

NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-12791-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Adebukola Sogunro on behalf of minor child Hepzibah Jesuferanmi Sogunro was filed in the above-named court and will be heard on February 10, 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: December 23, 2019

Name to be changed from: **Hepzibah Jesuferanmi Sogunro** to: **Jesuferanmi Hepzibah Sogunro**

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-12406-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Gopalakrishnan Gopalsamy on behalf of minor child Nethra Vasini Gopalakrishnan Sangeetha was led in the above-named court and will be heard on January 13, 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: December 12, 2019

Name to be changed from: **Nethra Vasini Gopalakrishnan Sangeetha** to: **Nethra G.S. Vasini**

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-11374-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Margaret H. Sweet was filed in the above-named court and will be heard on February 10, 2020 at 9:30 AM, in Courtroom No. 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 13, 2019

Name to be changed from: **Margaret H. Sweet** to: **Megan H. Sweet**

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-09525-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Dennis Jacob Tierney was filed in the above-named court and will be heard on December 16, 2019 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 19, 2019

Name to be changed from: **Dennis Jacob Tierney** to: **Dennis Jacob Tierson**

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-09527-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Angelica Caitlin Robinson was filed in the above-named court and will be heard on December 16, 2019 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 19, 2019

Name to be changed from: **Angelica Caitlin Robinson** to: **Angelica Caitlin Tierson**

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on October 15, 2019, effective 10/22/2019, for **RE/MAX EAGLE REALTY**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: REAL ESTATE SERVICES

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

BUONO, Samuel J., late of East Pikeland Township. Wendy Rivell, 2207 Persimmon Dr., Coatesville, PA 19320, Executor.

DAVIS, Adah R., late of Pennsbury Township. L. PETER TEMPLE, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DUNLEAVY, Margaret Guie, late of Glenmoore. Robert J. Dunleavy, 280 Mapleflower Road, Glenmoore, PA 19343, Executor.

DURNALL, Susan, late of West Bradford Township. Barbara Durnall, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HARIS, Bela A., a/k/a Bela Maximallian Haris, late of East Goshen Township. Michelle Kichline, care of STEPHEN M. PORTER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. STEPHEN M. PORTER, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

PALMER, Douglas E., late of Borough of Oxford. Marcia Caldwell, 733 Conowingo Circle, Oxford, PA 19363, Administratrix. ROBERT FREEDENBERG, Esquire, Skarlatos Zonarich, 320 Market Street, Suite 600W, Harrisburg, PA 17101, atty.

PALMER, Floyd G., late of London Grove Township. Marcia Caldwell, 733 Conowingo Circle, Oxford, PA 19363, Administratrix. ROBERT FREEDENBERG, Esquire, Skarlatos Zonarich, 320 Market Street, Suite 600W, Harrisburg, PA 17101, atty.

RAGONETTI, Anne L., a/k/a Angelina Laura Ragonetto, late of Phoenixville Borough. Marian H. Cantley, 42 Red Rowan Lane, Plymouth Meeting, PA 19462, Executrix. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

RICKERT, Irene E., a/k/a Irene Elliot Rickert, a/k/a Mrs. Russell K. Rickert, late of West Goshen Township. Russell K. Rickert, Jr., 817 S. New Street, West Chester, PA 19382, Executor.

RUGGIERI, Helen Marie, late of Kennett Square. Joseph Ruggieri, 1 Brideshire Circle, Newark, DE 19711, Executor. DENISE D. NORDHEIMER, Esquire, Law Office of Denise D. Nordheimer, Esq., LLC, 2001 Baynard Boulevard, Wilmington, DE 19802, atty.

SCHEPPNER, Carolyn A., late of East Brandywine Township. Andy Finkel, care of BERNARD J. MCLAFFERTY, JR., Esquire, 807 Bethlehem Pike, Erdenheim, PA 19038, Executor. BERNARD J. MCLAFFERTY, JR., Esquire, MCLAFFERTY & KROBERGER, P.C., 807 Bethlehem Pike, Erdenheim, PA 19038, atty.

SCHWARTZ, Yale, a/k/a Yale L. Schwartz, late of Tredyffrin Township. Raymond H. Lemisch, care of RACHEL FITOUSSI, Esquire, 62 W. Princeton Road, Bala Cynwyd, PA 19004, Executor. Rachel FITOUSSI, Esquire, 62 W. Princeton Road, Bala Cynwyd, PA 19004, atty.

SEKULA, Joseph T., late of East Marlborough Township. Diane Heald and James Heald, care of JANET M. COLLITON, Esquire, 790 E. Market Street, Suite 250, West Chester, PA 19382-4806, Executors. JANET M. COLLITON, Esquire, Colliton Elder Law Associates 790 E. Market Street, Suite 250, West Chester, PA 19382-4806, atty.

SLOUF, Raymond B., late of West Bradford Township. Mark D. Slouf, care of JOHN A. KOURY, JR., Esquire, 41 E. High Street, Pottstown, PA 19464, Executor. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

TOLLEY, Ronald Ray, a/k/a Ronald R. Tolley, late of Borough Elverson. Darlene Elizabeth Runyen, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

WILLIAMS, Gerard R., late of West Chester. Ann Cuneo, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380, atty.

WILSON, Evelyn Jean, late of West Caln Township. Billie Jean Domblesky, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

WOLF, Robert G., late of Willistown Township. Kathleen M. Wolf, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

2nd Publication

ANDREWS, Steadman Ernest, a/k/a Steadman E. Andrews, late of West Chester. Janet Janette Andrews, 1005 S. Chester Road, West Chester, PA 19382, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

CLARK, Audrey J., late of Tredyffrin Township. Karen Clark-Schock, 2255 Yellow Springs Rd., Malvern, PA 19355 and Caroline C. Hyduke, 551 S. Warren Ave., Malvern, PA 19355, Executrices. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

DECKMAN, Janet E., late of East Marlborough Township. Timothy J. Deckman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HOFFMAN, Audrey J., late of North Coventry Township. David W. Hoffman, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executor. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

HOLLOWAY, Esther E., late of Borough of Elverson. John H. Holloway, 18 E. Main Street, Elverson, PA 19520, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HUGHES, David G., late of Borough of Avondale. Christine Trumball, care of ANITA D'AMICO, Esquire, 204 N. Union St., Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law PC, 204 N. Union St., Kennett Square, PA 19348, atty.

KENT, Joann Gale, a/k/a Joann Gale Roberts, late of East Goshen Township. Melissa Ann Simms, 903 Cloverdale Road, Montgomery, AL 36106, Executrix.

LAWRENCE, Elizabeth, a/k/a Elizabeth Kathleen Lawrence, a/k/a Elizabeth F. Lawrence, late of East Bradford Township. Rory Burkhart, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MCQUEEN, Marcia L., late of Uwchlan Township. Todd McQueen and Tara Sandora, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executors. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, atty.

RICCIUTI, JR., Louis, late of Borough of West Chester. Bernice Ann Harvey, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty

SALISBURY, Chester R., late of Tredyffrin Township. Steven Salisbury, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380, atty.

SEARLES, Hubert B., late of East Followfield Township. Milton J. Searles, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

WETHERELL, Catherine, a/k/a Catherine H. Wetherell, late of Tredyffrin Township. Scott Wetherell, care of SUZANNE M. HECHT, Esquire, 795 E. Lancaster Ave., #280, Villanova, PA 19085, Administrator. SUZANNE M. HECHT, Esquire, Haney & Hecht, 795 E. Lancaster Ave., #280, Villanova, PA 19085, atty.

3rd Publication

BROWN, III, Henry I., a/k/a Henry Ingersoll Brown, III, late of Newlin Township. Clementina R. Brown, Eliza B. Hurlbut, Caroline B. Lintner and Frank G. Cooper, care of NORA E. POMERANTZ, Esquire, 30 S. 17th Street, Philadelphia, PA 19103-4196, Executors. NORA E. POMERANTZ, Esquire, Duane Morris LLP, 30 S. 17th Street, Philadelphia, PA 19103-4196, atty.

CAMACHO, Dolores, a/k/a Dolores R. Camacho, late of Borough of West Grove. Arthur J. Camacho, care of JASON A. DARIA, Esquire, 1845 Walnut Street, 21st Floor, Philadelphia, PA 19103, Executor. JASON A. DARIA, Esquire, Feldman Shepherd Wohlgeleinter Tanner Weinstock Dodig LLP, 1845 Walnut Street, 21st Floor, Philadelphia, PA 19103, atty.

HOLTZMAN, Harry E., late of West Whiteland Township. Janet L. Ward, 105 W. Edinburgh Drive, New Castle, DE 19720, Executor. DANTE W. RENZULLI, JR., Esquire, The Law Office of Dante W. Renzulli, Jr., 120 John Robert Thomas Drive, Exton, PA 19341, atty.

ILLOWAY, Eleanor Morris, late of East Pikeland Township. L. Stockton Illoyay, care of JOHN A. TERRILL, II, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428-2950, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428-2950, atty.

JOHN, Jean L., late of East Coventry Township. Sherrie L. Weary, care of STEPHEN H. KALIS, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. STEPHEN H. KALIS, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

KNELLER, Kathryn May, a/k/a Connie, a/k/a Constance, late of Phoenixville. Michael Kneller, 282 Dawsonville Ln., Barboursville, VA 22923, Executor.

KNELLER, Joseph, late of Phoenixville. Michael Kneller, 282 Dawsonville Ln., Barboursville, VA 22923, Executor.

KNOPF, Ann D., late of Malvern. Charlene K. Bullerdick, 508 Cromwell Notch, Ocean Isle Beach, NC 28469, Executrix.

PARCHEN, Kathryn Emma, a/k/a Kathryn E. Parchen, late of Kennett Township. Kevin D. Parchen, care of P. KRISTEN BENNETT, Esquire, 3711 Kennett Pike, Suite 100, Wilmington, DE 19087, Executor. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC 3711 Kennett Pike, Suite 100, Wilmington, DE 19087, atty.

PIGNOLI, John Barry, late of Downingtown. Jonathan Pinoli, Unit 61307, APO, AE 09803, Executor.

PILGRIM, III, Forrest D., late of West Grove Borough. Susan M. Taylor, care of DONALD B. LYNN, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RAYNE, Carolyn A., a/k/a Cammie Rayne a/k/a Carolyn Alina Rayne, late of Pennsbury Township. Stanley J. Wilcox, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

ROSEWARNE, Isabel K., late of East Coventry Township. Dorothy R. Neff, 3221 Shellers Bend, Unit 827, State College, PA 16801, Executrix. JOHN A. KOURY, JR., Esquire, O'DONNELL, WEISS & MATTEI, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

SIMMINGTON, James T., late of Willistown. Phoebe S. Simmington, 27 Devon Road, Malvern, PA 19355, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd. 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

SRENKA, June C., late of Uwchlan Township. Debra G. Emberger, 109 Schoeneck Road, Ephrata PA 17522, Executor. JERRY L. JOHNSON, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

STEGEMAN, William Jackson, late of Kennett Square. Amy L. Stegeman and James R. Stegeman, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

VAN GROFSKI, Jacqueline H., late of Kennett Township. Thomas W. Van Grofski, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

FICTITIOUS NAME

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

Medina Mushrooms, with its principal place of business at 765 E. Avondale Road, West Grove, PA 19390. The application has been (or will be) filed on: December 21, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Medinaceli Farms, LLC, 765 E. Avondale Road, Avondale, PA 19390
Matthew S Valocchi, Solicitor
Valocchi Law, LLC
101 Danor Court
Wayne, PA 19087

Absolute Real Estate Chesco, with its principal place of business at 1223 West Chester Pike, Second Floor, Suite 3, West Chester, PA 19382. The application has been (or will be) led on: November 22, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Rowdan Company, LLC, 1223 West Chester Pike, Second Floor, Suite 3, West Chester, PA 19382
ARTHUR L. SAGNOR, III, Solicitor
144 W. Market Street
West Chester, PA 19382

Honeymoon Farm, with its principal place of business at 765 E. Avondale Road, West Grove, PA 19390. The application has been (or will be) filed on: December 21, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Medinaceli Farms, LLC, 765 E. Avondale Road, West Grove, PA 19390
Matthew S Valocchi, Solicitor
Valocchi Law, LLC
101 Danor Court
Wayne, PA 19087

NOTICE OF LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization of Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of establishing a Domestic Limited Liability Company pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania approved December 21, 1988 (P.L. 1444), as amended.

The name of the limited liability company is **HDH Consulting, LLC**. A Certificate of Organization of Domestic Limited Liability Company was filed on or before December 4, 2019.

The purposes for which the limited liability company was organized is to engage in construction consulting and do any lawful acts concerning any and all lawful business for which a limited liability company may be organized under the laws of the Commonwealth of Pennsylvania.

JENNIFER ABRACHT, Solicitor
Perna & Abracht, LLC

610 Millers Hill
P.O. Box 96
Kennett Square, PA 19348

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation law of 1988.

The name of the corporation is **Brighten A Day Foundation**

Articles of Incorporation were filed on December 25, 2019

The purpose or purposes for which it was organized are as follows: Notice is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State on December 25, 2019, for the purpose of forming a nonprofit corporation under the name Brighten A Day Foundation, pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

The corporation has been organized for the following purposes: To lift the spirits of those who are in need of some cheer by sending them love, hope, and joy through cards and gifts.

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State on November 22, 2019 for the purpose of forming a nonprofit corporation under the name **BEAVER CREEK HAVEN MINISTRIES**, pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation has been organized to provide charitable, non denominational religious, and educational services.

Neil R. Vestermark, ESQ.

AEVITAS LAW, PLLC

1755 OREGON PIKE, SUITE 201

LANCASTER, PA 17601

**NOTICE OF ADMINISTRATIVE
SUSPENSION**

Notice is hereby given that **Anna Caroline Weyl** of Chester County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated November 20, 2019, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 20, 2019 for Compliance Group 1.

Suzanne E. Price

Attorney Registrar

The Disciplinary Board of the

Supreme Court of Pennsylvania

1st Publication of 3

ELAINE T. CONRAD REVOCABLE AGREEMENT OF TRUST DATED SEPTEMBER 2, 2008

ELAINE T. CONRAD, Deceased

Late of West Chester Borough, 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 WELLS FARGO BANK, N.A., TRUSTEE, Attn.: Ana Luz Ortega, P.O. Box 41629, Austin, TX 78704.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, January 16th, 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, February 17th, 2020.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication

SALE NO. 20-1-1

Writ of Execution No. 2017-04147

DEBT \$1,483.10

ALL THAT CERTAIN lot or tract of land designated as Lot No. 124 on a plan of building lots called “Lincoln Heights” on the Lincoln Highway in the Township of Valley, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 38-2Q-191

PLANTIFF: Township of Valley
VS

DEFENDANT: **Ramona L. Taylor**

SALE ADDRESS: 825 Lafayette Street, Valley Township, PA 19320

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

SALE NO. 20-1-2

Writ of Execution No. 2017-07604

DEBT \$1,664.97

ALL THAT CERTAIN lot or piece of land located in the City of Coatesville, County of Chester, State of Pennsylvania.

TAX PARCEL NO. 16-6-178

PLANTIFF: City of Coatesville
VS

DEFENDANT: **Delia M. Rivas & Gerald J. Chambers**

SALE ADDRESS: 538 E. Chestnut Street, Coatesville, PA 19320

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

SALE NO. 20-1-4

Writ of Execution No. 2016-11659

DEBT \$1,607.74

All that certain tract of lot or piece of land, Hereditament and Appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 39-3R-181

PLANTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Robert F. Carney, Jr. & Christine Carney**

SALE ADDRESS: 342 Andrew Circle, Caln Township, PA 19320

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

SALE NO. 20-1-6

Writ of Execution No. 2016-08555

DEBT \$2,539.95

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLANTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka & United States of America**

SALE ADDRESS: 977 W. Lincoln Highway, Valley Township, PA 19320

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

SALE NO. 20-1-9

Writ of Execution No. 2019-05533

DEBT \$99,799.15

ALL THAT CERTAIN lot or tract of ground with the hereditaments and appurtenances, Situate in Uwchlan Township, Chester County, Pennsylvania,

bounded and described according to a Sub-division Plan of Marchwood West Section III, made January 15, 1970 by Henry S. Conrey, Inc., Surveyors, as follows to wit:

BEGINNING at a point in the Northwesterly side of Biddle Drive (Fifty feet wide) a corner of Lot 121 A on the said Plan; thence along the said Northwesterly side of the said Biddle Drive the two following courses and distance; (1) along the arc of a circle curving to the left, having a radius of Six hundred twenty-five feet the arc distance of Sixteen and forty-three one-hundredths feet to a point, and (2) South Sixty-two degrees, forty-one minutes, eight seconds West, Eighty-three and fifty-seven one-hundredths feet to a point a corner of Lot 189 A on the said Plan; thence leaving the said Northwesterly side of said Biddle Drive along the said Lot 189 A, North Twenty-seven degrees, eighteen minutes, fifty-two seconds West partly crossing a certain Twenty feet wide drainage easement on the said plan Two hundred feet to a point in line of Lot 1120 on the said Plan; thence along the said Lot 120 North Sixty-two degrees, forty-one minutes, eight seconds East partly crossing the said Twenty feet wide drainage easements, One hundred five and twenty-six one-hundredths feet to a point a corner of the said Lot 121 A; thence along the said Lot 121 A South Twenty-five degrees, forty-eight minutes, twenty-nine seconds East, crossing the said Twenty feet wide drainage easement Two hundred feet and twenty-eight one hundredths of a foot to the first mentioned point and place of beginning.

BEING Lot 121 on the said Plan.

PARCEL #33-5N-46

PLANTIFF: Sun East Federal Credit Union

VS

DEFENDANT: **Albert G. Metz & Catherine M. Metz**

SALE ADDRESS: 239 Biddle Drive, Exton, PA 19341

PLANTIFF ATTORNEY:
ROBERT J. WILSON, ESQUIRE 610-566-7080

SALE NO. 20-1-10

**Writ of Execution No. 2019-06502
DEBT \$237,737.04**

ALL THAT CERTAIN tract of land situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan thereof prepared by Kenneth G. Crossan, Professional Land Surveyor, dated 05/26/1986, revised 07/28/1986 and recorded as Plan no. 6929 on the Office of the Recorder of Deeds of Chester County, as follows:

BEGINNING at a point near the center line of Red Pump Road, known as T-304, a corner of land now or late of Norman Wolgin and Sylvan M. Cohen; thence along said Red Pump Road, South 28 degrees 54 minutes 00 seconds East 186.58 feet to a point; a corner of Lot No. 2 on said plan; thence along the same South 53 degrees 25 minutes 41 seconds West 514.10 feet to a point in line of other lands of Rose Chase Eshleman; thence along the same North 42 degrees 54 minutes 15 seconds West 131.09 feet to a point in line of land of aforesaid Wolgin and Cohen; thence along the same North 32 degrees 44 minutes 22 seconds East 130.00 feet, North 43 degrees 53 minutes 36 seconds East 99.37 feet and North 54 degrees 45 minutes 39 seconds East 333.94 feet to the point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more or less.

UNDER AND SUBJECT TO

THE FOLLOWING DEED RESTRICTIONS

1. Any dwelling place on the premises shall be of a design that would provide not less than 1,500 square feet of living area exclusive of basements, garages, root cellars and the like.

2. No mobile home or mobile home type dwelling whether brought in on wheels or on a trailer in separate parts, shall be placed on the premises for dwelling purposes.

Tax Parcel # 68-5-3.3

PLANTIFF: DITECH FINANCIAL LLC

VS

DEFENDANT: **E. WILHELMINA CLAY A/K/A ETHEL WILHELMINA CLAY, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WALLACE H. CLAY A/K/A WALLACE HENRY CLAY**

SALE ADDRESS: 164 Red Pump Road, Nottingham, a/k/a Nottingham Township, PA 19362

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

SALE NO. 20-1-11

Writ of Execution No. 2019-02479

DEBT \$370,584.02

All that certain lot or parcel of land with buildings and improvements thereon erected, situate partly in the Township of West Goshen and West Whiteland, County of Chester, State of Pennsylvania, bounded and described according to a final Subdivision Plan of Waitz Lea by Robert F. Harsch & Associates, Inc., Consulting Engineers, West Chester, PA 4-24-1991, last revised 6-7-1994 and recorded 6-23-1994 as Plan # 12545 as follows, to wit:

Beginning at a point of curve on the Southeasterly side of Woodmint Drive, said point being a corner of Lot 9 (as shown on said plan); thence from said point of beginning extending along said Drive North 72 degrees 06 minutes 12 seconds East 105.00 feet to a point on the dividing line between West Goshen and West Whiteland Townships, being a corner of Lot 10; thence leaving said Road extending along Lot 10 and crossing a 30 feet wide storm-water easement South 07 degrees 17 minutes 25 seconds East 177.47 feet to a point in line of lands now or late of William R. Wilson, being a corner of Lot 10; thence extending partially along lands of Wilson and along said easement South 72 degrees 06 minutes 12 seconds West 105.00 feet to a point, a corner of Lot 8; thence leaving lands of Wilson extending along Lot 8 recrossing said easement and said dividing line North 07 degrees 17 minutes 25 seconds West 177.47 feet to the first mentioned point and place of beginning.

Being Lot 9 on the above mentioned Plan.

U.P.I. #52-2-267

Being the same premises which Kyle P. McQuaid and Tammy L. McQuaid, by deed dated 7-14-1998 and recorded 9-8-1998 in Chester County in Record Book 4415 Page 0284, conveyed unto Donald A. Freeman and Susan J. Freeman, in fee.

Together with all and singular the buildings and improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

To have and to hold the said buildings, improvements, hereditaments and

premises hereby granted, or mentioned and intended to be so, with the appurtenances, unto the said grantees, their heirs and assigns, as tenants by the entirety.

And the said grantors, for themselves, and their heirs, successors and assigns do hereby covenant, promise and agree, to and with the said grantees, their heirs and assigns by these presents, that they, the said grantors, their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended to be so, with the appurtenances, unto the said grantees, their heirs and assigns, against the said grantors and their heirs, administrators, executors, successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them will warrant and forever defend.

PLANTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2003-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-HE6

VS

DEFENDANT: **DEBORAH A DISAVERIO & JOHN G. DISAVERIO**

SALE ADDRESS: 114 Woodmint Drive, West Chester (West Goshen Township), PA 19380

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

SALE NO. 20-1-12

Writ of Execution No. 2018-09518

DEBT \$314,399.91

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WEST-

TOWN, CHESTER COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 1053 EAST NIELS LANE, WEST CHESTER, PENNSYLVANIA 19382

PARCEL NUMBER: 67-04-0028.350

PLANTIFF: U.S. Bank Trust National Association, as Trustee for CVI LCF Mortgage Loan Trust I

VS

DEFENDANT: **C. Jay Albrecht**

III

SALE ADDRESS: 1053 East Niels Lane, West Chester, PA 19382

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

SALE NO. 20-1-13

Writ of Execution No. 2016-00937

DEBT \$276,613.78

All that certain piece or parcel or Tract of land situate in the Township of Tredyffrin, Chester County, Pennsylvania and being known as 685 Trephanny Lane, Wayne, Pennsylvania 19087.

Tax parcel # 43-6P-25

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

VS

DEFENDANT: **Paul E. Sampson**

SALE ADDRESS: 685 Trephanny Lane, Wayne, PA 19087

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

SALE NO. 20-1-14

Writ of Execution No. 2019-06776

DEBT \$88,003.22

ALL THAT CERTAIN LOT OF LAND UPON WHICH IS ERECTED A BRICK DWELLING HOUSE, DESIGNATED AS NO. 24 WEST FIFTH AVENUE, SITUATED IN THE 1ST WARD OF THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED

TAX PARCEL # 16-9-124

PLANTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **MICHAEL DE-PIETROPAOLO**

SALE ADDRESS: 24 W. 5th Avenue, Coatesville, PA 19320

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

SALE NO. 20-1-15

Writ of Execution No. 2019-04438

DEBT \$226,435.33

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION FOR PROVIDENCE HILL, MADE BY EDWARD B. WALSH & ASSOCIATES, INC., DATED DECEMBER 12, 2003, LAST REVISED DECEMBER 22, 2004 AND RECORDED DECEMBER 30, 2004, AS PLAN NO. 17297

TAX PARCEL # 47-5-336

PLANTIFF: Pingora Loan Servicing, LLC

VS

DEFENDANT: **Robert J. Gallagher**

SALE ADDRESS: 63 Narragansett Lane, Coatesville, PA 19320

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

SALE NO. 20-1-17

Writ of Execution No. 2019-06642

DEBT \$29,648.85

Property situate in the PHOENIXVILLE BOROUGH, CHESTER County, Pennsylvania

BLR # 15-5-280.1

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Raymond J. Wilson**

SALE ADDRESS: 236 Marshall Street, Phoenixville, PA 19460-3140

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

SALE NO. 20-1-18

Writ of Execution No. 2018-00270

DEBT \$102,532.42

ALL THAT CERTAIN tract of land message known as #42 and #44 Toth Avenue, Brandywine Homes, Caln Township, County of Chester and Commonwealth of Pennsylvania, being designated as Tract #41 on a plan of lots known as "Brandywine Homes" as recorded in the Recorder of Deeds Office, West Chester,

Pennsylvania, bounded and described according to a survey made April 29, 1958, by C. Timothy Slack, P.E., as follows:

Beginning at an iron pipe on the North Street line of Fox Avenue, said point being a corner of Tract #40; thence along the North Street line of Fox Avenue, N. 78° 16' 46" W., 65.39 feet to an iron pipe; thence continuing along the north street line of Fox Avenue and then along the East Street line of Toth Avenue, by a line curving toward the right having a radius of 15.00 feet and an arc length of 25.60 feet the chord thereof being, N. 29° 19' 56" W., 22.59 feet to a pk nail; thence continuing along the East Street line of Toth Avenue, N. 19° 31' 14" E., 86.00 feet to a drill hole and a corner of Tract #39; thence leaving the street line of Toth Avenue and along the land of Tract #39, S. 70° 28' 46" E., 69.22 feet to an iron pipe and a corner of tract #40; thence along Tract #40, S. 11°43' 14" W., 92.85 feet to the first mentioned place of beginning.

County Parcel 39-3M-28

BEING the same premises which United States of America, by deed dated May 17, 1957 and recorded in Chester County, Pennsylvania in Deed Book H-29 page 1, granted and conveyed unto James C. Smith and Blanche O. Smith, his wife, in fee.

AND the said James C. Smith departed this life on 2/18/00 whereby title became solely vested in Blanche O. Smith by the right of survivorship.

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

VS

DEFENDANT: **James T. Smith, in His Capacity as Administrator and Heir of the Estate of Blanche O. Smith; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under, Blanche O. Smith, Deceased**

SALE ADDRESS: 42-44 Toth Street, Coatesville (Caln), PA 19320

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

SALE NO. 20-1-19

Writ of Execution No. 2019-01101

DEBT \$34,186.26

ALL THAT CERTAIN lot of land, situate in East Marlborough Township, Chester County, Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Fox Lee Manor, Section 1, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors dated 4/1/1977 last revised 6/22/1977 and recorded in Chester County as Plan No. 1214 as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Fox Hunt Drive (50 feet wide) a corner of Lot No. 10 on said Plan; thence extending from said beginning point along the side of said road, on the arc of a circle curving to the left, having a radius of 180 feet, the arc distance of 37.03 feet to a point of reverse curve at the corner of lands designated as Future Right-of-Way; thence extending along said lands on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 171.60 feet to a point of tangent; thence extending along same, South 3 degrees 34 minutes 56 seconds East, 46.06 feet to a point in line of lands now or late of J.B. Swayne; thence extending along said lands South 86 degrees 25 minutes 4 seconds West, 422.20 feet to a corner of Lot No. 10, aforesaid; thence extending along said lot, North 54 degrees 20 minutes 21 seconds East, 338.12 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said Plan.

BEING UPI No. 61-5-16.74.

CONTAINING 1.049 acres of

land, more or less.

BEING the same premises which GREGG B. GERSHON AND SUSAN A.GERSHON, HUSBAND AND WIFE, by Indenture bearing date AUGUST 4, 2000 and recorded AUGUST 22, 2000 in the Office of the Recorder of Deeds, in and for the County of CHESTER in RECORD BOOK 4805 page 1632 etc., granted and conveyed unto GREGG E. NEWSCHWANDER and JANE K. NEWSCHWANDER, HUSBAND AND WIFE, in fee.

PLANTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY LOAN TRUST 2004-HE5

VS

DEFENDANT: **Linda Surdo & Peter Surdo**

SALE ADDRESS: 708 Fox Hunt Drive, Kennett Square, PA 19348

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

SALE NO. 20-1-20

Writ of Execution No. 2018-12265

DEBT \$326,008.05

ALL THAT CERTAIN lot or parcel of land situated in the Kennett Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 23, 2009 and recorded in the Office of the Chester County Recorder of Deeds on December 4, 2009, in Deed Book Volume 7823 at Page 121 and Instrument # 10980205.

UPI # 62-5-288

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

VS

DEFENDANT: **James C. Schwartz & Susan E. Schwartz**

SALE ADDRESS: 202 Balmoral Circle, Chadds Ford, PA 19317

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

SALE NO. 20-1-21

Writ of Execution No. 2019-03997

DEBT \$141,225.81

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

BLR # 47-2-20.28

IMPROVEMENTS thereon: Residential Dwelling PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Mark Deaver**

SALE ADDRESS: 105 John Stevens Drive, Coatesville, PA 19320-4675

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

SALE NO. 20-1-22

Writ of Execution No. 2019-03471

DEBT \$466,941.62

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

BLR # 30-5-126.3

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **Dorothy R. Cossetti & James V. Cossetti, III**

SALE ADDRESS: 2021 Bonds-ville Road, Downingtown, PA 19335-1123

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

SALE NO. 20-1-24

Writ of Execution No. 2019-03966

DEBT \$44,882.66

ALL THAT CERTAIN lot of land upon which is erected the east house of a block of two brick dwelling houses, designated as No. 308 Valley Road, situated in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of Valley Road, distant thirty three and ninety two one hundredths (33.92) feet Westwardly from the west curb line of Strode Avenue, a corner of land now or late of Paul Kardos and Mary Kardos, his wife; thence along the said land now or late of Paul Kardos and Mary Kardos, his wife, South thirteen degrees twelve and one half minutes East (S. 13° 12 ½' E.), one hundred fifty and twenty two one thousandths (150.022) feet to the north line of a fifteen (15) feet wide alley, called Summer Street; thence along the same South seventy seven degrees twenty one minutes West (S. 77° 21' W.), twenty and eighty three one hundredths (20.83) feet to a corner of land of Michael Shestko and Mary Shestko, his wife; thence along the said land of Michael Shestko and Mary Shestko, his wife, and passing through the center of the middle dividing partition in said block of two brick dwelling houses, North thirteen degrees twelve

and one half minutes West (N. 13° 12 ½' W.), one hundred fifty and nineteen one thousandths (150.019) feet to the South curb line of Valley Road; thence along the same North seventy seven degrees twenty one minutes East (N. 77° 21' E.), twenty and eighty three one hundredths (20.83) feet to the place of beginning.

CONTAINING three thousand one hundred twenty four and ninety three one hundredths (3124.93) square feet of land, be the same more or less.

BEING the same premises which George Sinka and Mary S. Sinka, his wife, by Deed dated September 20, 1940, and recorded in the office for Recording of Deeds in and for Chester County Pennsylvania, in Deed Book P-20, Page 61 so., granted and conveyed unto George Sinka and Mary Sinka, his wife, in fee.

AND the said George Sinka departed this life on the 17th day of September, 1959, whereby title vested in the said Mary S. Sinka, a/k/a Mary S. Sinka, his wife, by right of survivorship.

Tax Parcel # 16-9-444

PLANTIFF: DITECH FINANCIAL LLC

VS

DEFENDANT: **Mary Anne Erdelyi A/K/A Mary S. Erdelyi A/K/A Mary Ann Erdelyi**

SALE ADDRESS: 308 Valley Road, Coatesville, PA 19320

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

SALE NO. 20-1-26

Writ of Execution No. 2019-05946

DEBT \$1,272,846.93

PROPERTY SITUATE IN THE TOWNSHIP OF EASTTOWN

TAX PARCEL # 55-02P-0032.010

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: M&T Bank S/B/M Hudson City Savings Bank

VS

DEFENDANT: **James A. Meadowcroft & Cheryl B. Meadowcroft**

SALE ADDRESS: 255 Lenape Drive, Berwyn, PA 19312

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

SALE NO. 20-1-27

Writ of Execution No. 2019-01342

DEBT \$70,024.59

PROPERTY SITUATE IN THE CITY OF COATESVILLE

TAX PARCEL # 16-6-825

SOLD AS THE PROPERTY OF: ANN L. DOLINGER and RODNEY R. DOLINGER

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Midfirst Bank

VS

DEFENDANT: **Ann L. Dolinger & Rodney R. Dolinger**

SALE ADDRESS: 87 Pennsylvania Avenue, Coatesville, PA 19320

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

SALE NO. 20-1-28

Writ of Execution No. 2018-10858

DEBT \$291,015.25

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

BLR # 69-5-102

IMPROVEMENTS thereon: Residential Dwelling PLANTIFF: Santander Bank, N.A. f/k/a Sovereign Bank N.A.

VS

DEFENDANT: **Francis Hildwine & Jeanette Hildwine**

SALE ADDRESS: 301 Anvil Road, Nottingham, PA 19362-9612

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

SALE NO. 20-1-29

Writ of Execution No. 2019-06722

DEBT \$213,763.83

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR # 16-4-0379

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **Vincent Thomas, Sr a/k/a Vincent Thomas**

SALE ADDRESS: 122 Mayfield Drive, Coatesville, PA 19320-3071

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

SALE NO. 20-1-30

Writ of Execution No. 2014-10823

DEBT \$408,646.02

All that certain lot or parcel of ground with the buildings and improve-

ments thereon erected, hereditaments and appurtenances, situate in West Whiteland Township, Chester County, Commonwealth of Pennsylvania, being known as Lot No. 40, on Plan of Whiteland Hills for Lewis S. Hickman, Said Plan is now known and called "Longacres" Dated February 1952, by J. Vernon Keech, Registered Surveyors West Chester, Pennsylvania and more fully described as follows, to wit:

Beginning at a point in the South Line of Elm Avenue (40 feet wide) said point being the Northeast corner of Lot 41, and being North 65 Degrees 20 Minutes East, 700 feet from the intersection of the South Line of Elm Avenue with the East Line of Cypress Lane (40 feet wide) thence from said point of beginning extending along the South line of Elm Avenue, North 65 Degrees 20 minutes East, 100 feet to a point, being the Northwest Corner of Lot No. 39; thence extending along the Westerly Side of Lot No. 39 South 24 Degrees 40 minutes East, 160 feet to a point in line of land of lot 58, being the Northeast Corner of same; thence extending along the north line of lot 58 south 65 degrees 20 minutes West 100 feet to a point; Being the Southeast corner of Lot 41; thence extending along the easterly side of lot 41 North 24 degrees 40 minutes West 160 feet to the first mentioned point and place of beginning.

Tax ID: 41-6K-59

Title is vested in Kathleen M. Barbour and Francis P. Barbour, a married couple, by deed from Francis A. Adams and Frances W. Adams, dated 11/08/14 and recorded 11/10/14 in Book 9013, page 1351, instrument 11375955.

PLANTIFF: Wells Fargo Bank, N.A., As Trustee, On Behalf of the Registered Holders of Mastr Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW

VS

DEFENDANT: **Francis A. Ad-**

ams, Frances W. Adams, Francis P. Barbour & Kathleen M. Barbour

SALE ADDRESS: 950 Elmwood Avenue, West Chester, PA 19380

PLANTIFF ATTORNEY:
PARKER McCAY PA 856-596-8900

SALE NO. 20-1-31

Writ of Execution No. 2019-05412

DEBT \$170,569.15

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

BLR # 40-2B-12

IMPROVEMENTS thereon: Residential Dwelling

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

Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B

VS

DEFENDANT: **John M. Super, Jr. & Laurie G. Super**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335-3346

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

SALE NO. 20-1-32

Writ of Execution No. 2019-02204

DEBT \$213,273.24

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Kim-

berton Knoll by Chester Valley Engineers, Inc., Paoli, PA dated 12/13/1993, last revised 1/11/1994 and recorded as Plan 12394 as follows, to wit:

BEGINNING at a point of curve on the Westerly side of Kimberston Court, said point being a corner of Lot 21 (as shown on said Plan); thence from said point of beginning extending along said Court the two following courses and distances; (1) on a line curving to the left having a radius of 210.00 feet an arc distance of 117.33 feet to a point of reverse curve, thence (2) on a line curving to the right having a radius of 25.00 feet the arc distance of 23.81 feet to a point, being a corner of Lot 19A thence extending along Lot 19A, North 68 degrees 12 minutes 42 seconds West 209.72 feet to a point in line of lands now or late of Ralph J. Watt, et al, being a corner of Lot 19A, North 68 degrees 12 minutes 42 seconds West 209.72 feet to a point in line of lands now or late of Ralph J. Watt, et al, being a corner of Lot 19A thence extending along lands of Watt North 23 degrees 10 minutes 45 seconds East 65.46 feet to a point being a common corner of lands of Watt, lands now or late of Raymond and Eva L. Kramer and Lot 21; thence extending along Lot 21, South 88 degrees 42 minutes 15 seconds East 138.23 feet to the first mentioned point and place of beginning.

CONTAINING 15,807 square feet of land more or less.

BEING LOT 20 on the above mentioned Plan.

Tax ID: 26-03-0537

Title is vested in Ronald A. Goryl and Renee M. Goryl as tenants by the entirety by deed from James K. Gallagher, Jr. and Dorothea A. Shaud n/k/a Dorothea A. Gallagher, dated 08/05/2003 and recorded 08/14/2003 in Book 5841 and Page 465, DocID 10287572.

PLANTIFF: Mill City Mortgage Loan Trust 2018-1 Wilmington Savings

Fund Society, FSB, as Trustee c/o NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ronald A. Goryl & Renee M. Goryl**

SALE ADDRESS: 200 Kimber- ton Court, Phoenixville, PA 19460

PLANTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

SALE NO. 20-1-34

Writ of Execution No. 2017-03739

DEBT \$445,668.97

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

BLR # 41-4H-46

IMPROVEMENTS thereon: Res- idential Dwelling

PLANTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **Michael Jordan & Lesley Lyon Jordan**

SALE ADDRESS: 310 Tapestry Circle, Exton, PA 19341-2087

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

SALE NO. 20-1-35

Writ of Execution No. 2017-07528

DEBT \$133,097.04

ALL THAT CERTAIN , MES- SAGE, LOT OR PIECE OF LAND SIT- UATE ON, IN THE BOROUGH OF OX- FORD, COUNTY OF CHESTER, STATE

OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground with the buildings and improve- ments thereon erected situate on the North side of Market Street in the Borough of Oxford County of Chester and State of Pennsylvania known as and numbered as 635 Market Street, bounded and described as follows:

Beginning at a stone on the south side of Market Street; formerly New Lon- don Road, a corner of land now or late of Martha Ann Russell deceased and running thence by said land North 2 degrees West 210 feet to a stake line of land of Thomas L. Davis; thence by land now or late of said Thomas L. Davis, South 66 degrees East 37 feet to a stake; thence by land now or late of Charles M. Steele, deceased, South 2 degrees East 210 feet to a corner in the South said of Market Street aforesaid and thence along said Street, North 88 degrees West 37 feet to the place of beginning.

Containing 7,710 square feet of land, be the same more or less.

BEING UPI NUMBER 6-5-155

BEING THE SAME PROP- erty CONVEYED TO ALEJANDRO FRANCO AND SARA J. FRANCO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DANIEL R. KOHLER AND KAREN M. KOHLER , DATED AUGUST 17, 2004, RECORDED AU- GUST 27, 2004, AT BOOK 6265, PAGE 1123, CHESTER COUNTY, PENNSYL- VANIA RECORDS.

PLANTIFF: LSF11 Master Par- ticipation Trust

VS

DEFENDANT: **Alejandro Fran- co & Sara J. Franco, AKA Sara J. Strommer**

SALE ADDRESS: 635 Market Street, Oxford, PA 19363

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

idential Dwelling

PLANTIFF: New Residential Mortgage LLC

VS

DEFENDANT: **William Showalter, Jr**

SALE ADDRESS: 2125 Newark Road, West Grove, PA 19390-9553

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

SALE NO. 20-1-36

Writ of Execution No. 2019-04736

DEBT \$118,846.88

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

BLR# 69-6-73.4

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Branch Banking and Trust Company s/b/m to Susquehanna Bank

VS

DEFENDANT: **Hilma Campbell, in Her Capacity as Heir of Mark A. Campbell a/k/a Mark Campbell, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mark A. Campbell a/k/a Mark Campbell, Deceased**

SALE ADDRESS: 320 Mount Pleasant Road, Oxford, PA 19363-2806

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

SALE NO. 20-1-37

Writ of Execution No. 2019-05671

DEBT \$227,072.92

Property situate in NEW LONDON TOWNSHIP, CHESTER County, Pennsylvania

BLR# 710100190000

IMPROVEMENTS thereon: Res-

SALE NO. 20-1-38

Writ of Execution No. 2019-01906

DEBT \$848,433.24

Property situate in the PENNSBURY TOWNSHIP, CHESTER County, Pennsylvania

BLR# 64-1-17.1A

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Bank of America, N.A.

VS

DEFENDANT: **Martin Eichelberger & Annemieke Eichelberger**

SALE ADDRESS: 2 Misty Meadow Drive, West Chester, PA 19382-7096

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

SALE NO. 20-1-39

Writ of Execution No. 2015-01455

DEBT \$149,507.56

PROPERTY SITUATE IN KENNETT TOWNSHIP

TAX PARCEL # 62-02J-0003

SALE NO. 20-1-41

SOLD AS THE PROPERTY OF:
DOROTHY N. CONNOLLY and FRED-
ERICK P. MRAZ

Writ of Execution No. 2018-04068
DEBT \$750,593.92

IMPROVEMENTS thereon:
Residential Dwelling

PROPERTY SITUATE IN
TOWNSHIP OF TREDYFFRIN

PLANTIFF: M&T Bank
VS

TAX PARCEL #TAX ID / UPI
PARCEL NO. 43-06A-0070 / 43-6A-70

DEFENDANT: **Dorothy N.
Connolly & Frederick P. Mraz**

SOLD AS THE PROPERTY OF:
JOHN M. HAMILTON SR.

SALE ADDRESS: 9 Woodchuck
Way Lot 9, Kennett Square, PA 19348

IMPROVEMENTS thereon:
Residential Dwelling

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

PLANTIFF: Bank of America,
N.A. c/o Reverse Mortgage Solutions,
Inc.

SALE NO. 20-1-40

VS

Writ of Execution No. 2015-06920

DEFENDANT: **John M. Ham-
ilton, Sr.**

DEBT \$135,576.05

SALE ADDRESS: 756 Gulph
Road, Wayne, PA 19087

PROPERTY SITUATE IN KEN-
NETT TOWNSHIP

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

TAX PARCEL # 62-02J-0003

SALE NO. 20-1-42

SOLD AS THE PROPERTY
OF: DOROTHY N. MRAZ A/K/A DOR-
OTHY C. MRAZ A/K/A DOROTHY
N. CONNOLLY and FREDERICK P.
MRAZ

Writ of Execution No. 2017-11908
DEBT \$154,741.17

IMPROVEMENTS thereon:
Residential Dwelling

PROPERTY SITUATE IN
TOWNSHIP OF POCOPSON

PLANTIFF: M&T Bank
VS

TAX PARCEL #ID # 63-04-
0014.050 UPI # 63-4-14.5

DEFENDANT: **Dorothy N.
Mraz a/k/a Dorothy C. Mraz a/k/a Dor-
othy N. Connelly & Frederick P. Mraz**

SOLD AS THE PROPERTY OF:
ROBERT F. OAKES

SALE ADDRESS: 9 Woodchuck
Way, Kennett Square, PA 19348

IMPROVEMENTS thereon:
Residential Dwelling

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

PLANTIFF: LOANCARE, LLC
VS

DEFENDANT: **Robert F. Oakes**

SALE ADDRESS: 1630 Lenni Drive, West Chester, PA 19382

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

SALE NO. 20-1-43

Writ of Execution No. 2019-05970

DEBT \$156,076.19

ALL THAT CERTAIN parcel of land, Situate on the East side of State Road (L.R. #15074) West Bradford Township, Chester County, State of Pennsylvania and known as Lot No. 23 of Monclare Development on plan of lots as recorded in the Recorder of Deeds Office for Chester County, West Chester, Pennsylvania in Plan Book 5, Page 43, bounded and described according to a survey made by J. Vernon Keech, Registered Surveyors, as follows:

BEGINNING at a point in the middle of State Road, L.R. #15074, a corner of Lot No. 22 conveyed to Emidio A. Sciarretta, Jr.; thence extending by the middle of the State Road South 17 degrees and 5 minutes East, 125 feet to a spike; thence leaving the road, passing over an iron pin set on the West side of same and extending by Lot number 24 and other land of the said Clarence H. Kemery and Monroe J. Green South 72 degrees and 55 minutes West 294.21 feet to an iron pin; thence by land of I. Willard Gray North 17 degrees 5 minutes West 125 feet to an iron pin a corner of property belonging to the said Emidio A. Sciarretta, Jr.; thence extending by said property and Lot Number 22 and passing over an iron pin set on the West side of the State Road aforesaid North 72 degrees 55 minutes East 294.21 feet to a point in the middle of said State Road to the first mentioned point and place of beginning.

Parcel # 50-4-15.8

BEING THE SAME PREMISES which Becky L. Michelfelder, by Deed

dated December 30, 2015 and recorded January 6, 2016 in Document # 11451935 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Holly Koveal, in fee.

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

VS

DEFENDANT: **Holly Koveal**

SALE ADDRESS: 1568 Broad Run Road, Downingtown, PA 19335

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

SALE NO. 20-1-44

Writ of Execution No. 2018-04662

DEBT \$186,921.19

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

BLR# 28-1-18.2

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Sonja D. Ogden**

SALE ADDRESS: 128 Engle-town Road, Honey Brook, PA 19344-9068

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

SALE NO. 20-1-45

Writ of Execution No. 2019-04984

DEBT \$13,221.60

ALL THAT CERTAIN lot or piece

of ground situate in the Township of Willistown, County of Chester and State of Pennsylvania, described according to a title plan of complexes XXX, XXXI, and XXXII, Willistown Woods dated 8/1/84, revised 2/11/84.

BLR No. 54-8F-123

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Willistown Woods Homeowners Association, Inc.

VS

DEFENDANT: **Erik N. Nelson**

SALE ADDRESS: 3002 Stoneham Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

SALE NO. 20-1-46

Writ of Execution No. 2019-02260

DEBT \$149,552.85

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

BLR # 52-1P-5

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Mark E. Schrock a/k/a Mark Schrock & Elizabeth D. Schrock a/k/a Elizabeth Sweed**

SALE ADDRESS: 1267 Phoenixville Pike, West Chester, PA 19380-4062

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

SALE NO. 20-1-47

Writ of Execution No. 2019-05948

DEBT \$174,439.76

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 39-4A-21

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Winston E. Mariott**

SALE ADDRESS: 905 Woodview Drive, Coatesville, PA 19320-2172

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

SALE NO. 20-1-48

Writ of Execution No. 2019-06468

DEBT \$622,423.05

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania

BLR # 62-4-144.1A

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-Ac3, Asset-Backed Certificates, Series 2005-Ac3

VS

DEFENDANT: **Michael L. Moser & Susan T. Moser**

SALE ADDRESS: 996 Banewood Drive, Kennett Square, PA

19348-2549

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

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

VS

DEFENDANT: **Charles A.J.
Halpin, III, Esquire, Personal Represent-
ative of the Estate of Janice Mashman
a/k/a Janica A. Mashman**

SALE NO. 20-1-49

Writ of Execution No. 2019-06634

DEBT \$118,869.98

SALE ADDRESS: 403 Franklin
Avenue, Phoenixville, PA 19460

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

ALL THAT CERTAIN lot or piece
of land, situate in the 5th Ward of the Bor-
ough of Phoenixville, County of Ches-
ter and Commonwealth of Pennsylvania,
bounded and described as follows, to wit:

BEGINNING at the Northeast
corner of Franklin Avenue and Grant
Street, which said Avenue and Street are
each laid out 50 feet wide, and is bounded
on the Westerly side by the said Franklin
Avenue, on the Southerly side by the said
Grant Street, on the Easterly side by a 20
feet wide alley, which said alley extends
from said Grant Street to Filmore Street,
on the Northerly side by Lot No. 2 now or
late lands of Lavinia C. Morgan.

BEING 50 feet in front on said
Franklin Avenue and extending back of
said width along the Northward side of
Grant Street, for a distance of 148.2 feet to
the said 20 feet wide alley.

BEING THE SAME PREMISES
which Richard Lineberg, by Deed dated
7/16/1974 and recorded 7/18/1974 in the
Office of the Recorder of Deeds in and for
Chester County in Deed Book U43, Page
71, granted and conveyed unto C. Richard
Mashman and Janice Mashman.

C. Richard Mashman departed
this life on January 21, 2004.

Janice Mashman departed this life
on December 1, 2017.

PARCEL NO.: 15-5-31

IMPROVEMENTS thereon: Res-
idential Dwelling

SALE NO. 20-1-50

Writ of Execution No. 2017-05949

DEBT \$185,699.98

ALL THAT CERTAIN lot or piece
of ground situate in Warwick Township,
Chester County, Pennsylvania, and de-
scribed according to a plan of lots for A. W.
Rossiter, said plan made for Earl R. Ew-
ing, Registered Surveyor, Dated January
28, 1960, said Plan being recorded in the
Office for the Recording of Deeds in and
for the County of Chester, at West Chester,
Pennsylvania, in Plan Book No. 10 Page
34, as follows, to wit:

BEGINNING at an interior point,
said interior point being measured by the
three following courses and distances
from a point on the Southeasterly side of
Old Route 23 (33 feet wide) a road lead-
ing from Route No. 100 to Elverson in
the Southwesterly side of land conveyed
to Charles Smith in Deed Book L-29
Page 74 (1) South 74 degrees 14 minutes
West measured along the said side of Old
Route No. 23 a distance of 175.00 feet to
a point (2) South 15 degrees 46 minutes
East 214.00 feet to a point and (3) South
78 degrees 19 minutes West 95.00 feet to
the point of beginning, said point of be-
ginning also being on the rear line of Lot
No, 11; thence extending from said point

of beginning along line of Lot No. 5 South 09 degrees 00 minutes East 203.80 feet to a point on the Northwesterly side of New Route No. 23 a road leading from Route No. 100 to Elverson; thence extending along the said side of New Route No. 23 South 80 degrees 52 minutes 45 seconds West 196.98 feet to a point on the center line of a certain 20 feet wide private lane a corner of Lot No. 7 thence extending along the line of Lot No. 7 North 00 degrees 14 minutes West partly along the said center line of the private lane 198.70 feet to a point a corner common to Lot Nos. 7, 6, 10, and 11; thence extending along the line of Lot No. 11 North 78 degrees 19 minutes East 166.88 feet to the first mentioned interior point and place of beginning.

Tax Parcel # 19-4-102.11

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

VS

DEFENDANT: Eric R. Cronce a/k/a Eric Cronce & Gale C. Bonacci

SALE ADDRESS: 2719 Ridge Road, Elverson, PA 19520

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

SALE NO. 20-1-53

Writ of Execution No. 2018-13309

DEBT \$382,348.69

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

BLR # 26-03-0085

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Lsf10 Master Participation Trust

VS

DEFENDANT: Susan A. Nizio

SALE ADDRESS: 1049 Mowere Road, Phoenixville, PA 19460-1809

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