

## NOTICES

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

**AUDIT LIST**

**ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, SEPTEMBER 4, 2019**

**Courtroom 5 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE JOHN L. HALL**

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<b>ESTATE OF ALBERTA PEW BAKER, DECEASED</b>	<b>1515-2378</b>
FIRST AND FINAL ACCOUNT	

OF: DEREK M. WELLS, ADMINISTRATOR  
 WHITMAN GIFFIN, ADMINISTRATOR  
 LAURA BENDER KOROPEY, ADMINISTRATOR  
 ATTORNEY(S):  
 KAREN CONN MAVROS, ESQUIRE  
 ROMAN J. KOROPEY, ESQUIRE

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<b>ESTATE OF MARJEAN R. WILLETT, DECEASED</b>	<b>1518-0788</b>
FIRST AND FINAL ACCOUNT	

OF: L. PETER TEMPLE, EXECUTOR  
 ATTORNEY(S):  
 DONALD B. LYNN JR, ESQUIRE

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<b>ESTATE OF ELVA A. SHULTIS, DECEASED</b>	<b>1517-2544</b>
FIRST AND FINAL ACCOUNT	

OF: LORELEI MCCONNELL, EXECUTOR  
 ATTORNEY(S):  
 L. PETER TEMPLE, ESQUIRE

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-06956-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Julie Margaret Toth was filed in the above-named court and will be heard on October 14, 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: July 18, 2019

Name to be changed from: **Julie Margaret Toth** to: **Julie Margaret Delaney**

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. 2019-08205-NC**

NOTICE IS HEREBY GIVEN that the name change petition of A.C.S. was filed in the above-named court and will be heard on November 25, 2019 at 9:30 AM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 15, 2019

Name to be changed from: **A.C.S.** to: **Ace Cowen Reed**

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 August 1, 2019, effective 8/1/2019, for **Stud Welding Solutions, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Any lawful purpose

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on July 29, 2019 for **137 Hair Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Hair Salon  
JOHN J. MCCRESH, IV, Solicitor  
McCresh, McCresh & Cannon  
7053 Terminal Square  
Upper Darby, PA 19082

**CORPORATION NOTICE**

**Penumbra Inc.**, has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
Hangley Aronchick Segal  
Pudlin & Schiller  
One Logan Square, 27th Fl.  
Philadelphia, PA 19103

**CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **OMNI CABLE HOLDING CORPORATION**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. **MONTGOMERY McCracken Walker & Rhoads LLP**, Solicitors  
1735 Market St.  
Philadelphia, PA 19103

**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**

**BALDWIN**, Thomas B.T., late of Pennsbury Township. Christopher L. Baldwin, care of **WILLIAM P. LINCKE**, Esquire, 230 North Monroe Street, Media, PA 19063, Executor. **WILLIAM P. LINCKE**, Esquire, Beatty Lincke, 230 North Monroe Street, Media, PA 19063, atty.

**BATTAGLIA**, Loretta Ferranto, late of Franklin Township. Robert A. Ferranto, Sr., care of EDWARD M. FOLEY, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWRAD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, 213 E. State Street, Kennett Square, PA 19348, atty.

**BOOTH**, Frederic W., late of Kennett Township. David P. Booth, care of EDWARD M. FOLEY, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWRAD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, 213 E. State Street, Kennett Square, PA 19348, atty.

**CANONICA**, Marianne L., late of West Bradford Township. Christopher A. Canonica, 2313 East Lincoln Highway, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

**DECECCO, SR.**, Anthony J., late of Caln Township. Adam DeCecco, care of JAMES B. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIF-FIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**DIPAOLLO**, Betty C., a/k/a Elizabeth C. DiPaolo, late of Tredyffrin Township. Edward DiPaolo, 15814 Champion Forrest Drive, #235, Spring, TX 77379, Executor. HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, atty.

**DUNN, SR.**, William J., late of Downingtown Borough. Christine E. Dunn, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. DUKE SCHNEI-DER, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**FOSTER**, William C., late of West Chester Borough. Robert E. Moran, Jr., care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-0565, atty.

**GALLOWAY**, Margaret M., a/k/a Peggy Galloway, late of Warwick Township. Christopher Galloway, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 407, Pottstown, PA 19464, Administrator C.T.A. JESSICA R. GRATER, Esquire, Monastra, Grater & Marburger, LLC, 400 Creekside Drive, Suite 407, Pottstown, PA 19464, atty.

**HORNUNG**, Carl L., late of Phoenixville Borough. Colleen Pigeon, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**KILLAN**, Dennis O., late of West Grove Borough. Dennis C. Killan and Robin L. Killan, care of DANA M. BRESLIN, Esquire, 3305 Edgemont Ave., Brookhaven, PA 19015-2801, Executors. DANA M. BRESLIN, Esquire, Pappano and Breslin, 3305 Edgemont Ave., Brookhaven, PA 19015-2801, atty.

**LEWIS**, Donald F., late of Penn Township. Diane L. Plummer, Teresa L. Ledezma and Christina Ledezma Kutzavitch, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrices. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**LEWIS**, Elsie M., late of Penn Township. Diane L. Plummer, Teresa L. Ledezma and Christina Ledezma Kutzavitch, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrices. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD. 17 W. Miner Street, West Chester, PA 19382, atty.

**MCCAIN**, Rose, a/k/a Rose E. McCain, late of Coatesville City. Rose Ann Young, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**MORRIS**, Gail O., a/k/a Gail Olsen Morris, late of West Brandywine Township. Ivan S. Morris, Jr., 116 Freedom Blvd., West Brandywine, PA 19372, Executor. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**OGUNDE**, Tara Folashade, late of New Garden Township. Kunle Ogunde, 202 Chaingate Circle, New Landenberg, PA 19350, Administrator. **MARVIN J. POWELL**, Esquire, Powell Law Associates, LLC, 234 Kennedy Drive, Coatesville, PA 19320-3969, atty.

**ORTLIP, III**, Chester W., late of Honey Brook Township. Michelle D. Ortlip, care of **WILLIAM J. GALLAGHER**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. **WILLIAM J. GALLAGHER**, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**PINELLI**, Nancy Donnelly, late of Phoenixville. Deborah S. Pizzica, 610 Pickering Lane, Phoenixville, PA 19460, Executrix.

**PORTA**, Albert D., late of Downingtown. Dennis M. Porta and David B. Porta, care of **ALBERT M. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executors. **ALBERT M. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

**SCHIFF**, Mildred, late of Kennett Township. Robert J. Schiff, care of **KENNETH R. WERNER**, Esquire 203 West Miner Street, West Chester, PA 19382-2924, Executor. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**SHEPHERD**, William W., a/k/a William Walter Shepherd, late of East Nottingham Township. Kathleen S. Book and Suzanne S. Hamlin, care of **WINIFRED MORAN SEBASTIAN**, Esquire, 208 E. Locust Street, P.O. Box 381, Oxford, PA 19348, Executrices. **WINIFRED MORAN SEBASTIAN**, Esquire, McMichael, Heiney & Sebastian, LLC, 208 E. Locust Street, P.O. Box 381, Oxford, PA 19348, atty.

**SHIVE**, Dorothy E., late of Borough of Downingtown. David Alan Shive and Paul Andrew Shive, care of **DUKE SCHNEIDER**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executors. **DUKE SCHNEIDER**, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

## 2nd Pulication

**ADDIS**, Howard Lentz, a/k/a Dr. Todd Addis, VMD, late of Warwick Township. Hampton Addis, 2543 Ridge Road, Elverson, PA 19520, Executor. **EDWARD J. GALLEN**, Esquire, P.O. Box 382, Chester Springs, PA 19425-0382, atty.

**BERTOLET**, Joyce E., late of East Coventry Twp. Mark E. Bertolet, 2233 Beechwood Blvd., Pittsburgh, PA 15217, Executor. **KENNETH E. PICARDI**, Esquire, Yergey. Daylor. Allebach. Scheffey. Picardi, 1129 E. High St., Pottstown, PA 19464, atty.

**BUYSSE**, James E., late of Willistown Township. W. Steven Woodward, BDN, CTA, 1275 Drummers Lane, Wayne, PA 19087-1571, Administrator. **W. STEVEN WOODWARD**, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Lane, Wayne, PA 19087-1571, atty.

**CONGO**, Marie C., late of West Sadsbury Township. Jennifer B. Barton, 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.

**DISTEFANO**, Isabel Marie, late of Honey Brook Township. Peter F. DiStefano, 102 Canter Drive, Downingtown PA 19335, Executor. **WILLIAM J. THOMAS**, Esquire, Giannascoli & Thomas, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

**ELLOSO**, Margarita Frial, late of Easttown Township. Margaret Merle Elloso-Wells, 311 Spencer Road, Devon, PA 19333, Executrix. **GREGORY A. BARONI**, Esquire, 13 E. Central Avenue, Paoli, PA 19301, atty.

**FEULNER**, Gary E., late of Phoenixville. Donna L. Lloyd, care of WILLIAM W. MATZ, JR., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517, Executor. WILLIAM W. MATZ, JR., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517, atty.

**GREER**, Dorothy L., late of Pocopson Township. Brian Greer, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**HEARN**, Mary Ellen, a/k/a Mary Ellen Griffin Hearn, late of West Chester. Marion H. Simmons, 207 Haws Ln., Flourtown, PA 19031, Executrix. KRISTINE F. HUGHEY, Esquire, Speare and Hughey, 22 W. Second St., Media, PA 19063, atty.

**HOFFMAN**, James E., late of North Coventry Township. David W. Hoffman, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 407, Pottstown, PA 19464, Executor. JESSICA R. GRATER, Esquire, Monastra, Grater & Marburger, LLC, 400 Creekside Drive, Suite 407, Pottstown, PA 19464, atty.

**HOLDEN**, Denise H., late of Downingtown. Lauren Hulse, 373 Loomis Ave., Coatesville, PA 19320, Executor. JERRY L. JOHNSON, Esquire, 114 W. Lancaster Ave., P.O. Box 218, Downingtown, PA 19335, atty.

**HOLST**, Patricia R., late of Westtown Township. Debra A. Labe, 213 Gilpin Drive, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**KOHR**, Audrey Kent, late of East Coventry Township. Roy Kohr, 19 Bayberry Lane, Pottstown, PA 19465, Administrator. Joseph L. Quinn, Esquire, Ross, Quinn & Ploppert, P.C., 192 S. Hanover Street, Suite 101, Pottstown, PA 19464, atty.

**MACDONALD RETALLICK**, Kathryn, a/k/a Kathryn Retallick, late of Westtown Township. Martha J. Retallick, care of SEAMUS M. LAVIN, Esquire, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 19380, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 19380, atty.

**MANNEY**, Helen S., late of East Pikeland Township. Barbara Rambo, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**MOCK**, Eula M., a/k/a Eula Mae Mock, late of East Coventry Township. Carol L. Decker, 1721 N. Sanatoga Road, Pottstown, PA 19464, Executrix.

**MORSE**, Francois A, a/k/a Frank A. Morse, late of West Fallowfield Twp. Carole P. Bracey, 2061 Limestone Rd., Cochranville, PA 19330, Executrix.

**O'CONNELL**, John J., late of East Pikeland Township. John P. O'Connell, 584 Central Ave., Massapequa, NY 11758, Administrator. KAREN M. STOCKMAL, Esquire, KMS Law Group, LLC, 1055 Westlakes Drive, Suite 160, Berwyn, PA 19312, atty.

**RUBBO**, John A., late of East Whiteland Township. Barbara A. Rubbo, 5 Woodview Road, Malvern, PA 19355, Executrix..

**SWISHER**, Gary Lee, late of West Bradford Township. Rose M. Swisher, 1439 Oakwood Rd., Coatesville, PA 19320, Administratrix. JAYNE GARVER, Esquire, Law Offices of Jayne Garver, 1224 W. Lincoln Hwy., Coatesville, PA 19320, atty.

**TAYLOR**, Joyce S., late of Uwchlan Township. Michael J. Taylor, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**THEIL**, Mary M., late of Willistown Township. John P. Gaffney, 32 Bryan Ave., Malvern, PA 19355, Executor. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, #250, West Chester, PA 19382-4806, atty.

**TINGLEY, JR.**, Robert Edward, late of Honey Brook Township. Matthew R. Tingley, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Administrator. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**TURNBAUGH**, Ruth, late of East Goshen Township. Karen Herrmann, care of HARRY J. GIACOMETTI, Esquire, 1835 Market Street, Suite 1050, Philadelphia, PA 19103, Executrix. HARRY J. GIACOMETTI, Esquire, Flaster Greenberg PC, 1835 Market Street, Suite 1050, Philadelphia, PA 19103, atty.

**WEAVER**, Margaret C., late of Downingtown Borough. Lynne C. Weaver, 5253 Meadow Lane, Gap, PA 17525, Executrix. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WEINER**, Dana W., late of Honey Brook Township. Rose Weiner Spofford, 15 Barrington Lane, Chester Springs, PA 19425, Executrix. GREGORY A. BARONI, Esquire, 13 E. Central Avenue, Paoli, PA 19301, atty.

### 3rd Publication

**AARON**, Elizabeth Jane, a/k/a Beth, late of Downingtown. Elizabeth A. Smith, 2908 Mattahoon Rd., Wilmington, DE 19808, Administrator.

**AXEL**, Nanci, late of Tredyffrin Township. Sean Axel, care of THOMAS E. SHEA, Esquire, 1581 Main Street, Suite 200, Warrington, PA 18976, Executor. THOMAS E. SHEA, Esquire, Stern & Eisenberg, 1581 Main Street, Suite 200, Warrington, PA 18976, atty.

**BREITENBACH**, Dorothy J., late of West Brandywine Township. William E. Breitenbach, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**CARLSON**, Porter N., a/k/a Porter Neal Carlson, late of East Whiteland Township. Heidi Carlson, 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.

**CROCETTI**, Splendor, late of West Goshen Township. Carol Meehan and Louis A. Crocetti, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executors. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

**DEVEER**, Priscilla P., late of Kennett Township. James A. DeVeer and Susan C. DeVeer, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executors. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**DROWIE**, Paul R., late of West Pikeland Township. Gesa Sklaroff, care of DAVID L. SEGAL, Esquire, 121 S. Broad Street, Suite 1700, Philadelphia, PA 19107, Executrix. DAVID L. SEGAL, Esquire, 121 S. Broad Street, Suite 1700, Philadelphia, PA 19107, atty.

**EACHUS**, Nerisa Neris, late of West Pikeland Township. Stephen P. Eachus, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**EVANS**, Robert L., late of West Brandywine Township. Leanne Pretz, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

**EVERETT**, Beverlee E., late of East Caln Township. Matthew A. Everett, care of BARRY L. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY L. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**FIRMINT**, Huston Andrew, late of East Marlborough Township. Scott Firment, 1848 Windovr Way, West Chester, PA 19382, Administrator.

**FOLEY**, Deborah J., a/k/a Deborah Jean Foley, a/k/a Deborah G. Foley, late of Bowie, Maryland. Christopher E. Foley, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

**GORDON**, Gary D., late of West Bradford Township. Colleen Hall, 425 Bianca Circle, Downingtown, PA 19335 and Sean Gordon, 1102 Hopewell Road, Downingtown, PA 19335, Executors. **KAREN STOCKMAL**, Esquire, KMS Law Offices, LLC, 1055 Westlakes Drive, Suite 160, Berwyn, PA 19312, atty.

**GRAUMAN**, Hilda B., late of Kennett Township. Frank William Grauman, 2128 Wallace Street, Philadelphia, PA 19130, Executor.

**HUDSON**, June R., a/k/a June L. Hudson, a/k/a June Rose Lauro, late of North Coventry Township. Judith A. Traband, care of **JESSICA R. GRATER**, Esquire, 400 Creekside Drive, Suite 407, Pottstown, PA 19464, Executor. **JESSICA R. GRATER**, Esquire, Monastra, Grater & Marburger, LLC, 400 Creekside Drive, Suite 407, Pottstown, PA 19464, atty.

**MARS**, Robert W., a/k/a Robert William Mars, late of East Whiteland Township. Susan E. Mars, care of **STEPHEN D. POTTS**, Esquire, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, Executrix. **STEPHEN D. POTTS**, Esquire, Herr, Potts & Potts, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, atty.

**MCGETTIGAN**, Marie C., late of Exton. Kevin McGettigan, 11 W. Township Line Road, Exton PA 19341, Executor. **JEREMY A. WECHSLER**, Esquire, 2300 Computer Avenue, Suite J54, Willow Grove, PA 19090, atty.

**MORGAN-PORTER**, Maryann, a/k/a Maryann Morgan, late of West Chester Borough. Robin M. Morgan, 300 West Main Street, Richmond, VA 23220 and Clifton E. Morgan, Jr., Executors.

**PURNELL**, Charles S., late of West Caln Township. Anna D. Smith, care of **CARRIE A. S. KENNEDY**, Esquire, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, Executrix. **CARRIE A. S. KENNEDY**, Esquire, Herr, Potts & Potts, Strafford Office Bldg., #2, 200 Eagle Road, Suite 106, Wayne, PA 19087, atty.

**SABELLICO**, A. Vincent, late of Downingtown Borough. Jerry L. Johnson, P.O. Box 218, Downingtown, PA 19335, Executor. **JERRY L. JOHNSON**, Esquire, 114 W. Lancaster Ave., P.O. Box 218, Downingtown, PA 19335, atty.

**STAGIAS**, Debra Hutton, late of New Garden Township. Robin Norgaard, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **L. PETER TEMPLE**, Esquire, Larmore Sacrett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SWEENEY**, Henry T., late of Upper Uwchlan Township. Sean Sweeney, care of **WILLIAM J. STEIN**, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, Executor. **WILLIAM J. STEIN**, Esquire, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

**TRUEB**, Heinrich August, a/k/a Henry Trueb, late of East Coventry Township. Constance Breidigan, 106 Aviemore Lane, Douglasville, PA 19518, Executrix.

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#### 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*

**Morhart Media**, with its principal place of business at 154 Rosetree Ln, Exton, PA 19341. The application has been (or will be) filed on: July 4, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Morgan Moran, 154 Rosetree Ln, Exton, PA 19341

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**APCS Belts**, with its principal place of business at 823 Lincoln Avenue, Building 3, Unit 3, West Chester, PA 19380. The application has been (or will be) filed on: August 12, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: APCS, LLC, 823 Lincoln Avenue, Building 3, Unit 3, West Chester, PA 19380

**1st Publication**

CIVIL ACTION  
COURT OF COMMON PLEAS  
CHESTER COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2019-05070-RC  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY  
ABS CAPITAL I INC. TRUST 2006-HE5, MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-HE5, Plaintiff

v.

IVY BOURNE, IN HER CAPACITY AS HEIR OF AVICE BOURNE; et al, Defendants  
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIA-  
TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AVICE BOURNE  
Defendant(s), 710 FRANKLIN STREET COATESVILLE, PA 19320

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5 , has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2019-05070-RC, seeking to foreclose the mortgage secured on your property located, 710 FRANKLIN STREET COATESVILLE, PA 19320.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Chester County Bar Association  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500  
RAS CITRON, LLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906



**1st Publication**

COURT OF COMMON PLEAS  
CHESTER COUNTY, PA DOCKET  
NO. 2018-07011-TT  
MICHAEL MORRIS, Plaintiff v. LUIS A. ALVARADO, Defendant

**NOTICE TO DEFEND**

TO LUIS A. ALVARADO, Defendant, whose last known address is 2954 N. 3rd Street, Philadelphia PA 19149

A COMPLAINT has been filed and directed to you in the above captioned proceeding. This cause of action arises from damages sustained by plaintiffs as a result of an automobile accident which occurred on July 21, 2016 on Route 100, also known as South Pottstown Pike in West Whiteland Township, Chester County, Pennsylvania.

IF YOU WISH to defend against the claims set forth in the complaint filed against you, you must take action by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you within twenty (20) days of publication of this Notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.  
LAWYER REFERENCE SERVICE, CHESTER COUNTY BAR ASSOCIATION  
15 WEST GAY STREET, WEST CHESTER PA 19382 (610) 429-1500

John L. Lachall, Esquire  
LACHALL, COHEN & SAGNOR LLP  
144 W. Market Street, West Chester PA 19382  
610-436-9300, Ext. 1101  
jlachall@lclslaw.com Attorney for Plaintiffs

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**1st Publication****NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that John Edward Beekman of Chester County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 17, 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 August 16, 2019 for Compliance Group 3.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the Supreme Court of Pennsylvania

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1st publication of 3

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

IN RE: S.L.R.

Case Number: AD-19-0037

**TO: Tammy L. Johnson**

Petitions have been filed by Yvonne Rodriguez asking the Orphans' Court to put an end to all rights you and Eli Rodriguez have to a female minor child, Sophie Loren Rodriguez (d.o.b. 10/23/2010) and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List/Hearing for Monday, October 28, 2019, at 9:30 o'clock A.M., Honorable Katherine B.L. Platt in Court Room No. 18, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

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

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Lawrence J. Persick, Esquire, Weber Gallagher, 425 Swede Street, Suite 1001, Norristown, PA 19401 or phone 610-272-5555.

Lawrence J. Persick, Esquire  
Attorney for Yvonne Rodriguez

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

IN RE: D.M.D.

Case Number: AD-19-0038

IN RE: E.N.D.

Case Number: AD-19-0040

IN RE: J.L.B.

Case Number: AD-19-0041

**TO: John Doe**

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Erika Dawn Davis have to three minor children, D.M.D. (d.o.b. 6/19/13), E.N.D. (d.o.b. 4/15/16) and J.L.B. (d.o.b. 7/1/17), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Monday, October 21, 2019, at 9:30 o'clock A.M., Honorable Mark L. Tunnell in Court Room No. 15, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

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

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

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

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**1st Publication of 3**

HANEY FAMILY TRUST DATED 10/21/10

EDITH C. HANEY, Deceased

Late of West 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 ROBERTA ANN FILIAGGI, TRUSTEE, c/o Ronald A. Luongo, Esq., 15 Paoli Plaza, Ste. H, Paoli, PA 19301,

Or to her Attorney:

RONALD A. LUONGO  
LUONGO LAW CENTER, P.C.  
15 Paoli Plaza, Ste. H  
Paoli, PA 19301

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**3rd Publication of 3**

ELSIE S. THORPE TRUST AGREEMENT  
DTD. 5/6/2019

ELSIE S. THORPE, Deceased

Late of Honey Brook 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 RONALD T. LEFEBVRE and KIMBERLY A. LEFEBVRE, TRUSTEES c/o Trisha W. Hall, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801,

Or to their Attorney:

TRISHA W. HALL  
CONNOLLY GALLAGHER LLP  
1201 N. Market St., 20<sup>th</sup> Fl.  
Wilmington, DE 19801

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**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, September 19th, 2019 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, October 21st, 2019.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

**1st Publication**

**SALE NO. 19-3-136  
Writ of Execution No. 2018-02009  
DEBT \$64,160.41**

PROPERTY situate in Borough of South Coatesville and City of Coatesville  
TAX Parcel # 9-2-78.1Q  
IMPROVEMENTS thereon: A residential dwelling

PLAINTIFF: Habitat for Humanity of Chester County, Inc.  
VS  
DEFENDANT: **GLADYS AGUILAR**  
SALE ADDRESS: 14 Baxter Street, Coatesville, PA 19320  
PLAINTIFF ATTORNEY: **JACK D. WUERSTLE, ESQ., 610-331-8894**

**SALE NO. 19-9-436  
Writ of Execution No. 2018-06458  
DEBT \$3,758.54**

All that certain lot or piece of ground situate in West Brandywine Township, Chester County, Pennsylvania.

TAX PARCEL NO. 29-6-59  
PLANTIFF: West Brandywine Township  
VS  
DEFENDANT: **Roger S. Wenk**  
SALE ADDRESS: 104 Freedom Valley Circle, West Brandywine, PA 19320  
PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

**SALE NO. 19-9-439  
Writ of Execution No. 2017-01414  
DEBT \$1,722.33**

ALL THAT CERTAIN lot or piece of ground with the tenement and improvements thereon erected bounded and described in accordance with an official survey and plan as follows: SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania

TAX PARCEL NO. 16-4-262  
PLANTIFF: City of Coatesville  
VS  
DEFENDANT: **Arcelia Adams**  
SALE ADDRESS: 124 Country Run Drive, Coatesville, PA 19320  
PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

**SALE NO. 19-9-440  
Writ of Execution No. 2019-03698  
DEBT \$95,373.69**

All that certain two story brick dwelling and lot of land known as No. 19 Fairview Terrace, situate on the Southerly side of High Street between Fairview Street and Taylor Street in the Fifth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plat of Fairview Terrace made by Boyle Irwin, C.E. February 1, 1927 as follows, to wit:

Having a frontage of 14.05 feet on the

Southerly side of High Street, laid out 60 feet wide, and extending of that width there from in a Southerly direction between parallel lines a distance of 130 feet to the Northerly side of Needle Street, laid out 20 feet wide, the Easterly line passing through the center of the division wall dividing the house hereby conveyed from the house known as No. 15 Fairview Terrace, and the Westerly line passing through the center of the partition wall dividing the house hereby conveyed from the adjoining house known as No. 20 Fairview Terrace, and being bounded on the North by High Street, on the East by No. 18, on the South by Needle Street and the West by No. 20 Fairview Terrace.

Together with all singular and buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise 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, as well at law as in equity, of, in and to the same.

PLANTIFF: HSBC BANK USA, N.A. AS TRUSTEE FOR PHH ALTERNATIVE MORTGAGE TRUST SERIES 2007 2

VS

DEFENDANT: Christopher

Raimondo

SALE ADDRESS: 552 West High Street, Phoenixville, PA 19460

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

SALE NO. 19-9-441

Writ of Execution No. 2014-00601

DEBT \$255,328.60

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

BLR # 39-4-101.3

IMPROVEMENTS thereon:

Residential Dwelling

PLANTIFF: The Bank of New York Mellon Trust Company, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust Ebo I for The Benefit of The Holders of The Series 2017-2

VS

DEFENDANT: Jeffrey Snyder &

Denise Snyder

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

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

SALE NO. 19-9-442

Writ of Execution No. 2018-12955

DEBT \$387,644.86

Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 32-4-130

IMPROVEMENTS thereon: Residential Dwelling

LANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: John Dlutowski

SALE ADDRESS: 174 Magnolia Drive, Chester Springs, PA 19425-3611

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

SALE NO. 19-9-443

Writ of Execution No. 2018-04126

DEBT \$156,937.64

Property situate in the SPRING CITY BOROUGH, 1ST, CHESTER County, Pennsylvania

BLR # 14-7-56

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Pennymac Loan Services,

LLC

VS

DEFENDANT: Christopher Barbuto

SALE ADDRESS: 324 Pikeland Avenue, Spring City, PA 19475-2107

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

SALE NO. 19-9-444

Writ of Execution No. 2015-05187

DEBT \$479,781.13

PROPERTY SITUATE IN New Garden Township

TAX PARCEL #60-06-0091

IMPROVEMENTS thereon:  
Residential Dwelling  
PLANTIFF: BANK OF AMERICA,  
N.A.

VS  
DEFENDANT: **Kathleen Morgan**  
SALE ADDRESS: 9 West Shore Court,  
Landenburg, PA 19350  
PLANTIFF ATTORNEY: **KML LAW  
GROUP, P.C. 215-627-1322**

**SALE NO. 19-9-445**  
**Writ of Execution No. 2019-00303**  
**DEBT \$218,039.23**

Pennsylvania bounded and described as follows:

Beginning at an iron pin set in a line of land of P. Cresci and at a corner of land of DiNorscia et al; thence extending along land of said DiNorscia et al, thence extending along land of said DiNorscia et al, North eight degrees seventeen minutes West four hundred twenty three and nineteen hundredths feet (passing over an iron pin on the south side of State Highway South sixty three degrees fifty one minutes West four hundred ninety two and four hundredths feet to a point a corner of land of M.P. Yeatman; thence extending along land of M.P. Yeatman south twenty five degrees fourteen minutes East two hundred thirty eight and sixty four hundredths feet to an iron pin set in a line of land of N. Mittoscio; thence extending along land of said Mittoscio and land of P. Cresci North eighty eight degrees no minutes East four hundred one and fourteen hundredths feet to the first mentioned point and place of beginning. Containing three and two hundred eighty five thousandths acres of land be the same more or less. Being the same property as transferred by deed dated 06/26/2008, recorded 07/01/2008, from Robert Y. Cooper and Lois Scott, to Kay Lynn Cooper Lutsky aka Kay Lynn Cooper, recorded in book 7469, page 1018.

PLANTIFF: FINANCE OF AMERICA  
REVERSE LLC

VS  
DEFENDANT: **Kay Lynn Cooper  
a/k/a Kay L. Cooper a/k/a Kay Lynn Cooper  
Lutsky**

SALE ADDRESS: 616 Millers Hill,  
Kennett Square, PA 19348  
PLANTIFF ATTORNEY: **RAS CIT-  
RON, LLC 855-225-6906**

**SALE NO. 19-9-446**  
**Writ of Execution No. 2019-03352**  
**DEBT \$186,031.96**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 18, 2016 and recorded in the Office of the Chester County Recorder of Deeds on August 23, 2016, in Deed Book Volume 9374 at Page 1335 and Instrument# 11492252.  
Tax Parcel No. 43-06R-0016

PLANTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1

VS  
DEFENDANT: **Martiza E.  
Farquharson & Arthur Farquharson**

SALE ADDRESS: 980 Mount Pleasant Avenue, Wayne, PA 19087

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

**SALE NO. 19-9-447**  
**Writ of Execution No. 2019-01940**  
**DEBT \$246,820.61**

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 parcel of land with buildings and improvements thereon erected situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to an Overall Lot Line Revision Plan of Bailey Station, made by D.L. Howell & Associates, dated 8/21/2002, last revised 7/28/2006 and recorded 8/24/2006 as Plan # 17922 as follows, to wit:

Beginning at a point of curve on the Southwesterly side of the cul-de-sac of Stockley Lane, said point being a corner of Lot #6W (as shown on said plan): Thence from said point of beginning extending along said cul-de-sac the 2 following courses and distances: 1) On a line curving to the right having a radius of 20.00 feet an arc distance of 19.47 feet to a point of reverse curve, thence 2) On a line curving to the left having a

radius of 60.00 feet an arc distance of 83.60 feet to a point, being a corner of Lot #4W; Thence leaving said cul-de-sac extending along Lot #4W South 27 degrees 49 minutes 00 seconds West 95.93 feet to a point in line of Open Space, being a corner of Lot #4W; Thence extending along said Open Space the 2 following courses and distances: 1) North 64 degrees 12 minutes 28 seconds West 52.35 feet to a point, thence 2) North 21 degrees 44 minutes 12 seconds West 73.21 feet to a point, being a corner of Lot #6W; Thence leaving said Open Space extending along Lot #6W North 45 degrees 57 minutes 21 seconds East 120.49 feet to the first mentioned and place of beginning.

Being Lot #5W on the above mentioned. BEING UPI NUMBER 39-4-407 PARCEL NO.: 39-4-407

BEING THE SAME PROPERTY CONVEYED TO MICHAEL GALLAGHER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JAMES J. MALERVY II AND MARY E. MALERVY, HUSBAND AND WIFE, DATED APRIL 21, 2017, RECORDED APRIL 24, 2017, AT DOCUMENT ID 115239060, AND RECORDED IN BOOK 9528, PAGE 25, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Michael Gallagher**

SALE ADDRESS: 2758 Stockley Lane, Downingtown, PA 19335

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

**SALE NO. 19-9-448**

**Writ of Execution No. 2019-01311**

**DEBT \$86,850.16**

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 or dwelling and lot or piece of ground, situate in the Township of Tredyffrin, aforesaid, bounded and described as follows:

Beginning in the middle of Summit Avenue opposite the middle of the division wall dividing the message erected on the hereon described premises from that adjoining on the

North, thence by land of McClelland and passing through the middle of said division wall, North 62 degrees 20 minutes East, 89.5 feet; thence by the same land, North 65 degrees 16 minutes East; 70.7 feet to a line of land belonging to Sarah and Horace Witworth; thence by the same South 27 degrees 51 minutes East, 30.2 feet to an iron pin, a corner of land belonging to now or formerly of Mary E. Kincade; thence by the Kincade land, South 62 degrees 09 minutes West, 160.1 feet to an iron pin in the middle of Summit Avenue; thence along the middle of the same, North 27 degrees 51 minutes West, 34.35 feet to the first mentioned point and place of beginning.

BEING UPI NUMBER 43-09L-0022 PARCEL NO.: 43-09L-0022

BEING THE SAME PROPERTY CONVEYED TO PERRY T. CLARKE AND KIMBERLY CLARKE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMAS VALENTINE AND JOAN VALENTINE, HUSBAND AND WIFE, DATED MARCH 17, 1992, RECORDED MARCH 27, 1992, AT DOCUMENT ID 089382, AND RECORDED IN BOOK 2870, PAGE 448, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PERRY T. CLARKE DIED JANUARY 14, 2014, AND PURSUANT TO THE TENANCY BY THE ENTIRETY ON THE ABOVE REFLECTED DEED ALL OF HIS RIGHTS, TITLE AND INTEREST PASSED TO KIMBERLY CLARKE.

PLANTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Kimberly Clarke**

SALE ADDRESS: 21 Summit Avenue, Tredyffrin, AKA Paoli, PA 19301

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

**SALE NO. 19-9-449**

**Writ of Execution No. 2019-01980**

**DEBT \$279,761.63**

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

BLR # 47-4-107.4

IMPROVEMENTS

thereon:

Residential Dwelling

PLANTIFF: PNC Bank National



Association Successorby Merger to National City Bank, Sucessor by Merger to Commonwealth United Mortgage A Division of National City Bank of Indiana

VS

DEFENDANT: **Winston Greene, Jr a/k/a Winston Greene & Sheron Brown-Greene**

SALE ADDRESS: 35 Wilmington Road, E Fallowfield, PA 19320-4135

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

**SALE NO. 19-9-450**

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

**DEBT \$109,438.69**

ALL AN EXTRACT OF LAND OF WASYLE KOZACHESON, AS DESCRIBED IN DEED BOOK N-13, VOL. 310, PAGE 133 & C, HEREDITAMENT AND APPURTENANCES, SITUATE IN THE BOROUGH OF SOUTH COATESVILLE, COUNTY OF CHESTER, SURVEYED BY EDGAR LAUB, BOUNDED AND DESCRIBED, RECORDED IN DEED BOOK 5550, PAGE 1968, RECORDED ON 01/28/2003.

UPI# 9-2-21.1 & 9-2-21

PLANTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Darius L. Green**

SALE ADDRESS: 119 Gibbons Ave A/K/A 119 & 121 Gibbons Ave, Coatesville, PA 19320

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

**SALE NO. 19-9-451**

**Writ of Execution No. 2019-02922**

**DEBT \$214,780.89**

PROPERTY SITUATE IN THE BOROUGH OF PHOENIXVILLE

TAX PARCEL # 15-9-911

SOLD AS THE PROPERTY OF: JOHN BREZNICKY AKA JOHN W. BREZNICKY and BARRY J. BREZNICKY

IMPROVEMENTS thereon:

Residential Dwelling

PLANTIFF: NEW RESIDENTIAL MORTGAGE LLC

VS

DEFENDANT: **John Breznicky AKA**

**John W. Breznicky & Barry J. Breznicky**

SALE ADDRESS: 517 Onward Avenue Unit 137, Phoenixville, PA 19460

PLANTIFF ATTORNEY: **KML LAW GROUP 215-627-1322**

**SALE NO. 19-9-452**

**Writ of Execution No. 2019-02610**

**DEBT \$206,724.63**

PROPERTY SITUATE IN THE TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL # 30-5C-3

SOLD AS THE PROPERTY OF: ANDREW F. WALLS

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: CITIBANK, N.A, AS TRUSTEE FOR CMLTI ASSET TRUST

VS

DEFENDANT: **Andrew F. Walls**

SALE ADDRESS: 141 Hopewell Road, Downingtown, PA 19335

PLANTIFF ATTORNEY: **KML LAW GROUP 215-627-1322**

**SALE NO. 19-9-453**

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

**DEBT \$317,807.83**

PROPERTY SITUATE IN THE TOWNSHIP OF NEWLIN

TAX PARCEL #TAX ID/UPI PARCEL NO. 49-02-0052.060/49-2-52.6 SOLD AS THE PROPERTY OF: NANCY JENZANO

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: M&T BANK S/B/M TO HUDSON CITY SAVINGS BANK

VS

DEFENDANT: **Nancy Jenzano**

SALE ADDRESS: 901 Stargazers Road A/K/A 901 Star Gazers Road, Coatesville, PA 19320

PLANTIFF ATTORNEY: **KML LAW GROUP 215-627-1322**

**SALE NO. 19-9-454**

**Writ of Execution No. 2018-10076**

**DEBT \$464,660.60**

Property situate in the UPPER UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania

BLR # 32-3-605  
 IMPROVEMENTS thereon:  
 Residential Dwelling  
 PLAINTIFF: U.S. Bank Trust National  
 Association, as Trustee for Cvi Xx Mortgage Loan  
 Trust I

VS  
 DEFENDANT: **Erika R.  
 Frederickson & Mark L. Frederickson**

SALE ADDRESS: 418 Prescott Drive,  
 Chester Springs, PA 19425-3675  
 PLAINTIFF ATTORNEY: **PHELAN HALLI-  
 NAN DIAMOND & JONES 215-563-7000**

**SALE NO. 19-9-456**  
**Writ of Execution No. 2016-04544**  
**DEBT \$118,390.90**

Property situate in the TREDYFFRIN  
 TOWNSHIP, CHESTER County, Pennsylvania  
 BLR# 43-5-494  
 IMPROVEMENTS thereon:  
 Residential Dwelling

PLAINTIFF: Wilmington Savings Fund  
 Society, FSB, d/b/a Christiana Trust, Not  
 Individually But at Trustee for Pretium Mortgage  
 Acquisition Trust

VS  
 DEFENDANT: **Michel A. Vogl**  
 SALE ADDRESS: 85 Old Forge  
 Crossing, A/K/A 85 Old Forge Xing, Devon, PA  
 19333-1119

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

**SALE NO. 19-9-457**  
**Writ of Execution No. 2018-12564**  
**DEBT \$180,595.88**

Property situate in the EAST VIN-  
 CENT TOWNSHIP, CHESTER County,  
 Pennsylvania  
 BLR# 21-4-46  
 IMPROVEMENTS thereon:  
 Residential Dwelling

PLAINTIFF: BANK OF AMERICA,  
 N.A.

VS  
 DEFENDANT: **Robert B. McConnell**  
 SALE ADDRESS: 108 Bethel Road,  
 Spring City, PA 19475-3300  
 PLAINTIFF ATTORNEY: **PHELAN**

**HALLINAN DIAMOND & JONES 215-563-  
 7000**

**SALE NO. 19-9-458**  
**Writ of Execution No. 2018-13390**  
**DEBT \$956,057.35**

ALL THAT CERTAIN lot or parcel of  
 ground SITUATE in the Township of London  
 Grove, County of Chester, Commonwealth of  
 Pennsylvania, bounded and described according to  
 a Final Subdivision Plan of Briarlea made by  
 Crossan-Raimato, Inc., Professional Land  
 Surveyors, dated November 22, 2004, last revised  
 February 16, 2005 and recorded in Chester County  
 Recorder of Deeds Office as Plan No. 17790 as  
 follows, to wit:

BEGINNING at a point on the wester-  
 ly side of Remington Way, a corner of Open Space  
 on said Plan; thence extending from the beginning  
 point along Remington Way South 00 degrees 29  
 minutes 27 seconds East 111.00 feet to a corner of  
 Lot 6 on said Plan; thence extending along Lot 6  
 South 89 degrees 30 minutes 33 seconds West  
 152.82 feet to a point in line of aforementioned  
 Open Space; thence extending along Open Space  
 North 00 degrees 29 minutes 27 seconds West  
 111.00 feet; thence extending along same North 89  
 degrees 30 minutes 33 seconds East 152.82 feet to  
 the first mentioned point of beginning.  
 BEING Lot 7 on said Plan.

Title to said Premises vested in Doretta  
 Hubbard by Deed from NVR dated December 29,  
 2006 and recorded January 9, 2007 in the Chester  
 County Recorder of Deeds in Book 7053, Page  
 2304 as Instrument Number 10719197.

UPI # 59-8-144.9

PLAINTIFF: Wells Fargo Bank,  
 National Association, on behalf of the registered  
 Holders of Bear Stearns Asset Backed Securities I  
 Trust 2007-AC2, Asset-Backed Certificates, Series  
 2007-AC2

VS  
 DEFENDANT: **Doretta Hubbard**  
 SALE ADDRESS: 37 Remington Way,  
 West Grove, PA 19390

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

**SALE NO. 19-9-459**  
**Writ of Execution No. 2018-12220**  
**DEBT \$161,986.96**

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, and being bounded and described according to a survey made by Earl R. Ewing, R.S., on October 7, 1955, as follows, to wit:

BEGINNING at a spike in the center line of a public road, said spike being 901.28 feet, South 51 degrees 50 minutes West, from a spike in another public road, the said first described public road leading to Ridge Road, (Legislative Route 15071) a corner of lands recently conveyed by the grantors to Edwin T. Boettger, Et ux; thence at right angles to said public road, crossing over an iron pin set 16.50 feet from the point of beginning in a Southerly direction, a distance of 209.00 feet to a iron pin in line of remaining lands of the grantors; thence along the same, North 51 degrees 50 minutes East, a distance of 209.00 feet to an iron pin, a corner of remaining lands of the grantors; thence along the same and paralleling to the first described course, a distance of 209.00 feet, crossing over an iron pin set 16.50 feet from a spike in the center line of the aforesaid public road; thence along the center line of the aforesaid public road, South 51 degrees 50 minutes West, 209.00 feet to a spike, the first mentioned point and place of beginning.

Containing 1.002 acres, be the same more or less.

UPI # 21-4-46

PLANTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 108 Bethel Road, Spring City, PA 19475

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

**SALE NO. 19-9-460**  
**Writ of Execution No. 2018-12589**  
**DEBT \$36,464.75**

Property situate in the WEST CHESTER BOROUGH, CHESTER County, Pennsylvania

BLR# 1-9-1220

I IMPROVEMENTS thereon:  
Residential Dwelling

PLANTIFF: Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Graystone Tower Bank s/b/m The First National Bank of Chester County

VS

DEFENDANT: **Malcom King, Sr., in His Capacity as Administrator and Heir of the Estate of Phyllis M. King a/k/a Phyllis M. Sewell King, Aaron King, in His Capacity as heir of the Estate of Phyllis M. King a/k/a Phyllis M. Sewell King, Jean L. King, Jr., in His Capacity as Heir of The Estate of Phyllis M. King a/k/a Phyllis M. Sewell King, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Phyllis M. King, Deceased**

SALE ADDRESS: 520 South Matlack Street, West Chester, PA 19382-3708

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

**SALE NO. 19-9-461**  
**Writ of Execution No. 2019-02195**  
**DEBT \$64,255.04**

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR# 16-6-426

IMPROVEMENTS thereon:  
Residential Dwelling

PLANTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle National Bank, as Trustee for Bcf L.L.C. Mortgage Pass-Through Certificates, Series 1997-R3

VS

DEFENDANT: **Novella Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Stefanie Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Jennifer Rodriguez, in Her Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, John F. Rodriguez, in His Capacity as Heir of Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest**

**From or Under Juan F. Rodriguez a/k/a Juan F. Rodriguez, Deceased**

SALE ADDRESS: 547 Olive Street, Coatesville, PA 19320-3611

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

**SALE NO. 19-9-462**

**Writ of Execution No. 2019-03196**

**DEBT \$310,914.36**

Property situate in the VALLEY TOWNSHIP, CHESTER County, Pennsylvania

BLR# 38-02-0023.590

IMPROVEMENTS thereon: Residential Dwelling

PLANTIFF: Ditech Financial LLC

VS

DEFENDANT: **Hardeo**

**Boodhansingh & Renata Boodhansingh**

SALE ADDRESS: 252 Coleridge Lane, Coatesville, PA 19320-5952

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

**SALE NO. 19-9-463**

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

**DEBT \$313,323.40**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as "park manor" made by T.G. Colesworthy, County Surveyor, dated May, 1950 as follows, to wit:

Beginning at a point of reverse curve on the Easterly side of Marshall Drive (Fifty feet wide); said point of reverse curve being at the distance of Seventeen and ninety two one- hundredths feet measured on the arc of a circle curving to the right having a radius of Ten feet from a point of compound curve on the Northerly side of Hillside Drive (forty feet wide); thence extending northwardly along the said side of Marshall Drive, on the arc of a circle curving to the left having a radius of Three hundred Sixty Six and ninety five one- hundredths feet, the arc distance of Fifty two and two one-hundredths feet to a point; thence extending Northeastwardly on the arc of a circle

curving to the right having a radius of Two hundred thirty one and thirty seven one-hundredths feet, the arc distance of Three and eighty one-hundredths feet to a point of tangent; thence extending North fifty six degrees, twenty three minutes, forty seconds East, One hundred thirty and forty one-hundredths feet to a point; thence extending North seventy three degrees, fifty five minutes East, One and eighteen one-hundredths feet to a point; thence extending South four degrees, thirty five minutes, forty seconds West, One hundred twenty eight and ninety three one-hundredths feet to a point on the Northerly side of Hillside Drive aforesaid, thence Extending Northwestwardly along the Northerly side of Hillside Drive, on the arc of a circle curving to the left having a radius of One hundred seventy eight and eighty seven one-hundredths feet, the arc distance of Sixty four and fifty one-hundredths feet to a point of reverse curve in the same; thence extending Northwestwardly still along the said side of Hillside Drive, on the arc of a circle curving to the right having a radius of One hundred feet, the arc distance of Thirty eight and twenty seven one-hundredths feet to a point of compound curve in the same; thence extending on the arc of a circle curving to the right having a radius of Ten feet, the arc distance of Seventeen & ninety two one-hundredths feet to the first mentioned point of reverse curve and place of beginning.

UPI# 1-2-89

BEING Lot #50 as shown on said plan.

Being the same premises which Norman B. Sowell, III and Patricia G. Sowell by deed dated \_\_-\_\_-1983 and recorded 4-8-2004 in Chester County in Record Book 6115 Page 1514 conveyed unto Patricia G. Sowell, in fee.

PLANTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **Patricia G. Semple**

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

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

**SALE NO. 19-9-464**

**Writ of Execution No. 2019-02447**

**DEBT \$243,435.82**

All that certain piece or parcel or Tract of land situate in the Township of West Bradford, Chester County, Pennsylvania, and being known as 1016 Ericsson Drive, Coatesville, Pennsylvania

19320.

UPI#5-4Q-41  
PLANTIFF: Lakeview Loan Servicing,

LLC.

VS  
DEFENDANT: **Deborah A. Conner  
& William J. Dunn, Jr.**

SALE ADDRESS: 1016 Ericsson  
Drive, Coatesville, PA 19320

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

**SALE NO. 19-9-465**  
**Writ of Execution No. 2019-02136**  
**DEBT \$146,821.72**

PROPERTY SITUATE IN THE  
TOWNSHIP OF NEW LONDON TAX PARCEL  
# 71-03-0022.030

SOLD AS THE PROPERTY OF:  
JAMSHED AKHTAR

IMPROVEMENTS thereon:  
Residential Dwelling

PLANTIFF: QUICKEN LOANS INC.  
VS

DEFENDANT: **Jamshed Akhtar**  
SALE ADDRESS: 1322 West State

Road, New London, PA 19352

PLANTIFF ATTORNEY: **KML LAW  
GROUP 215-627-1322**

**SALE NO. 19-9-466**  
**Writ of Execution No. 2016-02691**  
**DEBT \$422,625.26**

PROPERTY SITUATE IN EAST  
NOTTINGHAM TOWNSHIP TAX PARCEL #  
69-03-0064.800 / UPI NO. 69-3-64.80

SOLD AS THE PROPERTY OF:  
DENISE CHIRIACO and FRANK CHIRIACO

IMPROVEMENTS thereon:  
Residential Dwelling

PLANTIFF: THE BANK OF NEW  
YORK MELLON FKA THE BANK OF NEW  
YORK, AS TRUSTEE FOR THE CERTIFICATE  
HOLDES OF CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2007-12

VS  
DEFENDANT: **Denise Chiriaco &  
Frank Chiriaco**

SALE ADDRESS: 739 Slate Hill  
Drive, Oxford, PA 19363

PLANTIFF ATTORNEY: **KML LAW**

**GROUP 215-627-1322**

**SALE NO. 19-9-467**  
**Writ of Execution No. 2019-02404**  
**DEBT \$28,407.32**

ALL THAT CERTAIN unit in the property known, named and identified as Goshen Valley Condominium II, in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L.196, by the Recording on 11/01/1977 in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration, dated 10/3/1977 and recorded in Misc. Deed Book 390 page 479, a First Amendment thereto dated 8/14/1978 and recorded 9/12/1978 in Misc, Deed Book 418, page 114, a Second Amendment thereto dated 7/31/1979 and recorded 8/02/1979 in Misc. Deed Book 450, page 65 and a Third Amendment thereto dated 3/18/1980 and recorded 3/18/1980 in Misc. Deed Book 472, page 546, a Fourth Amendment thereto dated 10/29/1980 and recorded 10/31/1980 in Misc. Deed Book 495, page 133 and Amended in Misc. Deed Book 504, page 186, a Fifth Amendment to the Declaration of Condominium recorded in Misc. Deed Book 512, page 46, a Declaration Plan, dated 10/31/1977 and recorded as Plan No. 1351 and a Code of Regulations dated 10/31/1977 and recorded in Misc. Deed Book 390, Page 508, Amended in Misc. Deed Book 554, page 318, a Second Amendment in Misc. Deed Book 594, page 424, being designated on said Declaration Plan as Unit No.1806, and more fully described in such Declaration Plan together with a proportionate undivided interest in the Common Elements, as the same is set forth in said Amendments.

Being UPI 53-6-520  
BLR# 53-6-520

BEING THE SAME PREMISES: The said Rian Poltrone became seized of the interest granted and conveyed, in fee, by Thomas J. Timlin as evidenced by Deed dated 2/21/2001 and recorded 3/5/2001 in the Office of the Recorder in Chester County, in Book 4905, page 1041, et c.

PLANTIFF: Citadel Federal Credit  
Union

VS  
DEFENDANT: **Rian Poltrone, A/K/A  
Rian M. Poltrone**

SALE ADDRESS: 1806 Valley Drive,  
West Chester, PA 19382  
PLANTIFF ATTORNEY: **MARTHA  
E. VON ROSENSTIEL, P.C. 610-328-2887**

**SALE NO. 19-9-468**  
**Writ of Execution No. 2019-02420**  
**DEBT \$162,585.12**

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

BLR# 52-5P-45  
IMPROVEMENTS thereon:

Residential Dwelling  
PLANTIFF: Wells Fargo Bank, N.A.  
Successor by Merger to Wachovia Bank, N.A.

VS  
DEFENDANT: **Juan Colon a/k/a  
Juan R. Colon**

SALE ADDRESS: 846 South High  
Street, West Chester, PA 19382

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

**SALE NO. 19-9-469**  
**Writ of Execution No. 2019-02237**  
**DEBT \$290,957.49**

PROPERTY SITUATE IN NEW GAR-  
DEN TOWNSHIP

TAX PARCEL # 60-07-0009.450  
SOLD AS THE PROPERTY OF:

THOMAS CROWLEY AND MARGARET  
MCGIRR

IMPROVEMENTS thereon:  
Residential Dwelling

PLANTIFF: M&T BANK  
VS  
DEFENDANT: **Thomas Crowley &  
Margaret McGirr**

SALE ADDRESS: 28 Wilkinson  
Drive, Landenberg, PA 19350

PLANTIFF ATTORNEY: **KML LAW  
GROUP 215-627-1322**

**SALE NO. 19-9-471**  
**Writ of Execution No. 2015-07494**  
**DEBT \$319,184.69**

All that certain lot 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  
Commonwealth of Pennsylvania, bounded and  
described according to a plan of Wedgewood Park  
(formerly Westtown Park North) made by Chester  
Valley Engineers, Inc., Consulting Engineers,  
Paoli PA., dated April 27, 1956, and last revised  
April 30, 1964, as follows, to wit.

Beginning at a point on the  
Northwesterly side of the Larchwood Road (50  
feet wide) which point is measured the three fol-  
lowing courses and distances from a point of curve  
on the Northwesterly side of Oakbourne Road (40  
feet wide): (1) extending from said point of curve  
on a line curving to the left having a radius of 25  
feet, the arc distance of 39.27 feet to a point of tan-  
gent; (2) North 16 degrees, 1 minute, 20 seconds  
West, 658.58 feet to a point of curve and (3) on  
line curving to the right having a radius of 198.31  
feet, the arc distance of 269.61 feet to the point and  
place of beginning; thence extending from said  
beginning point, North 28 degrees, 7 minutes, 40  
seconds West, 193.38 feet to a point; thence  
extending North 70 degrees, 6 minutes East,  
155.14 feet to a point; thence extending South 17  
degrees, 7 minutes, 40 seconds East 193.65 feet to  
a point on the Northwesterly side of Larchwood  
Road, aforesaid; thence extending along the same  
the following two courses and distances: (1) South  
72 degrees, 52 minutes, 20 seconds West 80.22  
feet to a point of curve; and (2) or a line curving to  
the left having a radius of 198.31 feet, the arc dis-  
tance of 38.7 feet to the first mentioned point and  
place of beginning.

Containing 26,105 square feet of land  
be the same more or less. Being Lot No. 7, House  
No. 13, as shown on said plan.  
Being UPI# 52-7-26.2

BEING THE SAME PREMISES  
which Ralph J. Hanby and Nancy J. Hanby by  
deed dated 3/15/04 and recorded 3/18/04 in the  
office of the recorder of deeds in and for the coun-  
ty of Chester as instrument number 10390590,  
granted and conveyed unto Alejandro Franco and  
Sara J. Franco.

PLANTIFF: The Bank of New York  
Mellon, f/k/a The Bank of New York, successor in  
interest to JPMorgan Chase Bank, N.A. as Trustee  
for Structured Asset Mortgage Investments II Inc.,  
Bear Stearns ALT-A Trust, Mortgage Pass-  
Through Certificates, Series 2005-4

VS  
DEFENDANT: **Sara J. Franco a/k/a**

**Sara Jean Franco and Alejandro Franco**  
 SALE ADDRESS: 205 Larchwood  
 Road, West Chester, PA 19382  
 PLANTIFF ATTORNEY: **SHAPIRO**  
**& DeNARDO, LLC 610-278-6800**

**SALE NO. 19-9-473**  
**Writ of Execution No. 2018-13429**  
**DEBT \$238,581.03**

ALL THAT CERTAIN LOT OR  
 PIECE OF GROUND SITUATE IN NEW LON-  
 DON TOWNSHIP, CHESTER COUNTY, PENN-  
 SYLVANIA, BOUNDED AND DESCRIBED  
 ACCORDING TO A SUBDIVISION OF PROP-  
 erty OF MONTGOMERY BROTHERS MADE  
 BY APR ASSOCIATION, LAND SURVEYORS,  
 DATED JANUARY 24,1977.

UPI# 71-1-52.6

PLANTIFF: J.P.Morgan Mortgage  
Acquisition Corp.

VS

DEFENDANT: **Cynthia L. Ferrera**  
 SALE ADDRESS: 105 Lewisville  
 Road, Lincoln University, PA 19352

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

**SALE NO. 19-9-474**  
**Writ of Execution No. 2018-11274**  
**DEBT \$111,096.22**

ALL THAT CERTAIN lot of land with  
 the buildings and improvements thereon erected,  
 hereditaments and appurtenances, Situate in the  
 City of Coatesville, County of Chester,  
 Commonwealth of Pennsylvania, on which is  
 located the West house of a block of two frames  
 dwelling houses, designated as No. 626 Walnut  
 Street, bounded and described as follows, to wit:  
 BEGINNING on the South curb line of Walnut  
 Street at a point 225 feet East of the East curb line  
 of Sixth Avenue; thence Eastwardly along the said  
 South curb line of Walnut Street, 30 feet 6 inches  
 to a point opposite the center of the middle divid-  
 ing partition wall separating the premises herein  
 conveyed from the premises immediately adjoining  
 on the East and known as 628 Walnut Street;  
 thence at right angles to said Walnut Street; thence  
 at right angles to said Walnut Street and passing  
 through the said center line of the middle partition  
 wall, 150 feet Southwardly to the North line of a  
 15 feet wide alley; thence along the North side of

said alley Westwardly; 30 feet 6 inches to a point  
 in line of land now or late of Charles D. Lynn;  
 thence at right angles to said alley, Northwardly  
 150 feet to the South curb line of Walnut Street, the  
 place of beginning.

Tax ID: 16-6-1043

Title is vested in Griselda Hernandez,  
 by deed from Roy G. Wood, III and Bernadette M.  
 Wood, husband and wife, dated 02/15/07, recorded  
 02/22/07, Book 7088, page 2357.

PLANTIFF: The Bank of New York  
 Mellon FKA The Bank of New York, as Trustee for  
 Certificateholders of CWABS Inc., Asset-Backed  
 Certificates, Series 2007-5 c/o NewRez LLC d/b/a  
 Shellpoint Mortgage Servicing

VS

DEFENDANT: **Griselda Hernandez**  
 SALE ADDRESS: 626 Walnut Street,  
 Coatesville, PA 19320

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

**SALE NO. 19-9-475**  
**Writ of Execution No. 2014-10633**  
**DEBT \$234,837.38**

ALL THAT CERTAIN BRICK MES-  
 SUAGE AND LOT OF LAND, HEREDITA-  
 MENTS AND APPURTENANCES, SITUATE  
 ON THE NORTHERLY SIDE OF WOLLERTON  
 STREET, BETWEEN DARLINGTON AND  
 NEW STREETS AND BEING NO. 203  
 WOLLERTON STREET, IN THE BOROUGH  
 OF WEST CHESTER, COUNTY OF CHESTER  
 AND COMMONWEALTH OF PENNSYLVANIA,  
 BOUNDED AND DESCRIBED AS FOL-  
 LOWS:

BEGINNING AT AN IRON PIPE IN  
 THE NORTHERLY LINE OF WOLLERTON  
 STREET A CORNER OF LAND BELONGING  
 TO ESTHER CORCORAN; THENCE EXTEND-  
 ING ALONG THE NORTHERLY LINE OF  
 WOLLERTON STREET IN A WESTERLY  
 DIRECTION, A DISTANCE OF 23 FEET TO A  
 CORNER OF ANOTHER HOUSE AND LOT  
 NO. 203 WOLLERTON STREET, NOW OR  
 LATE OF VINCENT J. GRAUTEN ET UX;  
 THENCE LEAVING THE SAID STREET AND  
 BY ANOTHER HOUSE AND LOT OF THE  
 SAID VINCENT J. GRAUTEN ET UX.,  
 EXTENDING IN A NORTHERLY DIRECTION  
 AND PASSING THROUGH THE CENTER OF A  
 DIVISION WALL, A DISTANCE OF 65.5 FEET

TO A POINT IN LINE OF OTHER LAND, NOW OR LATE OF THE SAID VINCENT J. GRAUTEN ET UX; THENCE EXTENDING BY SAID LAND IN AN EASTERLY DIRECTION, A DISTANCE OF 23 FEET TO A POINT IN LINE OF LAND BELONGING TO ESTHER CORCORAN AFORESAID; THENCE EXTENDING BY SAID LAND IN A SOUTHERLY DIRECTION, A DISTANCE OF 66.5 FEET TO THE FIRST MENTIONED IRON PIN AND PLACE OF BEGINNING.

CONTAINING 506.5 SQUARE FEET OF LAND BE THE SAME MORE OR LESS.

Title to said premises is vested in Barry S Harshbarger and Deborah A Harshbarger, husband and wife, by deed from Barry Harshbarger, Executor under the Estate of Kathryn E. Harshbarger dated March 28, 2000 and recorded April 3, 2000 in Deed Book 4733, page 261.

TAX I.D. # 01-09-0197

PLANTIFF: LSF10 Master Participation Trust

VS

DEFENDANT: Barry S. Harshbarger & Deborah A. Harshbarger

SALE ADDRESS: 302 Wollerton Street, West Chester, PA 19382

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

SALE NO. 19-9-476

Writ of Execution No. 2018-13326 DEBT

\$871,154.89

TRACT 1:

PREMISES "A" – ALL THAT CERTAIN lot, piece or parcel of ground, situate in West Marlborough Township, Chester County, Pennsylvania, being Parcel "B" on plan of properties now or formerly of Roland E. Sharpless, dated February 1, 1963, and last revised August 4, 1967, by George E. Regester, Jr. and Sons, Registered Surveyors, bounded and described as follows, to wit:

BEGINNING at a point sent on the Southerly line of a 20 feet wide right of way to be used in common by the grantee, grantor herein, their heirs and assigns, said point marking a Northeast corner of this and Northwest corner of lands of Arthur T. Pratt, et ux; said point of beginning being North 87 degrees 19 minutes West 205.00 feet from a spike sent in the title line in the bed of a public road being Legislative Route

#15036; said spike in road marking a Northeast corner of lands of Arthur T. Pratt, et ux., and said spike also being set on the Southerly line of said 20 feet wide right of way leading through Parcel "A" to lands of Edward J. Sharpless on the West; thence leaving said point of beginning and by the lands of the first mentioned Arthur T. Pratt, et ux., South 02 degrees 00 minutes West, 523.66 feet to a point sent in a line of lands now or formerly of Elwood Steel; thence by lands now or formerly of Elwood Steel North 87 degrees 19 minutes West, 104.34 feet to a point sent for a Southwest corner of this and a Southeast corner of lands of Edward J. Sharpless; thence by the lands of Edward J. Sharpless North 02 degrees 00 minutes East, 523.66 feet to a point set for a Northwest corner of this and a Southwest corner of Parcel "A" on said plan; said point also being set on the Southerly line of the aforesaid 20 feet wide right of way; thence by the line of said Parcel "A" by a line being the Southerly line of said 20 feet wide right of way, South 87 degrees 19 minutes East, 104.34 feet to the fore mentioned point and place of beginning. CONTAINING 1.254 acres of land be the same more or less.

PREMISES "B" – ALL THAT CERTAIN message and tract of land, situate in West Marlborough Township, Chester County, Pennsylvania, being Parcel "A" on plan of properties now or formerly of Roland E. Sharpless, dated February 1, 1963, and revised August 4, 1967, by George E. Regester, Jr. and Sons, Registered Surveyors, bounded and described as follows, to wit:

BEGINNING at a point set at the intersection of title lines in the bed of a public road known as Newark Road and being Legislative Route #15036 with the title line in the bed of another public road leading in a Southwest direction to Chatham, being Township Road T-355; said point marking an original Northeast corner of lands of Roland E. Sharpless, of which this was a part; thence leaving said point of beginning and by said title line in the first mentioned public road known as Newark Road, being Legislative Route #15036, South 02 degrees 00 minutes West 116.09 feet to a spike set for a Southeast corner of this and a Northeast corner of lands of Arthur T. Pratt, et ux., said spike also being set on the Southerly line of a 20 feet wide right of way to be used in common by the grantees, grantor herein, their heirs and assigns; said right of way leading in a Westerly direction through this described tract form said



public road being Legislative Route #15036 to the lands of Edward J. Sharpless, on the West; thence leaving said public road and by a line being the Southerly line of said 20 feet wide right of way and by the lands of Arthur T. Pratt, et ux., and also by the lands of Roland E. Sharpless, North 87 degrees 19 minutes West, 309.34 feet to a point set in a line of lands of Edward J. Sharpless; thence by the lands of said Edward J. Sharpless and crossing over said 20 feet wide right of way North 02 degrees 00 minutes 00 seconds East, 504.26 feet to the point set in the aforesaid public road being Township Road T-355; thence by the title line of said public road, North 73 degrees 33 minutes 30 seconds East, 326.06 feet to the first mentioned point and place of beginning.

CONTAINING 3.960 acres of land be the same more or less.

UNDER AND SUBJECT TO the use of said 20 feet wide right of way as granted to Edward J. Sharpless by Roland E. Sharpless in Deed Book Z-34, at page 382, dated February 28, 1963, as follows: BEGINNING at a spike set in the center of a public road, Legislative Route #15036, leading from Toughkenamon to London Grove; said spike of beginning being in the Southerly line of said 20 feet wide right of way at the Northeast corner of lands of Arthur Pratt, et ux., and being South 02 degrees 00 minutes West, 611.09 feet from a point set at the intersection of said Legislative Route #15036 with another public road leading Westerly to Chatham; thence leaving said point of beginning and by the Southerly line of said 20 feet wide right of way (being partly by the North line of said Arthur Pratt and through lands of Roland E. Sharpless) North 87 degrees 19 minutes West, 309.34 feet to a point set in the line of lands of Edward Sharpless, said point being South side and ending of said 20 feet wide right of way and said point being North 02 degrees 00 minutes East, 523.66 feet from the Southeast corner of lands of Edward J. Sharpless.

TRACT II

ALL THAT CERTAIN lot or piece of ground situate in West Marlborough Township, Chester County, Pennsylvania, bounded and described in accordance with survey made by George E. Regester, Jr., Registered Surveyor, dated March 14, 1957, as follows:

BEGINNING at a spike set West of the centerline of a macadam roadway of a public road leading from Toughkenamon to London Grove, at a corner of land of Elwood Steel; thence along said

public road North 02 degrees 00 minutes East, 523.66 feet to a spike; thence leaving said road and along other land of Roland E. Sharpless (of which this was a part), by a line passing 50 feet South of, and parallel to the South face of South wall of mushroom houses erected on land of said Sharpless North 87 degrees 19 minutes West, 205 feet (passing over various pins on line) to an iron pin; thence still by land of said Sharpless South 02 degrees 00 minutes West, 523.66 feet (passing over iron pin on line) to an iron pin set in a line of land of first mentioned Elwood Steel; thence, along land of Elwood Steel; South 87 degrees 19 minutes East, 205 feet (passing over an iron pin set 17.13 feet from then next described point) to the first mentioned point and place of beginning.

CONTAINING 2.464 acres of land, be the same more or less.

TRACT III

ALL THAT CERTAIN tract or lot of land with improvements thereon erected, situate in West Marlborough Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of a public road leading from Chatham, said point being 448.33 feet on a course on South 73 degrees 33 minutes West of the intersecting center lines of the public road leading to Chatham and the public road leading from Toughkenamon to London Grove, thence extending South 2 degrees West, 993.17 feet to a point, a corner of lands of Steele; thence extending South 88 degrees 2 minutes East along the same 116 feet; thence extending along other lands North 2 degrees East and parallel to the first above mentioned course 1,025 feet, more or less, to a point in the center line of the aforementioned road leading to Chatham; thence extending along in the said center line of said road South 73 degrees 33 minutes West, 120 feet more or less, to the beginning.

UPI # 48-8-42, 48-8-43, 48-8-43.1

PLANTIFF: ROBERTS & LOSITO, L.P., Successor in interest to Henry M. Roberts and Michael A. Losito, t/a Roberts, Roberts and Losito, a Partnership

VS

DEFENDANT: **Brothers Mushroom, LLC**

SALE ADDRESS: 1639 Newark Road, Kennett Square, PA 19348

PLANTIFF ATTORNEY: **GRETCHEN STERNS, ESQUIRE 570-624-7040**

**SALE NO. 19-9-477**  
**Writ of Execution No. 2017-11963**  
**DEBT \$1,508.58**

All those two certain lots of land situate in Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-2P-28  
PLANTIFF: Township of Valley  
VS

DEFENDANT: **Janealma P. Edinger**  
SALE ADDRESS: 158 Rainbow Road,  
Valley Township, PA 19320

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

**SALE NO. 19-9-478**  
**Writ of Execution No. 2017-02000**  
**DEBT \$1,715.36**

ALL THAT CERTAIN lot of land, Situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-7-165  
PLANTIFF: City of Coatesville  
VS

DEFENDANT: **Gary T. Gallimore**  
SALE ADDRESS: 1128 Stirling Street,  
Coatesville, PA 19320

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

**SALE NO. 19-9-479**  
**Writ of Execution No. 2017-02169**  
**DEBT \$1,834.32**

ALL THAT CERTAIN lot of land situated in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-7-40  
PLANTIFF: City of Coatesville  
VS

DEFENDANT: **Darryl D. Tucker**  
SALE ADDRESS: 1115 Olive Street,  
Coatesville, PA 19320

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

**SALE NO. 19-9-483**  
**Writ of Execution No. 2018-11879**  
**DEBT \$161,260.07**

ALL THAT CERTAIN message and

lot or tract of land with the hereditaments and appurtenances thereon erected, situate in Caln Township, Chester County, Pennsylvania, being Lot No. 6 as shown on the plan of Hill Crest, as prepared for Chester County Builders, Inc., by Peter J. Short, Jr., Civil Engineer and Surveyor, dated April 7, 1952, and last revised September 30, 1992, bounded and described as follows, to wit.

BEGINNING at a point in the center line of a public road, thirty-three feet wide leading from Coatesville U.S. Veterans Hospital Road to the Old Lancaster Road, said point being at a distance of three hundred fifty-five feet measured North twenty-seven degrees, thirty minutes West, from the intersection of the public road leading from the Coatesville U.S. Veterans Hospital Road to the Old Lancaster Road with the center line of the public road leading from Coatesville to U.S. Veterans Hospital; thence from the point of beginning and along the center line of the aforementioned public road leading from Coatesville U.S. Veterans Hospital Road to the Old Lancaster Road, North twenty-seven degrees, thirty minutes West, eighty feet to a corner of Lot No. 7, North sixty-two degrees, thirty minutes East, one hundred seventy-nine and thirty one-hundredths feet to a point a corner common to Lots Nos. 7, 16, and 17 on said Plan; thence along Lot No.17, South twenty-five degrees, forty-six minutes, ten seconds East, eighty feet and three one-hundredths feet to a corner common to Lots Nos, 5, 17, and 18 on said Plan; thence along Lot No. 5 South sixty-two degrees, twenty minutes West, one hundred seventy-six and eighty-eight one- hundredths feet to the place of BEGINNING.

CONTAINING 14,247 square feet of land, be the same more or less. Tax Parcel # 39-3-92

BLR# 39-3-92

The said George H. Fryberger, Sr. and Margaret F. Fryberger became seized of the interest granted and conveyed, in fee, by George H. Fryberger, Sr. and Margaret F. Fryberger Revocable Living Trust as evidenced by Deed dated 12/03/2005 and recorded 2/23/2006 in the Office of the Recorder in Chester County, in Book 6772, page 1899, et c.

PLANTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **George H. Fryberger, Sr. & Margaret F. Fryberger**

SALE ADDRESS: 6 Moore Road,

Coatesville, PA 19320

PLANTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, P.C. 610-328-2887**

PLANTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, P.C. 610-328-2887**

**SALE NO. 19-9-484**  
**Writ of Execution No. 2018-09370**  
**DEBT \$227,767.29**

**SALE NO. 19-9-485**  
**Writ of Execution No. 2018-12319**  
**DEBT \$227,095.08**

ALL THAT CERTAIN lot or piece of land together with the building thereon erected. Hereditaments and appurtenances situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Survey made by J. Vernon Keech, R.S. October 19, 1950 as follows to will: BEGINNING at a point in the centerline of the Strasburg Road at a corner of land or late of Myron T. Roger and Thelma V. Roger, his wife; thence along said land passing over an iron pin North 5 degrees 43 minutes East 319.82 feet to an iron pin in line of land now or late Thodore S. Stavena; thence along said land South 88 degrees 30 minutes East 110 feet to an iron pin a corner land now or late of C.L. Haskins; thence along said lands South 8 degrees 34 minutes West 383.3 feet passing over a concrete marker to a point in the centerline of the Strasburg Road; thence along the same North 81 degrees 28 minutes West 110 feet to the first mentioned point and place of beginning.

ALL THOSE CERTAIN lots or pieces of ground, SITUATE in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Sadsbury Park – Phase 2A and recorded in Chester County as Plan #18995.

ALL THAT CERTAIN Unit, lot or piece of ground, SITUATE in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a certain Declaration of Covenants, Conditions and restrictions for Sadsbury Park, a Planned Community date 5/17/2011 and recorded 6/17/2011 in Record Book 8179 page 1 and First Amendment to Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 5/20/2011 and recorded 5/20/2011 in Record Book 8181 page 798, and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 9/07/2011 and recorded 9/13/2011 in Record Book 8246 page 694, and Third Amendment of Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 1/11/2012 and recorded 1/17/2012 in Record Book 8338, page 238, and Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sadsbury Park, a Planned Community dated 2/2/2012 and recorded 2/9/2012 in Record Book 8356 page 13 and Fifth Amendment to Declaration of Covenants, Conditions and Restrictions dated 4/4/2012 and recorded 4/4/2012 in Record Book 8394, page 2231 and Sixth Amendment to Declaration of Covenants, Conditions and Restrictions dated 12/12/2012 and recorded 12/13/2012 in Record Book 8588 page 1160; Seventh Amendment to Declaration of Covenants, Conditions and Restrictions dated 01/24/2013 and recorded 01/24/2013 in Record book 8623 page 1298, as amended, as follows, to wit:

CONTAINING .823 acres of land be the same more or less.

BEING THE SAME premises which Charles H. Shaffer, by his Attorney-in-fact Shirley J. Fryberger, duly constituted and appointed by Letter of Attorney dated 9/13/85 and Shirley

J. Fryberger, by Deed dated 10/4/1985 and recorded 10/8/1985 in Chester County in Record Book 96 Page 458 conveyed unto Donald C. Miller and Joyce L. Miller, his wife, in fee.

BLR# 47-5-57

BEING THE SAME PREMISES: DEED, DATED 5/23/13, CONVEYING FROM WILLIAM E. HARKER AND KATHERINE CASTOR, F/K/A KATHERINE HARKER, FORMERLY HUSBAND AND WIFE TO WILLIAM E. HARKER, INDIVIDUALLY, RECORDED 12/23/13, IN Bk 11, INSTRUMENT 11323963.

PLANTIFF: MTGLQ Investors, L.P.  
VS

DEFENDANT: **William E. Harker & Katherine Harker**

SALE ADDRESS: 2211 Strasburg Road, Coatesville, PA 19320

BEING Lot #49, as shown on said plan.  
BEING Parcel #37-4-243

BEING THE SAME PREMISES which NVR, Inc., trading as Ryan Homes, by Deed

dated May 29, 2013 and recorded May 31, 2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8730, page 110, granted and conveyed unto CORA M. LISKA and DANIEL W. LISKA, wife and husband.

ALSO BEING THE SAME PREMISES which by Order of Court dated August 31, 2018 in the United States Bankruptcy Court of the District of Arizona in Chapter 7 Proceedings Case No. 0:18-BK-03083-PS the undivided one half full fee interest in and to the subject premises of Daniel Liska and the bankruptcy estate was confirmed to have been sold via trustee's auction sale to Hultfelt Management Corp., as trustee of the PH Trust.

PARCEL NO.: 37-4-243  
IMPROVEMENTS thereon:

Residential Property

PLANTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: Daniel W. Liska & Cora M. Liska Hultfelt Management Corp. A/K/A Hultfelt Management Corp., as Trustee of the PH Trust

SALE ADDRESS: 308 Trego Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: POWERS KIRN 215-942-2090

**SALE NO. 19-9-486**  
**Writ of Execution No. 2016-02280**  
**DEBT \$65,066.27**

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR# 16-2-189

IMPROVEMENTS thereon:

Residential Dwelling

PLANTIFF: Lsf9 Master Participation Trust

VS

DEFENDANT: Estella Mack Chambers

SALE ADDRESS: 641 Merchant Street, Coatesville, PA 19320-3337

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

**SALE NO. 19-9-487**  
**Writ of Execution No. 2019-03258**  
**DEBT \$107,283.51**

ALL THAT CERTAIN lot, piece or parcel of land with the building thereon erected, situate in London Britain Township, Chester County and State of PA, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center of Good Hope Road, said point being a corner of land now or formerly of Larry Smith, Robert H. Johnson and Martha A. Carlin; thence thereby along land of Martha A. Carlin, North 27° 12' 20" West, 297.75 feet to a point in line of Frederic A. Lang; thence the following two courses and distances separating land of Frederic A. Lang from land about to be conveyed: (1) North 46° 45' East, 267.71 feet to a pipe; (2) thence South 43° 15' East 286.15 feet to a point in the center of Good Hope Road; thence thereby along the center of said road, South 46° 45' West, 350 feet to the point and place of BEGINNING.

CONTAINING 2.0289 acres of land, more or less.

BEING THE SAME PREMISES which Robert H. Johnson and Hazel Adele Baldwin, by Deed dated 5/12/1997 and recorded 5/23/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4180, Page 958, granted and conveyed unto Robert M. Danyo.

PARCEL NO.: 73-4-11.1  
IMPROVEMENTS thereon:

Residential Property

PLANTIFF: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. VS

DEFENDANT: Robert M. Danyo & Marguerite L. Stabos

SALE ADDRESS: 101 Northbank Road, Landenberg, PA 19350

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