



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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**Commonwealth v. Dorczuk**

Post Conviction Relief Act - Waiver of preliminary hearing - Allegations of ineffective assistance - Plea bargain - Dismissal of PCRA without a hearing

1. There is no absolute right to an evidentiary hearing on a PCRA petition. A judge may dismiss a PCRA petition without a hearing where, after review of the petition, the judge is satisfied that there are no genuine issues concerning any material fact and that the defendant is not entitled to post-conviction collateral relief, and no purpose would be served by any further proceedings.
2. The law presumes that counsel has rendered effective assistance. In order to successfully prove a claim of ineffective assistance of counsel, Defendant must prove by a preponderance of evidence that his conviction or sentence resulted from one or more of the enumerated errors in 42 Pa.C.S.A. § 9543(a)(2).
3. Defendant must establish by a preponderance of the evidence that counsel's ineffectiveness so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place. Defendant must demonstrate the following 3 elements: (a) the underlying legal claim has arguable merit; (b) counsel had no reasonable basis for his or her action or inaction; and (c) the petitioner suffered prejudice because of counsel's ineffectiveness. If the defendant fails to satisfy any of these three elements, the claim will fail.
4. With regard to reasonable basis, the court must examine whether counsel's actions had any reasonable basis rather than whether there was a more logical course of action counsel could have pursued.
5. In order to prove prejudice, the defendant must show that it is reasonably probable that, but for counsel's errors, he would not have pleaded guilty and would have gone to trial.
6. Counsel cannot be found ineffective for failing to pursue a baseless or meritless claim.
7. Allegations of ineffectiveness in connection with the entry of a guilty plea will serve as a basis for relief only if the ineffectiveness caused the defendant to enter an involuntary or unknowing plea.
8. Where a defendant enters a guilty plea on the advice of counsel, the voluntariness of the plea depends on whether counsel's advice was within the range of competence demanded of attorneys in criminal cases.
9. The law does not require that the defendant be pleased with the outcome of his decision to enter a plea of guilty. All that is required is that his decision to plead guilty be knowingly, voluntarily and intelligently made.
10. In order for a court to determine whether a plea was entered knowingly, voluntarily and intelligently the court must look to the totality of the circumstances and must, at a minimum, make the following inquiry: (a) does the defendant understand the nature of the charges to which he is pleading guilty?; (b) is there a factual basis for the plea?; (c) does the defendant understand that he has a right to trial by jury?; (d) does the defendant understand that he is presumed

innocent until he is found guilty?; (e) is the defendant aware of the permissible ranges of sentences and /or fines for the offenses charged?; and (f) is the defendant aware that the sentencing judge is not bound by the terms of any plea agreement?

11. A guilty plea colloquy must affirmatively demonstrate the defendant understood what the plea connoted and its consequences.
12. The law presumes that a defendant who entered a guilty plea was aware of what he was doing and the burden is upon the defendant to prove otherwise.
13. A defendant who pleads guilty is bound by statements made under oath and may not later assert grounds for withdrawing a plea that contradict statements made during the plea colloquy.
14. A defendant who attempts to withdraw a guilty plea after sentencing must demonstrate prejudice on the order of manifest injustice before withdrawal is justified. Manifest injustice is established where a guilty plea is entered involuntarily, unknowingly, or unintelligently.
15. A court is obliged to make a specific determination, after extensive colloquy on the record, that a plea is voluntarily and understandingly rendered.
16. A defendant's right to relief upon entering a guilty plea is limited. Entry of a guilty plea by a defendant amounts to a waiver of all defects and defenses except those concerning jurisdiction of the court, the legality of the sentence and the validity of the guilty plea.
17. A plea of guilty is the equivalent of a conviction and a verdict of guilty by a jury.
18. An adjudication of guilt renders any allegation that the Commonwealth failed to establish a *prima facie* case at a preliminary hearing moot.
19. A defendant who attempts to withdraw a guilty plea after sentencing must demonstrate prejudice on the order of manifest injustice before withdrawal is justified. Manifest injustice is established where a guilty plea is entered involuntarily, unknowingly, or unintelligently.
20. There is no authority to allow a challenge to the discretionary aspects of a sentence where the plea agreement contained a negotiated sentence accepted and imposed by the sentencing court.
21. Defendant failed to provide evidence that as a result of ineffective assistance of counsel, his guilty plea was entered involuntarily, unknowingly or unintelligently; he signed the Guilty Plea Colloquy affirming his desire to plead guilty to the crimes charged and acknowledging his satisfaction with counsel's representation; and Defendant made a statement to the Court after pleading guilty, apologizing for hurting his daughter, acknowledging he had "crossed boundaries" as a father and acknowledging that he committed these crimes.
22. Defendant's negotiated guilty plea was entered knowingly, voluntarily and intelligently; therefore, Defendant has failed to provide a basis for withdrawing his guilty plea.
23. Defendant entered a negotiated guilty plea whereby he agreed to be sentenced

to 5 to 10 years incarceration on one count of aggravated indecent assault, 1 to 2 years consecutive incarceration on one count of indecent assault and 5 years consecutive probation on one count of endangering the welfare of a child. Defendant filed a counseled petition pursuant to the Post Conviction Relief Act (PCRA), alleging ineffective assistance of counsel caused Defendant to waive his preliminary hearing and should result in Defendant being permitted to withdraw his guilty plea and have a preliminary hearing. The court determined Defendant received precisely what he bargained for pursuant to the plea agreement and cannot now seek unilateral alteration of the sentence. Upon consideration of Defendant's petition for PCRA, the Court *Held* it intended to dismiss the petition without a hearing and gave Defendant notice thereof.

R.E.M.

C.C.P., Chester County, Pennsylvania, Criminal Action No. 468-2016; Commonwealth of Pennsylvania v. Michael R. Dorczuk

Nicholas J. Casenta, Jr. for the Commonwealth  
Todd M. Mosser, Esquire for the Defendant  
Cody, P.J., January 28, 2019:-

[Editor's note: Affirmed by the Superior Court on March 23, 2020.]

<p>COMMONWEALTH OF PENNSYLVANIA</p> <p style="text-align: center;">vs.</p> <p>Michael Dorczuk</p>	<p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p>	<p>IN THE COURT OF COMMON PLEAS</p> <p>CHESTER COUNTY, PENNSYLVANIA</p> <p>CRIMINAL ACTION</p> <p>NO. CP-15-CR-0000468-2016</p>
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Nicholas J. Casenta, Jr., Esquire Chief Deputy District Attorney, on behalf of the Commonwealth of Pennsylvania  
 Todd M. Mosser, Esquire, on behalf of Defendant

**ORDER**

AND NOW, this 28th day of January, 2019, upon consideration of Defendant’s Petition for Relief Pursuant to the Post Conviction Relief Act, 42 Pa.C.S. §§ 9541, et seq., it is this Court’s intention to dismiss the petition without a hearing.<sup>1</sup> Defendant may respond to the proposed dismissal within 20 days of the date of this notice. After 20 days have passed, the Court shall determine whether to dismiss the petition or direct the proceedings to continue.

BY THE COURT

/s/ Jacqueline C. Cody, P. J.

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<sup>1</sup> Defendant entered a negotiated guilty plea to one count of aggravated indecent assault, one count of indecent assault and one count of endangering the welfare of a child. Defendant was sentenced on August 25, 2016 to 5 to 10 years incarceration on the count of aggravated indecent assault; 1 to 2 years incarceration on the count of indecent assault, consecutive to the sentence imposed for aggravated indecent assault; and 5 years probation for endangering the welfare of children, consecutive to the sentence for indecent assault. Defendant was represented by Evan J. Kelly, Esquire, during these proceedings.

Defendant was found to be a sexually violent predator by Order dated August 15, 2017, following a hearing on August 1, 2017. Defendant was represented by Andrew J. Levin, Esquire, during this proceeding. Defendant’s classification as a sexually violent predator was stricken by Order dated February 5, 2018.

Defendant filed a counselled petition pursuant to the Post Conviction Relief Act (PCRA), 42 Pa.C.S. §§ 9541, et seq. on November 26, 2018. Defendant claims in his PCRA petition that he is eligible for relief based upon ineffective assistance of counsel. Specifically, Defendant alleges that Evan P. Kelly, Esquire failed to appear for Defendant’s preliminary hearing, thereby causing Defendant to

waive his preliminary hearing. Defendant essentially seeks to withdraw his guilty plea in order for his right to a preliminary hearing to be reinstated.

There is no absolute right to an evidentiary hearing on a PCRA petition. Commonwealth v. Jones, 942 A.2d 903, 906 (Pa.Super. 2008) (citations omitted). A judge may dismiss a PCRA petition without a hearing where, after review of the petition, the judge is satisfied that there are no genuine issues concerning any material fact and that the defendant is not entitled to post-conviction collateral relief, and no purpose would be served by any further proceedings. Pa.R.Crim.P. 907(1). The defendant will be given notice of the proposed dismissal and may respond to the proposed dismissal within twenty days from the date of the notice. Pa.R.Crim.P. 907(1).

The law presumes that counsel has rendered effective assistance. Commonwealth v. Lane, 81 A.3d 974 (Pa.Super. 2013). In order to successfully prove a claim of ineffective assistance of counsel, Defendant must prove by a preponderance of evidence that his conviction or sentence resulted from one or more of the enumerated errors in 42 Pa.C.S.A. § 9543(a)(2). Commonwealth v. Kohler, 36 A.3d 121, 131. (Pa.Super. 2012). Defendant “must establish by a preponderance of the evidence that counsel’s ineffectiveness so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place.” Commonwealth v. Johnson, 966 A.2d 523, 532 (Pa. 2009). Defendant must demonstrate the following 3 elements as set forth in Commonwealth v. Pierce, 515 Pa. 153, 527 A.2d 973, 975-76 (1987):

- (1)The underlying legal claim has arguable merit; (2) counsel had no reasonable basis for his or her action or inaction; and (3) the petitioner suffered prejudice because of counsel’s ineffectiveness.

Commonwealth v. Paddy, 609 Pa. 272, 292, 15 A.3d 431, 442 (2011) (citations omitted). With regard to reasonable basis, we must examine whether counsel’s actions had any reasonable basis rather than whether there was a more logical course of action counsel could have pursued. Paddy, at 15 A.3d at 442. In order to prove prejudice, the defendant must show that it is “reasonably probable that, but for counsel’s errors, he would not have pleaded guilty and would have gone to trial.” Commonwealth v. Hickman, 799 A.2d 136, 141 (Pa.Super. 2002). If the defendant fails to satisfy any of these three elements, the claim will fail. Commonwealth v. Taylor, 933 A.2d 1035, 1041 (Pa.Super. 2007).

“The threshold inquiry in ineffectiveness claims is whether the issue/argument/tactic which counsel has foregone and which forms the basis for the assertion of ineffectiveness is of arguable merit....” Commonwealth v. Pierce, 537 Pa. 514, 524, 645 A.2d 198, 194 (1994). “Counsel cannot be found ineffective for failing to pursue a baseless or meritless claim.” Commonwealth v. Poplawski, 852 A.2d 323, 327 (Pa.Super. 2004).

Taylor, at 1041-42.

Defendant entered a negotiated plea of guilty. “Allegations of ineffectiveness in connection with the entry of a guilty plea will serve as a basis for relief only if the ineffectiveness caused the defendant to enter an involuntary or unknowing plea.” Commonwealth v. Wah, 42 A.3d 335, 338 (Pa.Super. 2012) (citations, quotations and quotation marks omitted). Where a defendant enters a guilty plea on the advice of counsel, “the voluntariness of the plea depends on whether counsel’s advice ‘was within the range of competence demanded of attorneys in criminal cases.’” *Id.* (citations omitted).

Moreover, “[t]he law does not require that [the defendant] be pleased with the outcome of his decision to enter a plea of guilty: All that is required is that [his] decision to plead guilty be knowingly, voluntarily and intelligently made.” [Commonwealth v. Moser, 921 A.2d 526, 528-29] (quoting Commonwealth v. Yager, 454 Pa.Super. 428, 685 A.2d 1000, 1004 (1996) (*en banc*), *appeal denied*, 549 Pa. 716, 701 A.2d 577 (1997))

Commonwealth v. Anderson, 995 A.2d 1184, 1192 (Pa.Super. 2010).

In order for a court to determine whether a plea was entered knowingly, voluntarily and intelligently the court must look to the totality of the circumstances and must, at a minimum, make the following inquiry:

- (1) Does the defendant understand the nature of the charges to which he is pleading guilty?
- (2) Is there a factual basis for the plea?
- (3) Does the defendant understand that he has a right to trial by jury?
- (4) Does the defendant understand that he is presumed innocent until he is found guilty?
- (5) Is the defendant aware of the permissible ranges of sentences and /or fines for the offenses charged? [and]
- (6) Is the defendant aware that the sentencing judge is not bound by the terms of any plea agreement?

Commonwealth v. Torres, 13 Pa.D.&C.5th 386, 395 (2010), *citing*, Moser, at 529. *See also*, Pa.R.Crim.P. 590 (7 mandatory areas of inquiry that must be conducted during a plea colloquy in order to determine whether a judge should accept a guilty plea). In reviewing the voluntariness of the plea, the court will examine the totality of circumstances surrounding the entry of the plea. Commonwealth v. Prendes, 97 A.3d 337, 352 (Pa.Super. 2013), *citing*, Commonwealth v. Muhammad, 794 A.2d 398 (Pa.Super. 2008).

A guilty plea colloquy must “affirmatively demonstrate the defendant understood what the plea connoted and its consequences.” Commonwealth v. Willis, 68 A.3d 997, 1002 (Pa.Super. 2013) (citations omitted). The law presumes that a defendant who entered a guilty plea was aware of what he was doing and the burden is upon the defendant to prove otherwise. Commonwealth v. Bedell, 954 A.2d 1209, 1212 (Pa.Super. 2008). A defendant who pleads guilty is bound by statements made under oath and may not later assert grounds for withdrawing a plea that contradict statements made during the plea colloquy. Commonwealth v. Pollard, 832 A.2d 517 (Pa.Super. 2003).

“[A] defendant who attempts to withdraw a guilty plea after sentencing must demonstrate prejudice on the order of manifest injustice before withdrawal is justified.” Commonwealth v. Pantalio, 957 A.2d 1267, 1271 (Pa.Super. 2008) (citation omitted). Manifest injustice is established where a guilty plea is entered involuntarily, unknowingly, or unintelligently. *Id.*

Pennsylvania has constructed its guilty plea procedures in a way designed to guarantee assurance that guilty pleas are voluntarily and understandingly tendered. The entry of a guilty plea is a protracted and comprehensive proceeding wherein the court is obliged to make a specific determination after extensive colloquy on the record that a plea is voluntarily and understandingly rendered.

Commonwealth v. Fluharty, 632 A.2d 312, 314 (Pa.Super. 1993) (citation omitted).

Defendant entered a plea of guilty to one count of aggravated indecent assault, one count of indecent assault and one count of endangering the welfare of a child. Defendant signed a Guilty Plea Colloquy on August 24, 2016. Pages 1 and 2 of the Guilty Plea Colloquy set forth the charges, the maximum sentence, and the grading of the offense. Page 2 of the Guilty Plea Colloquy sets forth the facts that are admitted by Defendant in connection with these crimes. Defendant’s signature appears at the bottom of each page of the Guilty Plea Colloquy.

Pages 5 and 6 of the Guilty Plea Colloquy state that Defendant admits the he committed the crimes to which he is pleading guilty, he acknowledges the facts as set forth on page 2 of the Guilty Plea Colloquy, he acknowledges that his attorney has explained the elements of the offenses to which he is pleading guilty, he understands the charges against him and he was able to work with his attorney in



responding to these charges.

Pages 6 and 7 of the Guilty Plea Colloquy set forth Defendant's trial rights. Page 8 of the Guilty Plea Colloquy enumerates Defendant's post-sentence rights, including the 10 day period within which to file post-sentence motions, such as a motion to withdraw the guilty plea and/or a motion to modify sentence. On Page 9, Defendant was informed of his right to appeal to the Superior Court and agreed that he has had sufficient time to discuss the charges with his attorney and is satisfied with the advice he received from his attorney.

Defendant entered this guilty plea on the record on August 25, 2016. At that time, the Commonwealth placed on the record the relevant facts in support of the negotiated plea agreement. (N.T. 8/25/2016, 3-5). The Commonwealth outlined the guideline sentencing range on each of the charges. (N.T. 8/25/2016, 7). Defendant was sworn and the Court proceeded to question Defendant regarding the plea agreement. Defendant testified he was able to understand the proceedings, read the Guilty Plea Colloquy and agreed with the facts as recited by the Commonwealth. (N.T. 8/25/2016, 22-23). Defendant was satisfied with the representation of counsel and when asked by the Court whether he had time to discuss his case with his attorney, including the facts, the law and any possible defenses, Defendant answered, "Yes." (N.T. 8/25/2016, 23). Defendant acknowledged under oath that no one had promised him anything or threatened him to plead guilty. (N.T. 8/25/2016, 24).

Defendant failed to provide evidence that as a result of ineffective assistance of counsel, his guilty plea was entered involuntarily, unknowingly or unintelligently. Defendant signed the Guilty Plea Colloquy affirming his desire to plead guilty to the crimes charged and acknowledging his satisfaction with counsel's representation. Defendant made a statement to the Court after pleading guilty apologizing for hurting his daughter, acknowledging he had "crossed boundaries" as a father and acknowledging that he committed these crimes. (8/25/2016, 24-26). Defendant is bound by the statements made in his Guilty Plea Colloquy and will not be permitted to contradict those statements. Commonwealth v. Yeomans, 23 A.3d 1044 (Pa.Super. 2011). "Therefore, '[w]here the record clearly demonstrates that a guilty plea colloquy was conducted, during which it became evident that the defendant understood the nature of the charges against him, the voluntariness of the plea is established.'" Commonwealth v. Myers, 434 Pa.Super. 221, 642 A.2d 1103, 1105 (1994). Nor will he be permitted to argue that counsel was ineffective when he stated in his Guilty Plea Colloquy that he was satisfied with the representation of counsel. Commonwealth v. Stork, 737 A.2d 789, 790-91 (Pa.Super. 1999), *appeal denied*, 564 Pa. 709, 764 A.2d 1068 (Pa. 2000); Commonwealth v. Lewis, 708 A.2d 497 (Pa. Super. 1998).

Defendant claims that trial counsel failed to appear at the preliminary hearing, causing Defendant to waive his preliminary hearing. Defendant entered into a negotiated guilty plea and was sentenced pursuant to this negotiated plea agreement. A defendant's right to relief upon entering a guilty plea is limited. Entry of a guilty plea by a defendant amounts to a waiver of all defects and defenses except those concerning jurisdiction of the court, the legality of the sentence and the validity of the guilty plea. *See*, Commonwealth v. Jones, 593 Pa. 295, 929 A.2d 205, 212 (2007); Commonwealth v. Boyd, 835 A.2d 812, 819 (Pa.Super. 2003); Commonwealth v. Guth, 735 A.2d 709, 711 n.3 (Pa.Super. 1999). By pleading guilty, Defendant waives a plethora of constitutional rights including the right to a jury trial, the right to have the Commonwealth prove his guilt beyond a reasonable doubt and his right to confront witnesses against him. Commonwealth v. Lincoln, 2013 Pa.Super. 177 (Pa.Super. 2013).

"A plea of guilty (when accepted and entered by the Court) is the equivalent of a conviction and a verdict of guilty by a jury". *Com ex rel. Hough v. Maroney*, 425 Pa. 411, 414, 229 A.2d 913, 914-15 (1967). An adjudication of guilt renders any allegation that the Commonwealth failed to establish a

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*prima facie* case at a preliminary hearing moot. Commonwealth v. Lee, 541 Pa. 260, 270, 662 A.2d 645, 650 (1995); Commonwealth v. Fewell, 439 Pa.Super. 541, 547, 654 A.2d 1109, 1112 (1995); Commonwealth v. Tyler, 402 Pa.Super. 429, 587 A.2d 326, 328 (1991) (“[o]nce appellant has gone to trial and been found guilty of the crime, any defect in the preliminary hearing is rendered immaterial[.]”)

...I agree with the majority that the failure of the Commonwealth to prove a *prima facie* case at a preliminary hearing does not implicate the subject matter jurisdiction of the common pleas courts. Significantly, the Court’s statement to the contrary in Goldblum was not explained or supported by any cited authority and appears to be dicta not essential to the holding of that case. See Goldblum, 498 Pa. at 475-76, 447 A.2d at 244-45 (holding that counsel was not ineffective for failing to file a motion to quash an indictment that failed to allege conduct occurring within the proper county). Furthermore, subsequent cases appear to have departed from such a rule in situations where the Commonwealth demonstrates the defendant’s guilt beyond a reasonable doubt at trial. See, e.g., Commonwealth v. Lee, 541 Pa. 260, 269-70, 662 A.2d 645, 650 (1995) (holding that an “adjudication of guilt renders moot any allegation that the Commonwealth failed to establish a *prima facie* case” at a preliminary hearing); Commonwealth v. Rivers, 537 Pa. 394, 405, 644 A.2d 710, 715 (1994) (“Once the Commonwealth establishes at trial that the evidence was sufficient beyond a reasonable doubt to connect the appellant to the crime, any question regarding insufficient evidence at the preliminary hearing is irrelevant.”) (citing Commonwealth v. McCullough, 501 Pa. 423, 461 A.2d 1229 (1983)). In this regard, it is notable that guilty pleas are considered to be functionally equivalent to convictions. See, e.g., Commonwealth ex rel. Hough v. Maroney, 425 Pa. 411, 414, 229 A.2d 913, 914-15 (1967) (“A plea of guilty (when accepted and entered by the Court) is the equivalent of a conviction and a verdict of guilty by a jury.” (citations omitted); accord Commonwealth v. Bracalielly, 540 Pa. 460, 470, 658 A.2d 755, 760 (1995) (holding that a guilty plea constitutes a conviction for purposes of a statute barring subsequent prosecutions for the same criminal episode).

Commonwealth v. Jones, 593 Pa. 295, 310, 929 A.2d 205, 213-14 (2007) (Saylor, J., concurring). Because this claim does not address the Court’s jurisdiction, the legality of sentence or the validity of the guilty plea, once Defendant entered his guilty, he waived this claim.

The relief requested by Defendant in his PCRA includes withdrawal of his guilty plea. [A] defendant who attempts to withdraw a guilty plea after sentencing must demonstrate prejudice on the order of manifest injustice before withdrawal is justified.” Commonwealth v. Pantalione, 957 A.2d 1267, 1271 (Pa.Super. 2008) (citation omitted). Manifest injustice is established where a guilty plea is entered involuntarily, unknowingly, or unintelligently. *Id.*

Pennsylvania has constructed its guilty plea procedures in a way designed to guarantee assurance that guilty pleas are voluntarily and understandingly tendered. The entry of a guilty plea is a protracted and comprehensive proceeding wherein the court is obliged to make a specific determination after extensive colloquy on the record that a plea is voluntarily and understandingly tendered.

Commonwealth v. Fluharty, 632 A.2d 312, 314 (Pa.Super. 1993 (citation omitted)).

Defendant has failed to provide evidence of manifest injustice in the entry of his guilty plea. As we have previously determined, Defendant’s negotiated guilty plea was entered knowingly, voluntarily and intelligently; therefore, Defendant has failed to provide a basis for withdrawing his guilty plea.

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Finally, the sentence imposed was pursuant to a negotiated plea agreement. There is no authority to allow a challenge to the discretionary aspects of a sentence where the plea agreement contained a negotiated sentence accepted and imposed by the sentencing court. Commonwealth v. Reichle, 404 Pa.Super. 1, 4, 589 A.2d 1140, 1141(1991).

If either party to a negotiated plea agreement believed the other side could, at any time following entry of sentence, approach the judge and have the sentence unilaterally altered, neither the Commonwealth nor any defendant would be willing to enter into such an agreement. [Commonwealth v. Coles, 365 Pa.Super. 562, 571, 530 A.2d 453, 458 (1987), *alloc. denied*, 522 Pa. 572, 559 A.2d 34 (1989).]

Id. By entering into a negotiated plea agreement, Defendant received a known and negotiated sentence in return for a guilty plea. Defendant received precisely what he bargained for pursuant to the plea agreement and cannot now seek unilateral alteration of the sentence.

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

**LAW NO. 2020-03355-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Lorena Silvana Acevedo was filed in the above-named court and will be heard on Monday, August 17, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, May 18, 2020

Name to be changed from: Lorena Silvana Acevedo to: Lorena Silvana Lampros

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

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Tuesday, May 19, 2020, for Advanced Pulmonary & Sleep Associates, P.C. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Joshua Ciccone  
Clark Hill PLC  
301 Grant Street, 14th Floor  
Pittsburgh, PA 15219

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**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**

**BOHLENDER**, Jacqueline G., late of Warwick Township. D. Scott Rankin, 132 Jewett Street, Pepperell, MA 01463, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**BOND**, Norma F., late of Downingtown. Dawn K. Vanlew, 3 Kristin Circle, Downingtown, PA 19335, Administratrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz PC, 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, atty.

**BRADFORD**, Charlotte R., late of West Bradford Township. John D. Bradford II, care of THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**CREWS**, Mary Jeanetta, late of Elk Township. Karen E. Brenneman, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**DOAN JR.**, Robert E., late of West Grove. Lucy S. Doan, care of THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**GOAD**, Ruth C., late of West Chester. Robert A. Russel, 4 White Oak Dr, West Grove, PA 19390, Executor.

**HERSHEY**, Elizabeth G., late of West Fallowfield Township. J. Robert Hershey and William E. Hershey, Jr., care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executors. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

**HOLTZMAN**, Dorothy Ruth, a/k/a Dorothy R. Holtzman, late of West Whiteland Township. Janet Ward, 105 W. Edinburgh Drive, New Castle, DE

19720, Executrix. DANTE RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

**JEFFERS**, Susan R., a/k/a Susan Jeffers, late of Phoenixville Borough. Delia T. Wright, 1620 Edison Drive, Ambler, PA 19002, care of JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Administratrix. JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**McCLUNG**, Beverly L., late of Kennett Square. Thomas J. McClung, 431 Dean Drive, Kennett Square, PA 19348, care of WILLIAM J. PERRONE, Esquire, 1289 Shadow Oak Drive, Malvern, PA 19355, Executor. WILLIAM J. PERRONE, Esquire, 1289 Shadow Oak Drive, Malvern, PA 19355, atty.

**McCULLOUGH**, James F., late of East Goshen Township. Eileen McCullough, PO Box 214, Devault, PA 19432-9905, Executor.

**PARVENSKY**, Irene Sidun, late of West Bradford Township. John Parvensky, 3225 Wyandot Street, Denver, CO 80211, Administrator.

**PREWITT**, SR., Richard D., a/k/a Richard D. Prewitt, late of Lower Oxford Township. Richard D. Prewitt, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**RAMOS**, Humberto Lara, late of Kennett Square. Hilda Matos Perez, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executrix. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**TOWNSEND**, Doris Ann, a/k/a Doris A. Townsend, a/k/a Doris Townsend, late of Parkesburg Borough. Janice Hoopes and David Townsend, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Co-Executors. JOHN S. CARNES, JR., Esquire, Law Offices of John S. Carnes, Jr., 101 W. Main Street, Parkesburg, PA 19365, atty.

**WATSON**, Traci L., late of East Brandywine Township. Maryann Watson, care of JOHN A. WETZEL, Esquire, 101 E. Evans St., Walnut Bldg., Ste. A, West Chester, PA 19380, Executrix. JOHN A. WETZEL, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 101 E. Evans St., Walnut Bldg., Ste. A, West Chester, PA 19380, atty.

**WILLIAMS**, Paul Thomas, a/k/a Paul T. Williams, late of Spring City Borough. Cheryl L. Varano, 17 Woodland Manor Dr., Mohnton, PA 19540, Executrix. MELISSA A. IACOBUCCI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

## 2nd Publication

**ARLEN**, Ronald Joseph, a/k/a Ronald J. Arlen late of East Coventry Township. Deborah Heacock, care of VALERIE ROSENBLUTH ANGST, Esquire, 878 Main Street, Harleysville, PA 19438, Executrix. VALERIE ROSENBLUTH ANGST, Esquire, Angst & Angst, PC, 878 Main Street, Harleysville, PA 19438, atty.

**BEIDATSCH**, Jane, a/k/a Jane Greenwood Beidatsch late of Downingtown Borough. Stephen A. Becker, care of JACQUELINE MOTYL, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. JACQUELINE MOTYL, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**BOHE**, Henry, late of Coatesville. Emily Milmont, 4759 Brenton Dr, Fort Collins, CO 80524, Administrator.

**DILLINGER**, Gilbert C., late of Parkesburg Borough. Norman J. Pine, 104 South Church Street, West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 South Church Street, West Chester, PA 19382, atty.

**HAUSER**, Elisabeth, late of Spring City. Stewart F. Hauser, 452 Pughtown Road, Spring City, PA 19475, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., Pottstown, PA 19464, Executor. KENNETH E. PICARDI, Esquire, Yergey,Daylor, Allebach,Scheffey,Picardi, 1129 E. High St., Pottstown, PA 19464, atty.

**HURLEY**, Joanne Marie, a/k/a Joanne Hurley, late of West Goshen Township. William T. Hurley, care of SEAMUS M. LAVIN, Esquire, 101 East Evans Street, Walnut Bldg., Ste. A, West Chester, PA 19380, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 101 East Evans Street, Walnut Bldg., Ste. A, West Chester, PA 19380, atty.

**JORDAN**, Pamela D., late of East Marlborough Township. Scott Jordan, care of JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**KIM**, Esther S., late of Malvern, East Whiteland Township. Jefferson Kim, 41 Knickerbocker Lane, Malvern, PA 19355, Executor.

**LAMBERT**, Ruth, a/k/a Ruth K. Lambert, late of Valley Township. Nanette Zucker, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Road, Suite 110, Radnor, PA 19087, Administrator C.T.A. NATHAN EGNER, Esquire, Law Offices of Davidson & Egner, Radnor Station Two, 290 King of Prussia Road, Suite 110, Radnor, PA 19087, atty.

**PLATT**, Faith M., late of Downingtown. Cindy Rauenzahn, 1363 Piedmont Drive, Downingtown, PA 19335, care of KEVIN J. RYAN, Esquire, 220 W Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, RMI Law, 220 W Gay Street, West Chester, PA 19380, atty.

**SMALLWOOD**, Marguerite M., a/k/a Marguerite Smallwood, late of Tredyffrin Township. Joan M. Smallwood, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Ave., Berwyn, PA 19312, Executrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave., Berwyn, PA 19312, atty.

**SMART, SR.**, James J., a/k/a James J. Smart, late of Tredyffrin Township. Rita M. Marinari, care of LOUIS N. TETI, Esquire, 17 West Miner Street, West Chester, PA 19382, Executrix. LOUIS N. TETI, Esquire, MacEelree Harvey, LTD., 17 West Miner Street, West Chester, PA 19382, atty.

**STUART**, Bonnie L., late of Parkesburg Borough. Sherri Larne Stuart and Marcelle Stuart Bosler (known in will as Marcelle L. Bosler), care of SALLY A. FARRELL, Esquire, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executors. SALLY A. FARRELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, atty.

**TAYLOR**, Samuel Keith, a/k/a S. Keith Taylor, late of East Coventry Township. Richard E. Ashburn, care of THOMAS G. WOLPERT, Esquire, 527 Main Street, Royersford, PA 19468, Executor. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main Street, Royersford, PA 19468, atty.

**WATKINS**, Lois, late of Nottingham. Gary Donald Watkins, 33 Jennifer Lane, Aston, PA 19014, Executor. JOSEPH J. McINTOSH, Esquire, 23 West Second Street, Media, PA 19063, atty.

### 3rd Publication

**AMES, JR.**, Ralph G., late of Warwick Township. Joann M. Ames, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike. Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, Law Office of J. Michael Ryan, 300 North Pottstown Pike. Suite 150, Exton, PA 19341, atty.

**CORCORAN**, Ellanora Foreman, late of Tredyffrin Township. Karen A Burns, 427 Dean Drive, Kennett Square, PA 19348, Executor.

**HENNEKE**, Emily J., late of West Whiteland Township. Norman J. Pine, Esquire, 104 S. Church Street, West Chester, PA 19382, Administrator. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

**KAY, II**, Louis William, a/k/a L. William Kay, II, late of East Brandywine Township. L. William Kay, III and Thomas A. Kay, care of MARC S. MASER, Esquire, 80 W. Lancaster Avenue, 4th Floor, Devon, PA 19333, Executors. MARC S. MASER, Esquire, McCausland, Keen & Buckman, 80 W. Lancaster Avenue, 4th Floor, Devon, PA 19333, atty.

**McDONALD**, Elizabeth Marie, a/k/a Elizabeth M. McDonald, late of East Caln Township. Bonnie M. Costello, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

**WILK**, Mary W., a/k/a Maire R. Wilk, late of Wil-listown Township. Gerald M. Wilk, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market Street, Suite 3400, Philadelphia, PA 19102-2101, Executor. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market Street, Suite 3400, Philadelphia, PA 19102-2101, atty.

**WRIGHT**, Virginia Ruth, a/k/a Green, late of Phoenixville. Karen Wright Dice, 1160 Bateman Drive, Phoenixville, PA 19460, Administrator.



**FICTITIOUS NAME**

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

**Tank-ful**, with its principal place of business at 850 Gap Newport Pike, Atglen, PA 19310. The application has been (or will be) filed on: Thursday, May 14, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kauffman Gas, Inc., 850 Gap Newport Pike, Atglen, PA 19310.

Neil R. Vestermark, Esq.  
Aevitas Law, PLLC  
1755 Oregon Pike, Suite 201  
Lancaster, PA 17601

An application for registration of the fictitious name **Balasarojini Transport**, 286 Flagstone Rd., Chester Springs, PA 19425 has been filed in the Department of State at Harrisburg, PA, File Date 03/06/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Jivithasan Xavier, 286 Flagstone Rd., Chester Springs, PA 19425.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 12, 2020 for **SpringView Coaching** at 1502 W Chester Pike Unit 3007 West Chester, PA 19382. The name and address of each individual interested in the business is Adeola Odeniyi at 1502 W Chester Pike Unit 3007 West Chester, PA 19382. This was filed in accordance with 54 PaC.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 27, 2020 for **Betline** at 302 East Marshall Street West Chester, PA 19380. The name and address of each individual interested in the business is Jared Capper at 302 East Marshall Street West Chester, PA 19380. This was filed in

accordance with 54 PaC.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 05, 2020 for **Sovereign Choice Steaks and Seafood** at 2020 Harmonyville Rd. Pottstown, PA 19465. The name and address of each individual interested in the business is Robert A Simon, Jr. at 2020 Harmonyville Rd. Pottstown, PA 19465. This was filed in accordance with 54 PaC.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 17, 2020 for **Superior Roofing Materials** at 172 Creamery Rd. Spring City, PA 19475. The name and address of each individual interested in the business is Brian Alderman at 172 Creamery Rd. Spring City, PA 19475. This was filed in accordance with 54 PaC.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 01, 2020 for **Bruniard Properties** at 35 Overlook Cir. Berwyn, PA 19312. The name and address of each individual interested in the business is Jorge Bruniard at 35 Overlook Cir. Berwyn, PA 19312. This was filed in accordance with 54 PaC.S. 311.

**PROFESSIONAL CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Dept. of State of the Commonwealth of PA at Harrisburg, PA, on 5/12/20, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corp. Act of the Commonwealth of PA. The name of the corporation is: ERIC GOLDBERG, DDS, P.C.

MARC L. DAVIDSON, Solicitor  
DAVIDSON & EGNER  
Radnor Station Two  
290 King of Prussia Rd., #110  
Radnor, PA 19087



**WITHDRAWAL NOTICE**

NOTICE IS HEREBY GIVEN THAT pursuant to the requirements of section 6129 of the Pennsylvania Business Corporation Law of 1988, as amended, The Pledging Tree Foundation, a Delaware nonstock corporation, transacting business in Pennsylvania with its registered office in the Commonwealth at 3947 W. Lincoln Highway, Downingtown, PA 19335, and having its principal office at 251 Little Falls Drive, Wilmington, DE 19808, will file a Statement of Withdrawal terminating its registration as a foreign corporation.

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

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**1st Publication of 3**

**JOINT LIVING TRUST NOTICE**

THE JOHN CHARLES HACKNEY AND JOAN MARIE HACKNEY JOINT LIVING TRUST DTD. 8/16/2011

JOAN MARIE HACKNEY, Deceased

Late of East Goshen Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to ALLAN T. HACKNEY, TRUSTEE, c/o Amy Neifeld Shkedy, Esq., One Bala Plaza, Ste. 623, Bala Cynwyd, PA 19004,

Or to his Attorney:  
AMY NEIFELD SHKEDY  
BALA LAW GROUP, LLC  
One Bala Plaza, Ste. 623  
Bala Cynwyd, PA 19004

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**3rd Publication of 3**

**TRUST DEATH NOTICE**

TRUST OF JACQUELINE BOHLENDER, late of Elverson Borough, deceased.the same, without delay to:

Jacqueline Bohlender having passed on February 10, 2020 with Letters Testamentary pending and a Trust administered by Bank of America, Trustee. All persons having claims or demands against the Trust of the said decedent are requested to make known the same without delay to:

Trustee: Bank of America, NA  
Darlene Leakeas, Trust Officer  
One Town Center Road, Suite 701  
Boca Raton, FL 33486

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, June 18th, 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, July 20th, 2020.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

**2nd Publication**

**SALE NO. 20-6-271**

**Writ of Execution No. 2018-06282**

**DEBT \$3,386.12**

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, Commonwealth of Pennsylvania,

nia.

TAX PARCEL NO. 1-12-138.17

PLAINTIFF: Borough of West Chester  
VS

DEFENDANT: **Susan Bray**

SALE ADDRESS: 700 S. Brandywine Street, West Chester, PA 19382

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

**SALE NO. 20-6-273**

**Writ of Execution No. 2017-11425**

**DEBT \$1,469.29**

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

Tax Parcel No. 16-4-208

PLAINTIFF: City of Coatesville  
VS

DEFENDANT: **Todd I. Ebba**

SALE ADDRESS: 105 Millview Drive, Coatesville, PA 19320

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

**SALE NO. 20-6-274**

**Writ of Execution No. 2017-02167**

**DEBT \$1,726.49**

All that certain message and tract of land, together with the improvements thereon erected, composed of two lots of land designated as Lots Nos. 236 and 237 on plan of lots known as Drumpel-lier, situated in the Fourth ward of the

City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 16-7-276

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Harold Omar Trego & Christina M. Trego**

SALE ADDRESS: 1233 Oak Street, Coatesville, PA 19320

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

**SALE NO. 20-6-275**

**Writ of Execution No. 2017-04009**

**DEBT \$1,361.58**

ALL THAT CERTAIN East side of a double dwelling and lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, said dwelling being designated as #1113 Oak Street, in the City of Coatesville; Chester County, Pennsylvania.

Tax Parcel No. 16-7-258

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Thomas A. Mapp & Elisa Mapp**

SALE ADDRESS: 1113 Oak Street, Coatesville, PA 19320

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

**SALE NO. 20-6-276**

**Writ of Execution No. 2017-11951**

**DEBT \$1,381.06**

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

Tax Parcel No. 16-4-210

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Arland D. Jones**

SALE ADDRESS: 109 Millview Drive, Coatesville, PA 19320

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

**SALE NO. 20-6-278**

**Writ of Execution No. 2018-05639**

**DEBT \$2,353.02**

ALL THAT CERTAIN brick message and lot of land situate in the west side of North Darlington Street, between Washington and Biddle Streets in the Borough of West Chester, Chester County, PA.

Tax Parcel No. 1-4-254

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **James O'Brien**

SALE ADDRESS: 322 N. Darlington Street, West Chester, PA 19380

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

**SALE NO. 20-6-279**

**Writ of Execution No. 2017-08826**  
**DEBT \$5,854.66**

ALL THAT CERTAIN Unit being Building No. 20 Unit No. 117 in “Bradford Hills at Chesterbrook”, (formerly Signal Hill at Chesterbrook) a Condominium located on the Northerly side of Bradford Road, Tredryffrin Township, Chester County, Pennsylvania.

Tax Parcel No. 43-5-3602

PLAINTIFF: Tredryffrin/Easttown School District

VS

DEFENDANT: **Michael P. Ameche & Beth A. Bryne**

SALE ADDRESS: 117 Reveille Road, Tredryffrin Township, PA 19087

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

**SALE NO. 20-6-280**

**Writ of Execution No. 2018-09537**  
**DEBT \$2,901.62**

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

Tax Parcel No. 29-5-1-.48

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **John M. Norman**

SALE ADDRESS: 142 Rebecca Drive, West Brandywine, PA 19335

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

**SALE NO. 20-6-281**

**Writ of Execution No. 2018-05677**  
**DEBT \$2,152.23**

ALL THAT CERTAIN lot or piece of land SITUATE on the West side of Darlington Street between Fayette and Marshall Streets, in said Borough of West Chester.

Tax Parcel No. 1-4-140

PLAINTIFF: Borough of West Chester  
VS

DEFENDANT: **Webb D. Hallman**

SALE ADDRESS: 201 W. Lafayette Street, West Chester, PA 19380

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

**SALE NO. 20-6-282**

**Writ of Execution No. 2018-06588**  
**DEBT \$18,995.59**

All that certain lot or piece of ground Situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 55-6-1.5

PLAINTIFF: Tredryffrin/Easttown School District

VS

DEFENDANT: **Samuel Clement**

SALE ADDRESS: 2544 White Horse Road, Easttown Township, PA 19312

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

**SALE NO. 20-6-283**

**Writ of Execution No. 2018-10347**

**DEBT \$1,083.14**

ALL THAT CERTAIN tract of land, known as 933 Madison Street, situated in the Township of Valley, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 38-5C-89.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Danielle McCarter**

SALE ADDRESS: 933 Madison Street, Valley Township, PA 19320

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

**SALE NO. 20-6-284**

**Writ of Execution No. 2017-08163**

**DEBT \$1,612.61**

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

Tax Parcel No. 39-3M-87

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Andrew Raezer**

SALE ADDRESS: 1904 Olive Street, Caln Township, PA 19320

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

**SALE NO. 20-6-285**

**Writ of Execution No. 2019-07887**

**DEBT \$94,901.49**

Property situate in the NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania

BLR # 71-2-68.6S

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **Glenn R. Koch**

SALE ADDRESS: 118 Thames Drive, Lincoln University, PA 19352-1315

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

**SALE NO. 20-6-286**

**Writ of Execution No. 2019-05076**

**DEBT \$192,989.12**

PROPERTY SITUATE IN TOWNSHIP OF CALN.

SOLD AS THE PROPERTY OF: BONITA L. WYATT AKA BONITA WYATT AKA BONITA L. WILSON

Tax Parcel #39-3-24.1, 3903 002401

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **Bonita L. Wyatt AKA Bonita Wyatt AKA Bonita L. Wilson**

SALE ADDRESS: 2011 East Kings Highway, Coatesville, PA 19320

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

**SALE NO. 20-6-287**

**Writ of Execution No. 2018-00764**

**DEBT \$166,081.69**

ALL THAT CERTAIN lot or piece of land situate in the Borough of Spring City, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Ralph E. Shaner, Registered Engineer, on May 1, 1943 as follows, to wit:

BEGINNING at an iron in the centerline of Penn Street, a corner of this and land of Everett Stubblebine and other land of the said Jones Motor Co., thence along the land of the said Jones Motor Co. North one degree West five hundred and thirty three and five tenths feet to a corner in line of land of Pennhurst State School; thence along the same North eighty six degrees fifteen minutes East twenty five and eighty two hundredth feet to a corner; thence still along the same North eighty six degrees fifteen minutes East twenty five and eighty two hundredth feet to a corner, thence still along the same North eighty nine degrees east one hundred and eighty five feet ten inches to a corner on the westerly side of a twenty foot wide alley; thence along the westerly side of the said alley south four degrees east five hundred and twenty nine feet and ten inches to a corner in line of land of the said Everett Stubblebine, thence along the same south eighty six degrees five minutes west two hundred and thirty nine and five tenths feet to the place of the beginning.

CONTAINING two and six hundred and thirty-eight one thousandths acres of land, more or less.

EXCEPTING THEREFROM ALL THAT CERTAIN lot or piece or tract of land situate on the Easterly side of Penn Street, in the Fourth Ward of the Bor-

ough of Spring City, Chester County, Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at an iron pin in the centerline of Penn Street a corner of land of Everett Stubblebine, thence in and along the aforesaid Penn Street North 1 degree west 180 feet to a point a corner of remaining lands of the said Everett AP. Guss, thence North 86 degrees 05 minutes East, 240.0 feet more or less to a point in the centerline of a proposed 20 feet wide alley; thence along the centerline of said proposed alley South 4 degrees East 179.0 feet more or less to point, a corner in line of land of the aforesaid Everett Stubblebine; thence along said latter land South 86 degrees 05 minutes West 249.5 feet to the first mentioned point and place of beginning.

CONTAINING 44,100 square feet of land, be the same more or less.

ALSO EXCEPTING THEREFROM ALL THAT CERTAIN piece of land, situate in the Borough of Spring City, Chester County, Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, December 7, 1960 as follows, to-wit;

BEGINNING at an iron pipe at the intersection of the centerline of King Street (57 feet wide) with centerline of Penn Street (50 feet wide) thence along the centerline of King Street North 86 degrees 15 minutes East 25.82 feet to an iron pin; thence still along centerline of King Street North 89 degrees 00 minutes East 174.10 feet to an iron pin, a corner of remaining lands of the grantors; thence along the same the 3 following courses and distances, South 1 degree 00 minutes East 160.00 feet to an iron pin, South 89 degrees 00 minutes West 174.18 feet to an iron pin; South 86 degrees 15 minutes West 25.82 feet to an iron pin in the centerline of Penn

Street; thence along the same North 1 degree 00 minutes West 160.00 feet to the place of beginning.

CONTAINING 12,000.00 square feet of land be the same more or less.

AND EXCEPTING THEREFROM ALL THAT CERTAIN piece of land, situate on Penn Street in the Borough of Spring City, Chester County, Pennsylvania as shown on a survey made by Earl R. Ewing, Registered Surveyor dated December 7, 1960, as follows to-wit;

BEGINNING at a point in the centerline of Penn Street a corner of lands of the grantees being South 17 degrees 00 minutes East 160 feet from an iron pin at the intersection of the centerline of King Street and Penn Street, thence along lands of the grantors herein North 86 degrees 15 minutes East, 25.82 feet to an iron pin, thence still along lands of grantees North 89 degrees 00 minutes East 174.18 feet to an iron pin; thence South 1 degree 00 minutes East 100 feet to a point a corner of remaining lands of the grantor; thence south 89 degrees 00 minutes West 174.18 feet to a point; thence South 86 degrees 15 minutes west 25.82 feet to a point in the centerline of Penn Street; thence North one degree 00 minutes West 100 feet to the place of beginning.

AND ALSO INCLUDING ALL THAT CERTAIN tract or lot of land which was intended to be included in the original deed between these parties dated May 15, 1998, and recorded by Chester County Recorder of Deeds in Record

Book 4356, Page 435, et seq., which was inadvertently omitted from said deed, as follows:

ALL THAT CERTAIN tract or lot of land situated in the said Borough of Spring City, Chester County, Pa., bounded and described by magnetic bearings, from a survey made A.D. 1889 as follows, to

wit:

BEGINNING at a pin in the middle of Church Street, a corner of land of I.I. Wells thence along said Street South 15 degrees and 30 minutes East 75 feet and 8 inches to a pin; thence by land of Samuel H. Egolf South 87 degrees and 19 minutes West 305 feet and 4 inches to the middle of a 20 foot alley; thence along said alley North 2 degrees and 42 minutes West 73 feet and 6 inches; thence by land of I.I. Wells North 87 degrees and 18 minutes East 287 feet and 7 inches to the point of beginning.

CONTAINING one half an acre of land.

TRACT NO. 2

ALL THAT CERTAIN tract or lot of land situated in the said Borough of Spring City bounded and described by magnetic bearings from a survey made A.D. 1889 as follows, viz:

BEGINNING at a point in the middle of Church Street at a corner of land H.G. Ellis thence along said Street South 16 degrees and 30 minutes East 27.3 feet to a point, thence by land now or late of A.C. Roberts, South 87 degrees and 18 minutes West 311.8 feet to a 20 foot alley; thence along said alley North 2 degrees and 42 minutes West 26.5 feet to a corner of land of H.G. Ellis; thence along the latter, North 87 degrees and 18 minutes East 305.4 feet to the point of beginning.

CONTAINING 187/1000 of an acre of land.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Kurt Findeisen, as Executor for the Estate of Lois Mowrey Guss, Deceased, by Deed dated May 15, 1998, and recorded on May 28, 1998, by Chester County Recorder of Deeds in Deed Book 4356, Page 435, as Instrument No. 0036295,



granted and conveyed unto Craig D. Bowman, an Individual.

SAID DEED corrected by Deed dated December 19, 2000, and recorded on January 26, 2001, by the Chester County Recorder of Deeds in Deed Book 4888, Page 2302, as Instrument No. 0005468.

BEING KNOWN AND NUMBERED AS 520 North Church Street, Spring City, PA 19475.

Tax Parcel No. 14-2-62.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Craig D. Bowman a/k/a Craig Bowman**

SALE ADDRESS: 520 N. Church Street, Spring City, PA 19475

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

**SALE NO. 20-6-288**

**Writ of Execution No. 2018-04109**

**DEBT \$109,438.69**

ALL THAT CERTAIN MESSUAGE AND LOT AND LAND, WITH HEREDITAMENTS AND APPURTENANCES, THEREON ERECTED, SITUATE IN SOUTH COATESVILLE, CHESTER COUNTY, PENNSYLVANIA.

PARCEL: 09-02-0021.010 and 09-02-0021

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Darius L. Green**

SALE ADDRESS: 119 Gibbons Ave., assessed as 119 & 121 Gibbons Ave., Coatesville, PA 19320

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

**SALE NO. 20-6-289**

**Writ of Execution No. 2014-11687**

**DEBT \$471,218.18**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of 'Coventry Glen', prepared by Gilmore & Associates, Inc., dated 8/30/00, last revised 9/6/06 and recorded in Chester County, as Plan #17957, as follows, to wit:

BEGINNING at a point on the southerly side of South Savanna Drive, a corner of Lot# 195 as shown on said plan; thence from said point of beginning, along the said side of South Savanna Drive South 49 degrees 50 minutes 14 seconds East 44.00 feet to a corner of Lot# 193; thence along Lot# 193 South 40 degrees 09 minutes 46 seconds West, through a storm sewer easement, 115.00 feet to a point; thence North 49 degrees 50 minutes 14 seconds West 44.00 feet to a corner of Lot# 195; thence along Lot# 195 North 40 degrees 09 minutes 46 seconds East 115.00 feet to the first mentioned point and place of beginning.

UPI NO. 18-1-389

BEING the same premises with Heritage-Coventry Meadows LP by Deed dated 2/21/2007 and recorded 3/13/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7104 :Page 30, granted and conveyed unto NVR, Inc., Trading as Ryan Homes, in fee. AND being the same premises which NVR, Inc., Trading as Ryan Homes by Deed dated 5/31/2007



and recorded 6/7/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7179 Page 2120, granted and conveyed unto Stephanie A. Zdrasil, in fee.

PLAINTIFF: 1900 Capital Trust II, By U.S. Bank Trust National Association, not in it's Individual Capacity but Solely as Certificate Trustee

VS

DEFENDANT: **Stephanie A. Zdrasil**

SALE ADDRESS: 218 S. Savanna Dr., Pottstown, PA 19465

PLANTIFF ATTORNEY: **HILL WAL-LACK LLP, 215-579-7700**

**SALE NO. 20-6-290**

**Writ of Execution No. 2019-04500**

**DEBT \$195,763.18**

ALL THAT CERTAIN parcel of ground, Situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain AsBuilt Plan" for Sadsbury Associates, Building "H", drawing number 2002219u043, dated January 27, 2004, prepared by Wilkin-son Associates, Surveying/Engineering and recorded as instrument number 10383988 in Plan File Number 16944 as follows to wit.

BEING Lot No. 46.

UPI NO. 37-4-40.17C

Parcel# 3-704-004017C0

FOR INFORMATIONAL PURPOSES ONLY: Being known as 508 Broad Meadow Drive, Parkesburg, PA 19365

BEING THE SAME PREMISES which James C. Schwarz, by Deed dated November 20, 2009 and recorded December 16, 2009 and Book 7830 Page 2211

#10982753, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Brooks A. Courtney and Lindsay E. Courtney, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Brooks A. Courtney and Lindsay E. Courtney**

SALE ADDRESS: 508 Broad Meadow Drive, Parkesburg, PA 19365

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

**SALE NO. 20-6-291**

**Writ of Execution No. 2017-07820**

**DEBT \$180,872.79**

PROPERTY OF SITUATE IN CALN TOWNSHIP.

SOLD AS THE PROPERTY OF: LANCE LEWIS

TAX PARCEL # 39-03H-0020-E

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper as Successor By Merger to Pacific Union Financial, LLC

VS

DEFENDANT: **Lance Lewis**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

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

**SALE NO. 20-6-292**

**Writ of Execution No. 2019-03378**

**DEBT \$221,109.85**

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR # 16-4-256

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Fateema Burns**

SALE ADDRESS: 133 Country Run Drive, Coatesville, PA 19320-3069

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

**SALE NO. 20-6-293**

**Writ of Execution No. 2020-00415**

**DEBT \$161,453.28**

ALL THAT CERTAIN land situate in New Garden Township, Chester County, Pennsylvania, bounded and described more particularly according to a survey made by George E. Regester, Jr, & Sons, Inc., Registered Surveyors, dated 11/13/84, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road L.R. 131, known as Baltimore Pike, said point being the Northwesterly comer of other land now or late of Achille Ciarrocchi and the Northeasterly comer of the about to be described lot; thence from said point of beginning and extending along said other lands the two following courses and distances: (1) South 14° 25' 30" East, 16.50 feet to a point; (2) South 21° 29' 46" East, 155.79 feet to

a point in line of lands now or late of James D. Bertrando; thence extending along said land of Bertrando, South 64° 49' 38" West, 95.80 feet to a point, a comer of lands now or late of Donald C. Sassaman; thence extending along said lands, North 14° 25' 38" West, 175 feet to a point in the aforementioned bed of L.R. 131; thence extending through the bed of said road, North 64° 49' 30" East, 70 feet to the first mentioned point and place of BEGINNING.

BE the contents what they may.

BEING known as 1534 Baltimore Pike, Toughkenamon, PA 19374

BEING THE SAME PREMISES which Achille Ciarrocchi, by Deed dated 11/19/1984 and recorded 11/21/1984 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 64, Page 444, granted and conveyed unto Richard A. Sydenstricker.

PARCEL NO.: 60-1Q-3

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Citizens Bank, N.A. S/B/M to Citizens of Bank of Pennsylvania

VS

DEFENDANT: **Richard A. Sydenstricker**

SALE ADDRESS: 1534 Baltimore Pike, Toughkenamon, PA 19374

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

**SALE NO. 20-6-295**

**Writ of Execution No. 2016-00782**

**DEBT \$437,447.05**

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

All that certain message and two adjoining tracts of land, situate in the Township of Tredyffrin, County of Chester and the Commonwealth of Pennsylvania, bounded and described, as follows:

Lot No. 1: Beginning at an iron pin in the middle of Central Avenue at a distance of one hundred forty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence along the center line of Central Avenue, South eighty-four degrees, forty-one minutes East, sixty feet to an iron pin, a corner of land formerly of Jacob Garrett; thence by the same and Lot No. 2, North eighty-four degrees, forty-one minutes West, sixty feet to another iron pin, another corner of Lot No. 2; thence by the same, South five degrees, nineteen minutes West, two hundred feet to the place of beginning.

Lot No. 2; Beginning at an iron pin in the center line of Central Avenue at a distance of one hundred thirty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence by land formerly of Jacob Garrett, North five degrees, nineteen minutes East, two hundred fifty feet to an iron pin; thence by the same, South eighty-four degrees, forty-one minutes East, eighty-five feet to a point;

thence by the same, South five degrees, nineteen minutes West, one hundred sixty-three feet to a point; thence by the same, South twenty-seven degrees, twenty-one minutes West, forty feet to a point in line of Lot No. 1; thence by Lot No. 1, North five degrees, nineteen minutes East, one hundred fifty feet to an iron pin; thence by the same, North eighty-four degrees, forty-one minutes West, sixty feet to an iron pin; thence by the same, South five degrees, nineteen minutes West, two hundred feet to an iron pin in the center line of Central Avenue aforesaid; thence along the center line of said Central Avenue, North eighty-four degrees, forty-one minutes West, ten feet to the place of beginning.

BEING UPI NUMBER 43-9L-30 PARCEL NO.: 43-9L-30

BEING KNOWN AS: 71-73 W. Central Avenue, Paoli, PA 19301

BEING THE SAME PROPERTY CONVEYED TO HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW, DATED JULY 6, 2000, RECORDED JULY 11, 2000, AT BOOK 4782, PAGE 1812, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6

VS

DEFENDANT: **Harvey K. Brown, Individually and as Believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mabel C. Brown (deceased); Unknown Heirs and/or Administrators of the Estate of Mabel C.**

**Brown; James Brown, Jr., as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Fred Allen Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Beverly J. Brown, AKA Beverly Joyce Hunter, as believed Heir and/or Administrator of the Estate of Mabel C. Brown (deceased); Cecilia J. Jarrett, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Catherine D. Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mark Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Unknown Heirs, and/or Administrators of the Estate of Beverly J. Brown, AKA Beverly Joyce Hunter, as Believed Heir and/or Administrator of the Estate of Mabel C. Brown**

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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

**SALE NO. 20-6-296**

**Writ of Execution No. 2019-10329**

**DEBT \$54,974.09**

ALL THAT CERTAIN MESSUAGE AND TRACT OF LAND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE VILLAGE OF ROMANSVILLE, IN THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE E. REGESTER, JR. & SONS, INC., AS TAKEN FROM PLAN C-226, DATED FEBRUARY 6, 1980, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE

BED OF PUBLIC ROAD L.R. 15180 KNOWN AS STRASBURG ROAD, SAID ROAD LEADING IN A NORTH-WESTERLY DIRECTION TO MORTONVILLE AND IN SOUTHEASTERLY DIRECTION TO PA ROUTE 162, SAID POINT OF BEGINNING MARKING THE NORTHEASTERLY CORNER OF THIS ABOUT TO RF. DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT E. HUNTER; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG SAID STRASBURG ROAD THE FOLLOWING TWO COURSES AND DISTANCES TO WIT: (1) SOUTH FIFTY-SIX DEGREES, FORTY FIVE MINUTES, ZERO SECONDS EAST, TWENTY SIX FEET TO A POINT; (2) SOUTH FIFTY EIGHT DEGREES, ZERO MINUTES, ZERO SECONDS EAST TWO HUNDRED EIGHTY THREE AND TWO ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF THIS AND SET IN THE CENTER OF THIRTY FEET WIDE RIGHT OF WAY; THENCE LEAVING SAID STRASBURG ROAD ALONG SAID THIRTY FEET WIDE RIGHT OF WAY SOUTH SIXTY THREE DEGREES, FORTY NINE MINUTES, THIRTY SECONDS WEST, THREE HUNDRED THIRTY THREE AND NINETEEN ONE-HUNDREDTHS FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THIS AND SET IN THE BED OF PUBLIC ROAD L.R. 15072 KNOWN AS STARGAZER ROAD, SAID ROAD LEADING IN A NORTHERLY DIRECTION TO STRASBURG ROAD AND IN A SOUTHERLY DIRECTION TO PA ROUTE 162; THENCE LEAVING SAID THIRTY FEET WIDE RIGHT OF WAY AND ALONG SAID STARGAZER ROAD NORTH TWENTY EIGHT DEGREES, ZERO MINUTES,

ZERO SECONDS WEST, TWO HUNDRED SEVENTEEN AND SEVENTY SEVEN ONE-HUNDREDTHS FEET TO AN OLD SPIKE MARKING THE NORTHWESTERLY CORNER OF THIS AND A CORNER OF LANDS OF THE FIRST MENTIONED ROBERT E. HUNTER; THENCE LEAVING SAID STARGAZER ROAD AND ALONG SAID LANDS OF ROBERT E. HUNTER, NORTH FORTY NINE DEGREES, THIRTY THREE MINUTES, ZERO SECONDS EAST, ONE HUNDRED EIGHTY THREE AND THIRTY ONE ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

Title to said premises, is vested in Monica A. Goldberg and Brian Goldberg, husband and wife, as tenants in common by deed from JOHN A. PECONE and ARLENE M. PETRASSO-PECONE, husband and wife, dated March 29, 1999 and recorded April 8, 1999 in Deed Book 4539, Page 0731 Instrument Number 27452. The said Monica A. Goldberg died on May 16, 2016 thereby vesting title in her surviving spouse Brian Goldberg by operation of law.

Premises Being Known as: 1880 WEST STRASBURG ROAD, COATESVILLE, PENNSYLVANIA I 9320.

TAX I.D. #: 50-4-85

PLAINTIFF: LoanCare, LLC VS

DEFENDANT: **Brian Goldberg**

SALE ADDRESS: 1880 West Strasburg Road, Coatesville, PA 19320

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

**SALE NO. 20-6-297**

**Writ of Execution No. 2016-09918**

**DEBT \$52,461.90**

ALL THAT CERTAIN messuage and lot of land situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, located and described as follows:

BEGINNING at an iron pin in the Northerly side of a public road leading from Rapp's Comer to Bacton in a line of land now or late of Wesley Y. Emery and a corner of land now or late of Albert Vail; thence leaving the public road and by land now or late of Albert Vail, South 40 degrees, 26 minutes West 341.05 feet to an iron pin; thence by land now or late of George L. Davis, South 55 degrees 37 minutes East 140.5 feet to an iron pin; thence still by land now or late of George I Davis, North 40 degrees 30 minutes East 281.15 feet to an iron pin in the Northerly side of the public road aforesaid; thence along the Northerly side of same by land now or late of Wesley Y. Emery, North 31 degrees 44 minutes West 147.3 feet to the place of beginning.

BEING Chester County Tax Map Parcel number 34-4-131

BEING the same Premises which J. W. Cordray and Christine R. Howard, nka Christine R. Cordray, by deed dated May 20, 2004, and recorded in the office of the Recorder of Deeds of Chester County, Pennsylvania in Record Book 6173, page 490, granted and conveyed unto J.W. Cordray and Christine R. Cordray, in fee.

PLAINTIFF: Payson Brickley

VS

DEFENDANT: **James W. Cordray, aka J. W. Cordray aka John W. Cordray and Christine R. Cordray**

SALE ADDRESS: 226 Bodine Road, Chester Springs, PA 19425

PLANTIFF ATTORNEY: **TOM MOHR LAW OFFICE, PC 610-431-0111**

**SALE NO. 20-6-298**

**Writ of Execution No. 2015-00121**

**DEBT \$162,291.74**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ELIZABETH SUE LORAH OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF HONEY BROOK, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 430 WAWASSAN DRIVE, HONEY BROOK, PA 19344. DEED BOOK VOLUME 3537, PAGE 691

PARCEL NUMBER 12-2-8.9.

PLAINTIFF: U.S. Bank Trust, National Association, as Trustee of the Igloo Series III Trust

VS

DEFENDANT: **Elizabeth Sue Lorah**

SALE ADDRESS: 430 Wawassan Drive, Honey Brook, PA 19344

PLANTIFF ATTORNEY: **TUCKER ARENSBERG, P.C. 412-566-1212**

**SALE NO. 20-6-299**

**Writ of Execution No. 2020-00463**

**DEBT \$91,366.79**

ALL THAT CERTAIN lot or tract of land, composed of seven lots known and designated as Lot, 30, 31, 32, 33,

34, 35, and 36. Section "C" on a plan of lots known as "Pleasant View", West Coatesville Pennsylvania in Plan Book I Page 45 Situate in the Township of Valley. County of Chester, and Commonwealth of Pennsylvania, more particularly described and bounded as follows:

BEGINNING at a point at the Northeast corner of Lot #30 which point is 135 feet South from the Southwest corner of Kirby Street and Prospect Avenue; thence Westwardly along the Southside of a 15 foot wide alley 141 feet to the East side of a 15 foot wide alley known as Boundary Street; thence Southwardly along the East side of said 15 feet wide alley known as West Boundary Street a/k/a Birch Street 210 feet to a point at the N01thwest corner of Lot #37; thence Eastwardly along the line of said Lot #37 153.5 feet to a point at the West side of Prospect Avenue; thence Northwardly along the West side of Prospect Avenue 210 feet to the place of beginning.

BOUNDED on the North by a 15 foot wide alley; on the East by the West side of Prospect Avenue; on the South by Lot #37 and on the West by a 15 foot wide alley known as West Boundary Street.

CONTAINING 30, 922 square feet of land, more or less.

BEING KNOWN AS: 11 PINE STREET COATESVILLE, PA 19320

PROPERTY ID: 3805F02110000

Tax Parcel No. 38-5F-211

TITLE TO SAID PREMISES IS VESTED IN STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM HORACE N. DIDAVIDE AND GLORIA JUNE DIDAVIDE, HIS WIFE, DATED 07/29/1988 RECORDED 08/04/1988 IN BOOK NO. 1237 PAGE 468

TO BE SOLD AS PROPERTY OF:



STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES

PLAINTIFF: Wilmington Trust National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset Backed Certificates, Series 2005-CL1

VS

DEFENDANT: **Steven A. Short, Jr A/K/A Steven A. Short & Lucy Short A/K/A L. Short**

SALE ADDRESS: 11 Pine Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **RAS Citron LLC 855-225-6906**

**SALE NO. 20-6-300**

**Writ of Execution No. 2019-10091**

**DEBT \$201,116.12**

Property situate in the PARKESBURG BOROUGH, CHESTER County, Pennsylvania

BLR # 8-7-13

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Kelly D. Taylor & Brian K. Taylor**

SALE ADDRESS: 707 8th Avenue, a/k/a 707 Eighth Avenue, Parkesburg, PA 19365-1326

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

**SALE NO. 20-6-301**

**Writ of Execution No. 2019-05991**

**DEBT \$131,907.85**

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

All that certain lot or piece of land situate in Thorndale Heights Division No. 1, also called Louanna Springs located in Caln Township, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

Two Lots or tracts of ground, known as Lot Nos. 134 and 135, containing forty-five feet in width, from two iron pins in the center line of Norwood Avenue and extending back in depth in a like width of one hundred thirty-five feet to two iron pins in a public alley, as reference to the Plot or Plan of said Thorndale Heights Division No. 1, also called Louanna Springs, as recorded in Plan Book 1, Page 80, in the Office of the Recorder of Deeds, for the County of Chester.

BEING UPI NUMBER 39-4M-54

PARCEL NO.: 39-4M-54

BEING KNOWN AS: 3801 Norwood Avenue, Downingtown, AKA Downingtown, PA 19335

BEING THE SAME PROPERTY CONVEYED TO MARTIN SANTOS PAGAN WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ELAINE MARIE EBKE ALSO KNOWN AS ELAINE MARJE RATHBUN, DATED AUGUST 25, 2017, RECORDED OCTOBER 2, 2017, AT DOCUMENT ID 11569369, AND RECORDED IN BOOK 9625, PAGE 52, OFFICE OF

THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Caliber Home Loans, Inc. VS

DEFENDANT: **Martin Santos Pagan**

SALE ADDRESS: 3801 Norwood Avenue, Downingtown, PA 19335

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

**SALE NO. 20-6-302**

**Writ of Execution No. 2017-07530**

**DEBT \$563,377.06**

Property situate in the ELK TOWNSHIP, CHESTER County, Pennsylvania

BLR # 70-2-21.4

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Brian J. Schafer & Randi J. Schafer**

SALE ADDRESS: 104 Elizabeth Way, Oxford, PA 19363-2632

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

**SALE NO. 20-6-303**

**Writ of Execution No. 2019-11591**

**DEBT \$161,689.99**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SADBURY TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND

DESCRIBED ACCORDING TO A PLAN OF THE MEADOWLANDS, MADE BY JOHN D. STAPLETON, 111, REGISTERED LAND SURVEYOR, COATESVILLE, PENNSYLVANIA, DATED 1/17/1989 AND LAST REVISED 4/17/1989 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 9396, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ALONG THE WEST SIDE OF THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 1 AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF COMPASS ROAD (T-348), THE TWO FOLLOWING COURSES AND DISTANCES,(1) SOUTH 44 DEGREES 55 MINUTES 55 SECONDS EAST, 174.25 FEET TO A POINT OF CURVE; AND (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 250 FEET, THE ARC DISTANCE OF 36.77 FEET TO A CORNER OF LOT NO. 3; THENCE EXTENDING ALONG SAME, SOUTH 64 DEGREES 18 MINUTES 10 SECONDS WEST, 368.75 FEET TO A POINT ALONG LOT NO. 5; THENCE EXTENDING ALONG SAME AND ALONG LOT NO. 6, NORTH 30 DEGREES 23 MINUTES 05 SECONDS WEST, 200.67 FEET TO CORNER OF LOT NO. 1; THENCE EXTENDING ALONG SAME, NORTH 64 DEGREES 18 MINUTES 10 SECONDS EAST, 318.22 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 AS SHOWN ON SAID PLAN.

CONTAINING 1.583 ACRES OF LAND, MORE OR LESS.

TAX MAP AND PARCEL NUMBER:



37-1-17.2

PLAINTIFF: TIAA, FSB  
VS

DEFENDANT: **Brian J. Madonna  
and Deanne M. Madonna**

SALE ADDRESS: 421 Compass Road,  
Parkesburg, PA 19365

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

**SALE NO. 20-6-304**

**Writ of Execution No. 2016-11103**

**DEBT \$321,620.11**

Property situate in the EAST  
WHITELAND TOWNSHIP, CHES-  
TER County, Pennsylvania

BLR # 42-4K-52

IMPROVEMENTS thereon: Residen-  
tial Dwelling

PLAINTIFF: Wells Fargo Bank, NA VS  
DEFENDANT: **Rodney V.Nutt**

SALE ADDRESS: 37 Deer Run Lane,  
Malvern, PA 19355

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

**SALE NO. 20-6-305**

**Writ of Execution No. 2019-02034**

**DEBT \$216,533.06**

ALL THAT CERTAIN LOT OR PIECE  
OF GROUND WITH THE MES-  
SUAGE THEREON ERECTED (BE-  
ING THE NORTHERLY HALF OF A  
DOUBLE DWELLING HOUSE) SIT-  
UATE IN STRAFFORD, TOWNSHIP  
OF TREDYFFRIN. COUNTY OF

CHESTER, COMMONWEALTH OF  
PENNSYLVANIA, BOUNDED AND  
DESCRIBED IN ACCORDANCE  
WITH A SURVEY MADE BY WIL-  
LIAM R. YERKES ON JUNE 28TH  
1914 AS FOLLOWS:

BEGINNING AT A POINT NEAR  
THE WESTERLY SIDE OF VALLEY  
ROAD, 250 FEET MORE OR LESS  
SOUTHWARDLY FROM THE MID-  
DLE LINE OF GULF ROAD;

THENCE EXTENDING ALONG THE  
SAID VALLEY ROAD, SOUTH 3° 38'  
EAST, 24.75 FEET;

THENCE LEAVING THE ROAD  
EXTENDING BY OTHER LAND  
ABOUT TO BE CONVEYED AND  
PASSING THRU THE MIDDLE OF  
PARTY WALL OF A TWIN DWELL-  
ING HOUSE, SOUTH 75° 40' WEST  
143.34 FEET TO STAKE; AND

THENCE ALONG A FENCE NORTH  
15° 1' WEST 24.2 FEET TO A TACK  
IN A POST;

THENCE BY LANDS NOW OR LATE  
DAVID FITZPATRICK AND OTHER  
NORTH 75° 40' EAST, 140.18 FEET  
TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VEST-  
ED IN ELIZABETH VIOLET LEWIS  
BY DEED FROM EDWARD SAND-  
ERS DATED JULY 1, 2014 AND RE-  
CORDED JULY 5, 2014 IN DEED  
BOOK T20, PAGE 248 INSTRUMENT  
NUMBER 5048732. THE SAID ELIZ-  
ABETH VIOLET LEWIS DIED ON  
SEPTEMBER 9, 2018. ON SEPTEM-  
BER 26, 2018, LETTERS OF TESTA-  
MENTARY WERE GRANTED TO  
JOHN M. LEWIS EXECUTOR OF  
THE ESTATE OF ELIZABETH VIO-  
LET LEWIS AND MICHAEL F. LEW-  
IS EXECUTOR OF THE ESTATE OF  
ELIZABETH VIOLET LEWIS, NOMI-  
NATING AND APPOINTING HIM AS  
THE EXECUTOR OF THE ESTATE

OF ELIZABETH VIOLET LEWIS.  
PREMISES BEING KNOWN AS:  
280 OLD EAGLE SCHOOL ROAD,  
WAYNE, PENNSYLVANIA 19087.

**SALE NO. 20-6-307**  
**Writ of Execution No. 2019-01236**  
**DEBT \$339,420.93**

TAX I.D. #: 43-11B-0260  
PLAINTIFF: American Adviors Group  
VS

DEFENDANT: **John M. Lewis Executor of the Estate of Elizabeth Violet Lewis and Michael F. Lewis Executor of the Estate of Elizabeth Violet Lewis**

SALE ADDRESS: 280 Old Eagle School Road, Wayne, PA 19087

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West, Section II, made by Henry S. Conrey, Inc., dated 11/04/1969 and last revised 05/09/1970, as follows, to wit:

**SALE NO. 20-6-306**

**Writ of Execution No. 2019-01352**

**DEBT \$224,130.94**

BEGINNING at a point on the Northerly side of Devon Drive (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Easterly side of Noel Circle (50 feet wide): (1) leaving Noel circle on the arc of a circle curving to the left, with a radius 25 feet, the arc distance of 39.27 feet to a point of tangent on the Northerly side of Devon Drive (the remaining two courses and distances being measure along same); (2) South 79 degrees 43 minutes 9 seconds East, 78.02 feet to a point of curve; and (3) on the arc of a circle curving to the left with a radius of 475.94 feet, the arc distance of 17.03 feet to the place of beginning; thence extending from said beginning point along Lot No. 99, North 8 degrees 13 minutes 49 seconds East, 193.76 feet to a point in line of Lot No. 98; thence along Lot No. 98 North 71 degrees 59 minutes 35 seconds East, 47.08 feet to a point in line of Lot No. 143 in Section VI of "Marchwood"; thence along Lots Numbered 143, 142 and 141 in Section VI of "Marchwood", South 25 degrees 37 minutes 30 seconds East 222.35 feet to a point of curve on the Northerly side of Devon Drive; thence along same on the arc of a circle curving to the right with a radius of 475.94 feet, the arc distance of 169.66

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

BLR # 52-05P-0061  
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS  
DEFENDANT: **Karen A. Wilson & David S. Frampton**

SALE ADDRESS: 105 Giunta Lane, West Chester, PA 19382-4911

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

feet to the first mentioned point and place of beginning.

BEING Lot No. 100 on said Plan.

UPI No. 33-5J-324

BEING the same premises which Michael Petlakh and Anna Vaynblat, husband and wife, by Deed dated 05/24/2002 and recorded 06/18/2002 in the Office of the Recorder of Deeds in and for the county of Chester in Record Book 5308, Page 110, granted and conveyed unto Anna Vaynblat.

BEING KNOWN AS: 383 DEVON DRIVE EXTON, PA 19341

PROPERTY ID: 33-05J-0324

TITLE TO SAID PREMISES IS VESTED IN JEFFREY R. LARISON BY DEED FROM ANNA VAYNBLAT, DATED 4/28/2017 RECORDED 5/4/2017 IN BOOK NO. 9535 PAGE 428

TO BE SOLD AS PROPERTY OF: JEFFREY R. LARISON

PLAINTIFF: Newrez LLC

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

PLANTIFF ATTORNEY: **RAS Citron LLC 855-225-6906**

**SALE NO. 20-6-308**

**Writ of Execution No. 2019-03633**

**DEBT \$281,807.40**

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in The Township of West Goshen, County of Chester And State of Pennsylvania, bounded and described according to a plan for Rich-

ard G, Kelly & Son, "Village of Shannon", made by G, D, Houtman & Son, Inc., civil engineers, Media, PA, dated 4/6/1988 and recorded 12/20/1988 in plan files #8865- 8875, and revised 2/20/1991, as follows, to-wit:

BEGINNING at a point on the northerly side of Galway Drive, said point being a corner of Lot No, 179; thence extending from said beginning pint along Lot No, 179 North 44 degrees 1 minute West crossing over a 20 feet wide drainage easement; 187.43 feet to a point in line of land of James W, Bell; thence extending along same North 64 degrees 21 minutes 8 seconds East, 21.07 feet to a point, a corner of lot no. 181; thence extending along same South 44 degrees 1 minute East, 177.32 feet to a point of curve on the northerly side of Galway Drive; thence extending along same on the arc of a circle curving to the left, having a radius of 176 feet, the arc distance of 20.31 feet to the first mentioned point and place of beginning.

BEING Lot #180 as shown on said Plan.

BEING part of the same premises which Richard G. Kelly, Jr, single man, and Madalyn Mingeay and Mary Jane O'Reilly, by indenture bearing date the 4th day of March, A.D, 1971 and recorded in the office of the Recorder of Deeds &c., in and for the County of Chester, aforesaid, in Deed Book W-39 page 37, granted and conveyed unto Chester County Mall, in fee.

UNDER AND SUBJECT to Declaration of Restrictions, Covenants and Easements for the Village of Shannon in Record Book 1437 page 383, as amended.

Together with free and common use, right, liberty and privilege of a certain driveway across the rear as shown on the above plan, as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the

owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof, SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all time hereafter, forever.

BEING PART OF REGISTRY PARCEL NUMBER 52-1-6

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association FKA the Bank of New York Trust Company, N.A. As Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ3

VS

DEFENDANT: **Mary Beth Diamond & Gregory Diamond**

SALE ADDRESS: 358 Galway Drive, West Chester, PA 19380

PLANTIFF ATTORNEY: **RAS Citron LLC 855-225-6906**

**SALE NO. 20-6-309**

**Writ of Execution No. 2019-10628**

**DEBT \$82,610.96**

LEGAL DESCRIPTION FOR DEED BOOK 6934 PAGE 1924 (PARCEL #28-8-10.1) TRACT NO.A:

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester, Commonwealth of Pa., bounded and described according to a survey dated September 20, 1989 by Berger and Hayes, Inc., Consulting Engineers and Surveyors (Thorndale, PA) as follows:

BEGINNING at an iron pin (point of beginning is the same point of beginning as described in the below tract), a corner

of land belonging to Edgar Hocker and a corner of land about to be conveyed to the Grantee herein, thence from said point of beginning and along land about to be conveyed to the Grantee herein, North 88 degrees 12 minutes 55 seconds East 92.51 feet to a point; thence through land remaining of the Grantor herein, South 55 degrees 30 minutes West 90.40 feet to a point in line of land belonging to Jesse Book; thence along the same, North 20 degrees 24 minutes 10 seconds West 51.55 feet to the first mentioned point and place of beginning.

TRACT NO. 1:

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester, Commonwealth of Pa., bounded and described according to a survey dated September 12, 1983 by Berger and Hayes, Inc., Consulting Engineers and Surveyors (Thorndale, PA) as follows:

BEGINNING at a point on the title-line of Old Wilmington Road, a corner of land belonging to Edgar L. Hocker; thence leaving said titleline and along land belonging to Hocker, North 55 degrees 30 minutes East 425.31 feet to an iron pin, a corner of land belonging to Earnest Book; thence along the same, South 20 degrees 24 minutes 10 seconds East 51.55 feet to a point, a corner of land remaining of the Grantor herein; thence along the same, South 55 degrees 30 minutes West 425.31 feet to a point on the aforesaid title line of Old Wilmington Road; thence along the same, North 20 degrees 24 minutes 10 seconds West 51.55 feet to the first mentioned point and place of beginning.

LEGAL DESCRIPTION FOR DEED BOOK 4406 PAGE 160 (PART OF PARCEL #28-8-15.1)

ALL THAT CERTAIN interior lot or tract of lands, situate in West Caln Township, Chester County, Pennsylvania

nia, bounded and described according to a Final Lot Add-On Plan drawn for G. David Granatir, et ux, and Kevin D. Deets, et ux, by Stapleton and Leisey, Professional Land Surveyors, dated 5/13/98 as follows, to wit:

BEGINNING at an interior point, an iron pin a corner of lands now or late of Kevin D. and Mary Elizabeth Deets, said point being measured the 3 following courses and distances from an iron pin on the northeasterly side of Old Wilmington Road (LR 15066) (SR 4001) (33 feet wide): (1) North 55 degrees 30 minutes 37 seconds East 515.78 feet to an iron pin a corner; (2) North 88 degrees 10 minutes 49 seconds East 204.39 feet to an iron pin a corner and (3) North 65 degrees 18 minutes 40 seconds East 149.01 feet to the point of beginning; thence extending from said point of beginning, North 34 degrees 30 minutes 00 seconds West along lands now or late of Deets aforesaid, 294.76 feet to a point in line of lands now or late of John F. and

Lena Mae Petersheim; thence extending along said lands the 2 following courses and distances: (1) North 53 degrees 19 minutes 33 seconds East 190.49 feet to a rock, a corner and (2) North 06 degrees 44 minutes 53 seconds West 477.93 feet to an iron pin a corner of lands now or late of Douglas P. and Andrea L. Perreault; thence extending along said lands North 53 degrees 23 minutes 47 seconds East 173.95 feet to a point a corner of Lot 2 on said Plan; thence extending along same the 2 following courses and distances: (1) South 06 degrees 44 minutes 53 seconds East 484.81 feet to a point a corner and (2) South 14 degrees 25 minutes 00 seconds East 394.70 feet to a point in line of lands now or late of G. David Granatir and Barbara S. Johnson Granatir; thence extending along said lands South 72 degrees 23 minutes 00 seconds West 235.60 feet to the first

mentioned interior point and place of beginning.

LEGAL DESCRIPTION FOR DEED BOOK P-62 PAGE 446 (PART OF PARCEL#28-8-15.1)

ALL THAT tract of land situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey dated September 12, 1983 by Berger and Hayes, Inc., Consulting Engineers and Surveyors (Thorndale, PA) as follows:

BEGINNING at an iron pin, a corner of land belonging to Edgar L. Hocker, said point being located North 55 degrees 30 minutes East, 425.31 feet from the title line of Old Wilmington Road as measured along the division line between the land belonging to Hocker and Jesse Book; thence from said point of belonging to Hocker and Jesse Book; thence from said point of beginning along land belonging to Hocker and then land belonging to Leonard W. Burgentine, North 20 degrees 24 minutes 10 seconds west, 112.10 feet to an Iron Pin in line of land belonging to Paul Lapp; thence along land belonging to Lapp, North 55 degrees 30 minutes East, 369.36 feet to an Iron pin, a corner of land remaining of the Grantor herein; thence along the same the following three courses and distance to wit: (1) South 34 degrees 30 minutes East, 294.71 feet to an pin; thence (2) South 65 degrees 40 minutes 29 seconds West, 149.00 feet to an Iron pin; thence (3) South 88 degrees 12 minutes 55 seconds West, passing along the Northeasterly terminus of a hereinafter described 50 feet wide right-of-way 296.97 feet to the first mentioned point and place of beginning.

CONTAINING 2.000 Acres of land, be the same more or less.

PLAINTIFF: Truist Bank

VS  
 DEFENDANT: **Kevin D. Deets & Mary Elizabeth Deets**  
 SALE ADDRESS: 360 Old Wilmington Road, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

**SALE NO. 20-6-310**  
**Writ of Execution No. 2019-12855**  
**DEBT \$207,322.04**

ALL THAT CERTAIN lot of land, with the buildings thereon erected, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the East side of South Broad Street; thence by land now or late of Levi Plan South 43 degrees East 108 feet to a gate post; thence South 44 1/2 degrees West 33 feet to a post and North 43 degrees West, 108 feet to a post on the East side of Broad Street; thence along same North 44 1/2 degrees East, 33 feet to the place of beginning.

CONTAINING approximately 3,564 square feet of land, be the same more or less.

PARCEL #12-02-0157

FOR INFORMATIONAL PURPOSES ONLY: Being known as 870 Maple Street, Honey Brook, PA 19344

BEING THE SAME PREMISES which Charles V. Clay and Dana S. Clay by Deed dated July 6, 2007 and recorded July 6, 2007 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7205, Page 1810 granted and conveyed unto

Patricia J. McGlone and Sean P. McGlone in fee.  
 PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper  
 VS  
 DEFENDANT: **Patricia J. McGlone and Sean McGlone**  
 SALE ADDRESS: 870 Maple Street, Honey Brook, PA 19344  
 PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC 610-278-6800**

**SALE NO. 20-6-311**  
**Writ of Execution No. 2020-00112**  
**DEBT \$50,390.55**

ALL THAT CERTAIN lot of land, situated in The Third Ward of The Borough of Phoenixville, Chester County and State of Pennsylvania and bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor on 1-8-1946 as follows:

BEGINNING at a point in the north side of Church Street, 26.5 feet from the center line and 77.29 feet westwardly from the intersection of the north side of Church Street with the westerly side of Gay Street; thence along the north side of Church Street, south 83 degrees west, 19.66 feet to a point opposite the center of partition wall between Nos. 309 and 311 Church Street; thence through the partition wall, north 06 degrees 09 minutes west, 52.25 feet to a point at the rear of the building; thence along the rear wall of the building, south 84 degrees 51 minutes west, 1.30 feet to a point in the fence line; thence along the fence line and lands of No. 311 Church Street, north 07 degrees 43 minutes west, 29.42 feet to a point in the center of an outhouse built for four premises at their common comer; thence along the



lands of No. 308 Prospect Street, north 83 degrees 66 minutes east, 19.61 feet to a tack in the fence post in line of lands now or late of Francis L. Stoy; thence along these lands south 06 degrees 57 minutes east, 85 feet to the place of beginning.

BEING KNOWN AS No. 309 Church Street. Containing 1612.41 square feet of land, be the same more or less.

PARCEL ID# 15-9-285

BEING KNOWN AS (for informational purposes only): 309 Church Street, Phoenixville, PA 19460

BEING THE SAME PREMISES which Arthur D. Griffith and Marcia J. Griffith by Deed dated July 22, 2003 and recorded August 21, 2003 Book 5852, Page 1926 in the Office of the Recorder of Deeds in and for the County of Phoenixville, Pennsylvania granted and conveyed unto Arthur D. Griffith and Marcia J. Griffith, his wife and Marilyn J. Vaccarello, in fee.

AND THE SAID Marilyn J. Vaccarello departed this life on or about November 4, 2019

thereby vesting title unto Arthur D. Griffith and Marcia J. Griffith, his wife by the operation of law.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Marcia J. Griffith & Arthur D. Griffith**

SALE ADDRESS: 309 Church Street, Phoenixville, PA 19460

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

**SALE NO. 20-6-312**

**Writ of Execution No. 2016-02684**

**DEBT \$323,603.41**

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

BEGINNING at a point on the Northherly side of Penn Oak Lane, a comer of Lot No. 30 as shown on said plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances; (1) South 80 degrees 48 minutes 7 seconds West 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a comer of Lot No. 33; thence along Lot No. 22, North 15 degrees 26 minutes 0 seconds West crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence North 77 degrees 18 minutes 52 seconds East 103.75 feet to a comer of Lot No. 30; thence along Lot No. 30 South 7 degrees 1 minute 8 seconds East recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

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

PLAINTIFF: U.S. Bank National Association, as Trustee, as Trustee for As-

set Backed Funding Corporation Asset  
Backed Certificates, Series 2006-HE1

VS

**DEFENDANT: David Jackson & Pamela Jackson**

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

**PLANTIFF ATTORNEY: MILSTEAD  
& ASSOCIATES, LLC 856-842-1400**