl M. Williams & Mary C. Williams**

SALE ADDRESS: 1450 West Chester Pike #102, West Chester PA 19382 a/k/a 102 Summit House, West Chester, PA 19382

PLANTIFF ATTORNEY: **SIRLIN LESSER & BENSON, PC 215-864-9700**

SALE NO. 20-5-239

Writ of Execution No. 2018-11820

DEBT \$411,988.05

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Knollwood Estate, made by Serdy & Bursich, Inc., Engineers, Planners and Surveyors dated 12/22/78 last revised 11/18/78 and recorded 4/3/81 in Plan File No. 3437-3438 as follows, to wit:

BEGINNING at a point on the South-easterly side of Southern Drive (50 feet wide) a corner of Lot #20; thence from the beginning point and extending along Lot #20 South 25 degrees 57 minutes 26 seconds East 2356 feet to a point a corner of Lot #25; thence 167.684 to a point a corner of proposed Windermere Subdivision; thence extending along same North 27 degrees 40 minutes West 284.00 feet to a point on the South-easterly side of Southern Drive; thence along same on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 183.295 feet to the point and place of beginning.

BEING Lot No. 19 on said Plan. CONTAINING 43,152 square feet of land. BEING Parcel Number 41-8E-89.

BEING the same property conveyed to Mary Elaine Tinus and Eugene Tinus, husband and wife, tenants by the entireties from Laura McClellan and Thomas McClellan, husband and wife, by Deed dated August 12, 1998 and recorded October 1, 1998 in the Office of the Recorder of Deeds of Chester County in Book 4428 at Page 1475, as Document ID: 73135.

Mary Elaine Tinus having departed this

life on March 17, 2006. Eugene P. Tinus having departed this life on June 6, 2018.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firm or Associations Claiming Right, Title and Interest Under Eugene P. Tinus and Estate of Eugene P. Tinus c/o Matthew Tinus, Administrator and Known Heir of the Estate Eugene P. Tinus and Matthew Tinus, Administrator and Known Heir of Estate of Eugene P. Tinus and Sienna Tinus, Known Heir of the Estate Eugene P. Tinus**

SALE ADDRESS: 718 Southern Drive, West Chester, PA 19380

PLANTIFF ATTORNEY: **THE PINCUS LAW GROUP, PLLC 484-575-2201**

SALE NO. 20-5-240

Writ of Execution No. 2019-07976

DEBT \$190,713.19

All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl B. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred

ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees fifty minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin on the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82' 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degree forty-eight minutes West (N 01'48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80' E), forty-seven (47) feet to a pin; thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the center of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Tax ID: 36-05-0135.060

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 on Book 431 and Page 541.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

PLANTIFF ATTORNEY:
PARKER MCCAY PA 856-596-8900

SALE NO. 20-5-241

Writ of Execution No. 2018-03678

DEBT \$171,820.45

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

BEGINNING at a point on the South-easterly side of Picket Way at a common corner of Lots No. 3 and No. 4 as shown on said Plan; thence from said beginning point and extending along Lot No. 3, South 26 degrees 29 minutes 0 seconds East crossing over a certain

20 feet wide Open Space Easement 96 feet to a point; thence extending South 63 degrees 31 minutes 0 seconds West 44 feet to a point, a corner of Lot No. 5; thence extending along the same, North 26 degrees 29 minutes 0 seconds West re-crossing the aforesaid easement 96 feet to a point on the Southeasterly side of Picket Way, aforesaid; thence extending along the side of said road, North 63 degrees 31 minutes 0 seconds East 44 feet to a point, being the first mentioned point and place of beginning.

Title to said Premises vested in Joseph Stephen Wolf and Sandra Wolf by Deed from Wild Goose Farms, Inc. a PA Corp dated December 12, 1996 and recorded December 20, 1996 in the Chester County Recorder of Deeds in Book 4121, Page 272.

Tax Parcel No. 67-4D-22

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Joseph Stephen Wolf & Sandra Wolf**

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

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

SALE NO. 20-5-242

Writ of Execution No. 2018-13001

DEBT \$190,962.66

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the South side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said South line of Main Street North 70 degrees 7 minutes East, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 South 19 degrees 53 minutes East, 150 feet to a stake in the North line of Mifflin Street; thence by the said North line of Mifflin Street South 70 degrees 7 minutes West, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 North 19 degrees 53 minutes West, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less.

Title to said Premises vested in Crystal G. Brown by Deed from Sarah L. Lyons dated April 28, 1997 and recorded May 7, 1997 in the Chester County Recorder of Deeds in Book 4173, Page 0375.

Tax Parcel # 38-5C-6

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

DEFENDANT: **Crystal G. Brown a/k/a Crystal Brown**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

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

SALE NO. 20-5-243

Writ of Execution No. 2019-03484

DEBT \$900,919.45

ALL THAT CERTAIN lot or piece of ground with the Improvements thereon erected thereon, SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania.

BEING Lot 3 on said plan.

CONTAINING an area of 82,060 square feet more or less (1.8838 acres more or less) Tax Parcel # 55-4-130

PLAINTIFF: Apex Realty, LLC

VS

DEFENDANT: **Bradford L. Costello & Ardis A. Costello**

SALE ADDRESS: 509 Newtown Road, Berywn, PA 19312

PLANTIFF ATTORNEY: **DANIEL C. KERRICK, ESQ. 302-656-7540**

SALE NO. 20-5-244

Writ of Execution No. 2019-05804

DEBT \$52,042.61

ALL THOSE TWO CERTAIN lots of land designated at Lots No. 78 & 79 on a tract of land called "Meadowbrook Addition No. 1" of Chester County, Pennsylvania, in Plan Book No. 2, page 73, situated in Valley Township, Chester County, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Chestnut Street, said point being distant one hundred fifty-four and four tenths (154.4) feet eastwardly along the said north line of Chestnut Street from its point of intersection with the east line of First Avenue, said point also being at

the northeast corner of Lot #77; thence along the south curb line of Chestnut Street North eighty-eight degrees fifty-two minutes East fifty feet; thence along the west line of Lot #80 South one degree eight minutes East one hundred fifty feet to the north line of Star Alley; thence along the same South eighty-eight degrees fifty-two minutes West fifty feet; thence along Lot # 77 North one degree eight minutes West one hundred feet to the point and place of beginning.

CONTAINING seventy-five hundred square feet of land, be the same more or less.

AND AS TO PREMISES "B" ALL THAT CERTAIN lot of land designated as Lot #80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in plan book no 2, page 73 situated in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of Chestnut Street said point being distant 204.4 feet eastwardly from the intersection of the south line of Chestnut Street with the East line of First Avenue; thence along the south line of Chestnut Street 88 degrees, 52 minutes east 25 feet to a point at the northwest corner of lot no. 81; thence along the west line of lot no. 81 South 1 degree 8 minutes east 150 feet to a point in the north line of Star Alley; thence along the same south 88 degrees 52 minutes west 150 feet to the place of beginning.

CONTAINING 3750 square feet of land be the same more or less.

Title to said Premises vested in Shaun L. Rutherford by Deed from James C. Rutherford et al dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds in Book 8633, Page 1828 as Instrument

Number 11246645.

Tax Parcel # 38-2Q-7

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **James C. Rutherford, Shaun L. Rutherford and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 974 West Chestnut Street, Coatesville, PA 19320

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

SALE NO. 20-5-245

Writ of Execution No. 2019-10630

DEBT \$179,279.13

All that certain message and tract of land situate in the Borough of West Grove, County of Chester, and Commonwealth of PA, as more fully described in a Deed dated September 29, 2006, and recorded on October 6, 2006, in Record Book 6975, Page 295 form Milly E. MacBean to Roger W. Gunther.

Tax Parcel # 5-3-2

PLAINTIFF: Wilmington Savings Fund Society, fsb

VS

DEFENDANT: **Roger W. Gunther**

SALE ADDRESS: 288 Guernsey Raod, West Grove, PA 19390

PLANTIFF ATTORNEY:
WILLIAM J. LEVANT, ESQ. 610-260-6000

SALE NO. 20-5-246

Writ of Execution No. 2019-02143

DEBT \$165,846.97

ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of Lot No. 38 on plan of lots of the Yost & Finkbner farm in the Borough of Spring City aforesaid, bounded and described as follow:

BEGINNING at a point in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two feet six inches to a point directly opposite the center of the division wall of the dwelling house on the hereby granted premises and the dwelling house on the property adjoining on the East (property of Howard Barclay); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises with Robert H. Kline, Trustee and Sheila P. Kline, Trustee, of the Robert H. Kline and Shei-

la P. Kline Living Trust, and Robert H. Kline, individually, and Sheila P. Kline, individually, by Deed dated 12/16/06 and recorded 01/03/07 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7048 Page 1621, granted and conveyed unto Rosemarie T. Wilhelm, in fee.

AND being the same premises which Rosemarie T. Wilhelm, by Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for The County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 20-5-248

Writ of Execution No. 2016-01815

DEBT \$413,333.64

PROPERTY SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH TAX PARCEL # 61-02-0070

SOLD AS THE PROPERTY OF: LISA M. TETI and STEVEN P. TETI

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Lisa M. Teti & Steven P. Teti**

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

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

SALE NO. 20-5-249

Writ of Execution No. 2019-03466

DEBT \$133,295.50

PROPERTY SITUATE IN BOROUGH OF DOWNINGTOWN TAX PARCEL # 11-10-13

SOLD AS THE PROPERTY OF: ERIC HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased, STACEY HOWINGTON Solely in Her Capacity as Heir of Gail R. Anderson Deceased, STEPHEN HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased and MICHAEL L. HOWINGTON, JR Solely in His Capacity as Heir of Gail R. Anderson Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Eric Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased Stacey Howington Solely in Her Capacity as Heir of Gail R. Anderson Deceased Stephen Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased Michael L. Howington, Jr. Solely in His Capacity as Heir of Gail R. Anderson Deceased**

SALE ADDRESS: 11 King Street, Downingtown, PA 19335

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

SALE NO. 20-5-250

Writ of Execution No. 2019-05792

DEBT \$218,029.88

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

All that certain lot or piece of ground situate in West Bradford Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan of Roman Chase made by Berger & Hayes Surveyors dated 8-14-1973 and recorded in Chester County in Plan Book 53 page 1, as follows to wit:

Beginning at a point in the North side of Hunt Drive a corner of Lot 2 as shown on said plan, thence along Hunt Drive the following courses and distances (1) on the arc of a circle curving to the right radius of 125 feet the arc distance of 130.90 feet to a point of tangent

(2) South 65 degrees 05 minutes 15 seconds West 348.34 feet to a point a curve

(3) on the arc of a circle curving to the right radius of 25 feet the arc distance of 26.69 feet to a point of tangent on the North side of Strasburg Road, thence along the North side of Strasburg Road, North 53 degrees 44 minutes 20 seconds West 80.62 feet to a point a corner of the lands of William Pusey, thence along said lands the following courses and distances (1) North 64 degrees 02 minutes 30 seconds East 380.27 feet (2) North 51 degrees 32 minutes West 92.57 feet to a point a corner of Lot 2, thence along Lot 2 the following courses and distances (1) North 38 degrees 28 minutes East 20 feet (2) South 84 degrees 54 minutes 45 seconds East 237.84 feet to the point

and place of beginning.

Being Lot 1 on said plan.

BEING THE SAME PROPERTY CONVEYED TO NEAL GRUBB WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NEHEMIAH REAL ESTATE RESTORATION LLC, DATED MARCH 31, 2009, RECORDED APRIL 1, 2009, AT DOCUMENT ID 10913628, AND RECORDED IN BOOK 7628, PAGE 2046, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 50-05-124

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Neal Grubb, AKA Neal Eric Grubb**

SALE ADDRESS: 1006 Hunt Drive, Coatesville, PA 19320

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

SALE NO. 20-5-251

Writ of Execution No. 2016-05742

DEBT \$169,856.31

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, PA, dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the Westerly side of the cul-de-sac of Branford Way, said point being a corner of Lot #26 (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 50.00 feet an arc distance of 23.59 feet to a point, being a corner of Lot #24; thence leaving said cul-de-sac extending along Lot #24 passing through the partition wall dividing the buildings on Lots #24 and #25 North 09 degrees 52 minutes 13 seconds west 103.30 feet to a point in line of Open Space, being a corner of Lot #24; thence extending partially along said Open Space North 80 degrees 07 minutes 47 seconds East 20.00 feet to a point, being a corner of Lot #26; thence leaving said open space extending along Lot #26 passing through the partition wall dividing the buildings on Lots #25 and #26 South 09 degrees 52 minutes 13 seconds East 91.21 feet to the first mentioned point and place of beginning.

BEING Lot #25 on the above-mentioned plan

BEING THE SAME PREMISES which Harkins Property, LLC, by Deed dated March 30, 2004 and recorded April 6, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Instrument # 10396903, granted and conveyed unto JUDITH T. SARKEES.

TAX PARCEL NO.: 9-10-47.25

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to

Wachovia Bank, National Association

VS

DEFENDANT: **Judith T. Sarkees**

SALE ADDRESS: 14 Branford Way, Coatesville, PA 19320

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

SALE NO. 20-5-252

Writ of Execution No. 2019-02294

DEBT \$105,835.94

Property situate in the SOUTH COATESVILLE BOROUGH, CHESTER County, Pennsylvania

BLR # 9-10-47.7

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC

VS

DEFENDANT: **Brandon A. Leech, in Capacity as Executor and Devisee of the Estate of Debra A. Leech a/k/a Debra Leech**

SALE ADDRESS: 32 Branford Way, Coatesville, PA 19320

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

SALE NO. 20-5-253

Writ of Execution No. 2017-02252

DEBT \$178,915.30

Property situate in the OXFORD BOROUGH, CHESTER County, Pennsylvania BLR # 6-4-56

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Daniel A. Graham & Sherry L. Graham**

SALE ADDRESS: 251 Maple Street, Oxford, PA 19363

PLAINTIFF ATTORNEY:

PHELAN HALLINANDIAMOND & JONES, LLP 215-563-7000

SALE NO. 20-5-254

Writ of Execution No. 2015-03916

DEBT \$85,039.38

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the North curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the East and distant 54 feet and 1/8 inches Westwardly from the West line of Thompson Place; thence along the North curb line of Oak Street, South 77 degrees 13 minutes West, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the West; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, North 13 degrees 10 minutes West 152 feet more or less to the South line of Alley "B"; thence by the same North 80 degrees 49 minutes East 14 feet 1- 6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the East, South 13 degrees 10 minutes East 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of

land, be the same more or less.

BEING THE SAME PREMISES which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in a for Chester County in Deed Book 8896, Page 1897, granted and conveyed into JOSEPH JONES, JR.

BEING Tax Parcel # 16-11-12.

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Jones, Jr.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

SALE NO. 20-5-255

Writ of Execution No. 2019-10534

DEBT \$134,174.05

PREMISES "A"

ALL THAT CERTAIN message and tract of land with the buildings, improvements, hereditaments and appurtenances thereon erected, Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING 91 feet from an iron pin in the middle of the State Road leading from Lionville to Downingtown (Route 113), this iron pin being a corner of property belonging to Claude A. Mabry; thence extending by land of the said W. Elroy Butterman, North 29 degrees 51 minutes West 172.9 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, North 82 degrees 24 minutes East 92 feet to an iron pin;

thence extending by land of the said W. Elroy Butterman, South 29 degrees 10 minutes East 147.1 feet to a point in the middle of the said state road aforesaid; thence extending along the middle of same the next two courses and distances, to wit: (1) South 47 degrees 27 minutes West

71.9 feet to an iron pin; (2) South 60 degrees 34 minutes West 19.1 feet to the place of beginning.

BEING Tax Parcel No.: 33-4-85.1 PREMISES "B"

ALSO ALL THAT CERTAIN parcel of ground situate in the Township, County and Commonwealth aforesaid, bounded and described as follows:

COMMENCING at a point on the title line in the bed of Pennsylvania Highway Route 113 (L.R. 270), a common corner of land of W. Elroy Butterman, et ux and Claude A. Mabry; thence from said point of beginning along said common property line North 29 degrees 51 minutes West 151.89 feet to a point; thence by remaining land of W. Elroy Butterman, North 66 degrees 30 minutes 37 seconds East 91.56 feet to a point a corner of land of Harold E. Krauser, Jr., et ux; thence by said Krauser's land South 29 degrees 51 minutes East 172.90 feet to a point on the title line in the bed of Pennsylvania Highway Route 113 aforesaid; thence by said title line South 60 degrees 34 minutes West 91.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel No.: 33-4-85.4

BEING the same premises which Harold E. Krauser, Jr. and Carol M. Krauser, his wife, by Indenture bearing date 11/25/1977 and recorded 12/1/1977 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book C-52 page 488 etc., granted and conveyed unto HAROLD

E. KRAUSER, JR. and CAROL M. KRAUSER, in fee.

TITLE TO SAID PREMISES IS VESTED IN MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM HAROLD E. KRAUSER, JR. AND CAROL M. KRAUSER, HUSBAND AND WIFE, DATED JULY 28, 2006 RECORDED AUGUST 16, 2006 IN BOOK NO.6927 PAGE 821

TO BE SOLD AS PROPERTY OF: MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon**

SALE ADDRESS: 525 West Uwchlan Avenue, Downingtown, PA 19335

PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 20-5-256

Writ of Execution No. 2019-09809

DEBT \$274,498.55

PROPERTY SITUATE IN TOWNSHIP OF EAST VINCENT TAX ID 21-01-0211

SOLD AS THE PROPERTY OF: KAREN A GRIBOSKI and KENNETH ROBERT WEISS

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Roundpoint Mortgage

Servicing Corporation
 VS
 DEFENDANT: **Karen A. Griboski & Kenneth Robert Weiss**
 SALE ADDRESS: 611 Washington Square, Spring City, PA 19475
 PLANTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 20-5-257

Writ of Execution No. 2019-10342
DEBT \$189,426.56

PROPERTY SITUATE IN TOWNSHIP OF HONEY BROOK TAX PARCEL # 22-8-60

SOLD AS THE PROPERTY OF: RICHARD A. ROSS and REBECCA L. ROSS

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Richard A. Ross & Rebecca L. Ross**

SALE ADDRESS: 138 Cupola Road, Honey Brook, PA 19344

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

SALE NO. 20-5-258

Writ of Execution No. 2019-09447
DEBT \$137,619.24

PROPERTY SITUATE IN CALN TOWNSHIP TAX PARCEL # 39-3M-59

SOLD AS THE PROPERTY OF: TRESSA STANFORD

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Tressa Stanford**

SALE ADDRESS: 1505 Olive Street, Coatesville, PA 19320

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

SALE NO. 20-5-259

Writ of Execution No. 2016-05458
DEBT \$292,672.13

Property situate in the UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania BLR # 33-3-117

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **John C. Riley, Jr. & Teresa A. Riley**

SALE ADDRESS: 1013 Welsh Ayres Way, Uwchlan, PA 19335-4489

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

SALE NO. 20-5-260

Writ of Execution No. 2019-06469
DEBT \$198,611.39

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township

of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly side of Ember Drive North 21 degrees 25 minutes 00 seconds West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East

200.00 feet to a point the place of beginning. BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A., as successor by merger to COMMERCE BANK, N.A. VS

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 20-5-261

Writ of Execution No. 2018-07062

DEBT \$205,481.32

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania BLR # 38-1-162

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Bank of America, N.A. VS

DEFENDANT: **Christian Johnson & Lyneesha Johnson**

SALE ADDRESS: 210 Bardel Drive, Coatesville, PA 19320

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

SALE NO. 20-5-262

Writ of Execution No. 2019-03933

DEBT \$239,847.30

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 52-3-154

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: HBSC Bank USA, N.A., as Trustee on Behalf of Ace Securities

Corp. Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2007-He2, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Terez Castelli**

SALE ADDRESS: 1129 Nottingham Drive, West Chester, PA 19380-4054

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

SALE NO. 20-5-264

Writ of Execution No. 2019-03245

DEBT \$525,232.44

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF "FOLLY HILL FARMS" MADE BY GEORGE E. REGESTER, JR., AND SONS, INC., REGISTERED LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO. 13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT

HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF

21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO. 11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S. BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT;

(2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 12 ON SAID PLAN.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM C. HUYLER III AND ROBIN LEIGH HUYLER, HUSBAND AND WIFE, BY DEED FROM DAVID R. TWING AND WENDY K. TWING DATED AUGUST 28, 2017 AND RECORDED SEPTEMBER 28, 2017 IN DEED

BOOK 9623, PAGE 259.

TAX PARCEL NO.: 61-06-0037.01B
 PLAINTIFF: Harleysville Bank
 VS
 DEFENDANT: **William C. Huyler III
 & Robin Leigh Huyler**
 SALE ADDRESS: 1845 Huntsman
 Lane, West Chester, PA 19382
 PLAINTIFF ATTORNEY:
**McCABE, WEISBERG & CONWAY,
 LLC 215-790-1010**

SALE NO. 20-5-265

Writ of Execution No. 2018-13450

DEBT \$152,870.82

Property situate in the WEST CALN
TOWNSHIP, CHESTER County, Penn-
sylvania BLR # 28-8J-11

IMPROVEMENTS thereon: Residen-
tial Dwelling

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for the Reg-
istered Holders of Morgan Stanley Abs
Capital I Inc. Trust 2007-he7 Mortgage
Pass-Through Certificates, Series 2007-
He7

VS

DEFENDANT: **Joseph E. Matonak,
Jr.**

SALE ADDRESS: 110 Karen Circle,
Coatesville, PA 19320-5506

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

SALE NO. 20-5-266

Writ of Execution No. 2017-01576

DEBT \$258,719.65

Property situate in the NEW LONDON

TOWNSHIP, CHESTER County, Penn-
sylvania
BLR # 71-3-24.3G

IMPROVEMENTS thereon: Residen-
tial Dwelling

PLAINTIFF: Pennymac Loan Services,
LLC

VS

DEFENDANT: **Barry A. Bolt**

SALE ADDRESS: 479 Kirks Mill Road,
Lincoln University, PA 19352-1006

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

SALE NO. 20-5-268

Writ of Execution No. 2019-09241

DEBT \$180,438.43

Property situate in the VALLEY TOWN-
SHIP, CHESTER County, Pennsylvania
BLR # 38-2G-82

IMPROVEMENTS thereon: Residen-
tial Dwelling

PLAINTIFF: Pennymac Loan Services,
LLC

VS

DEFENDANT: **Alberto Mulero Rive-
ra & Jessica Marie Grierson**

SALE ADDRESS: 318 Revere Court,
Coatesville, PA 19320-5918

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

SALE NO. 20-5-269

Writ of Execution No. 2019-06886

DEBT \$376,893.70

Property situate in the PENN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 58-3-419

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Mare M. Elicier & Alison L. Elicier**

SALE ADDRESS: 233 Larchmont Lane, West Grove, PA 19390-8825

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

SALE NO. 20-5-270

Writ of Execution No. 2015-04327

DEBT \$640,115.52

Property situate in the WEST WHITELAND TOWNSHIP, CHESTER County, Pennsylvania

BLR # 41-5-70.17

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **Ruth Barrett & Vancouver Barrett**

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

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

SALE NO. 20-4-154

Writ of Execution No. 2018-03458

DEBT \$19,158.28

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wick Drive at a common corner of Open Space and Lot #35 (about to be described); thence from said beginning point and extending along the side of said road North 50 degrees 44 minutes 10 seconds East 96.16 feet to a point, a corner of Lot #36; thence extending along the same South 39 degrees 15 minutes 50 seconds East, 225.00 feet to a point, a corner of Lot #27; thence extending along same South 50 degrees 44 minutes 10 seconds West, 96.16 feet to a point in line of the aforesaid Open Space; thence extending along the same North 39 degrees 15 minutes 50 seconds West 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

Fee Simple Title Vested in Marcus Laneby deed from, Damian G. Mataraza and Sandra F. Mataraza, Husband and Wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Recorder of deeds in Deed Book 8222, Page 1530.

ALSO KNOWN AS 44 Wick Drive,
Parkesburg, PA 19365-9108

Parcel No. 37-4-223

PLAINTIFF: PHH Mortgage Corpora-
tion

VS

DEFENDANT: **Marcus N. Lane a/k/a
Marcus Lane**

SALE ADDRESS: 44 Wick Drive,
Parkesburg, PA 19365-9108

PLANTIFF ATTORNEY: **STERN
EISENBERG 215-572-8111**