

NOTICES

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

NOTICE OF FILING ACCOUNTS

**ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, NOVEMBER 7, 2018**

Courtroom 15 at 9:00 A.M. PREVAILING TIME

THE HONORABLE MARK L. TUNNELL

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF ROBERT L. MARCELLUS, DECEASED	1517-0681
FIRST AND FINAL ACCOUNT	
OF: JOAN E. REMENTER, EXECUTOR	
ATTORNEY(S):	
FRANK WILLIAM HAYES, ESQUIRE	

ESTATE OF AGNES A. ZUPANICK, DECEASED	1509-0754
A/K/A A. ADINA ZUPANICK	
FIRST AND FINAL ACCOUNT	
OF: JOSEPH A. ZUPANICK, EXECUTOR	
ATTORNEY(S):	
ELIZABETH R. HOWARD, ESQUIRE	

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2018-07364-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Regina Dougherty, mother of minor child Nicholas Christian Golini jr was filed in the above-named court and will be heard on October 30, 2018 at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: October 18, 2018

Name to be changed from: **Nicholas Christian Golini jr** to: **Nicholas Grinnell Dougherty**

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-10226-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Megan Michele Miller, parent and natural guardian of minor Z.M.K. was filed in the above-named court and will be heard on January 7, 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: October 5, 2018

Name to be changed from: **Z.M.K.** to: **Z.M.M.**

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

WALTER P. EELLS, Esquire

Attorney for Petitioner

Gawthrop Greenwood, P.C.

17 East Gay Street, Suite 100

West Chester, PA 19381-0562

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Chester County Anesthesia Associates**, a professional corporation is currently in the process of voluntarily dissolving.

FRIEDMAN, SCHUMAN, PC

101 Greenwood Ave., Fifth Floor

Jenkintown, PA 19046

DOMESTIC BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 10/3/2018 under the Domestic Business Corporation Law, for **J & A FENCE INC.**, and the addr. of the registered office is c/o Joseph N Giunta & Aubrey Giunta, 112 Pau Nel Dr., Landenberg, PA 19350.

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

ANDERSON, Antonia, late of W. Brandywine Twp. Andrew Schofield, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Administrator. HUDSON L. VOLTZ, Esq., Hudson I. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

BERKHEIMER, Frank Ditmer, late of Westworn Township. Karen I. Quackenbush, 311 Dogwood St., Browns Mills, New Jersey, 08015, Executrix.

BRUBAKER, Frederick, late of Borough of Oxford. Guy A. Brubaker, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

CARROZZINO, Donald J., late of Thornbury Township. Eileen M. Carrozzino and Wilmington Trust, N.A., care of THOMAS O. HISCOTT, Esquire, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, Executors. THOMAS O. HISCOTT, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, atty.

CLAPP, Charles Edward, a/k/a C. Edward Clapp, late of East Caln Township. Jonathan C. Clapp, 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.

CONSALVI, Richard J., late of Malvern. Jennifer Brewington, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, Executrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, atty.

DIROCCO, Pauline M., late of W. Bradford Twp. Rosa A. Swafford, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esq., Hudson I. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

DISTEFANO, Emily Mote, a/k/a Emily M. DiStefano, late of the Borough of Kennett Square. Theodore M. Singleton, care of WILLIAM J. GALLAGHER, Esquire, 211 East State Street, Kennett Square, PA 19348, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd., 211 East State Street, Kennett Square, PA 19348, Executor.

DUGAN, Margaret B., late of Pennsbury Township. Carl E. Hemmingsen, 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.

ENGAN, Jessie E., late of East Goshen Twp. Carolyn E. Delaney, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P. O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC 17 E. Gay Street, Suite 100, P. O. Box 562, West Chester, PA 19381-0562, atty.

FARRIS, Warren Keech, late of Honeybrook. Linda Moore, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executrix. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

GOLDMAN, Ted Scott, a/k/a Ted Goldman, late of Oxford Borough. Myra Goldman, 13 Penn Oak Lane, Oxford, PA 19363, Personal Representative.

HARNEY, Robert Joseph, late of West Caln. Mary Kathleen Scott, 11485 Franklin Hills Drive, Rockville, Virginia 23146, Administratrix.

HOLMQUIST, Margaret S., late of Pennsbury Township. Catherine R. Padgett, 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.

KANTER, Allen, late of Willistown Township. BNY Mellon N.A., 1735 Market St., 8th Floor, Philadelphia, PA 19103 and Michael P. Haney, 795 East Lancaster Ave., Suite 280, Villanova, PA 19085, Executors. GEORGE RITER, Esquire, PO Box 7544, 400 Maryland Dr., Fort Washington, PA 19034, atty.

KRAUSE, Paul Richard, late of Phoenixville. Drew Krause, 2 Dianna Drive, Phoenixville, PA 19460, Administrator.

LONG, Harriette T., a/k/a Harriette Tebell Long, late of Kennett Township. William W. Long III, care of STEPHEN J. KELLY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. STEPHEN J. KELLY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

MCCLOSKEY, Richard V., late of Tredyffrin Twp. Michael Townsend care of DAVID ELWELL, Esquire, 1650 Market Street, 26th Floor, Philadelphia, PA 19103, Executor. DAVID ELWELL, Esquire, Stonehage Fleming Law US, 1650 Market Street, 26th Floor, Philadelphia, PA 19103, atty.

MCKIM, Louise M., late of City of Coatesville. Terence L. McKim, care of D. SCOTT EABY, Esquire, 29 South State Street, Ephrata, PA 17522, Executor. D. SCOTT EABY, Esquire, Jansen M. Honberger Law, P.C. 29 South State Street, Ephrata, PA 17522, atty.

NELSON, Shirley Risburg, late of Newark City, DE. Amy Connell, care of TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, Executrix. TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, atty.

SCHANTZ, Elmer Russell, a/k/a Elmer R. Schantz, late of North Coventry Township. Doris M. Hoch, 276 West Walnut Tree Drive, Blandon, PA 19510, Executrix. ROBERT R. KREITZ, Esquire, Roland Stock, LLC, 627 North Fourth Street, P.O. Box 902, Reading, PA 19603, atty.

SCHILLING, Carol Ann, late of Westtown Township. Ellen Ann Heuscher, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street - Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street - Suite 101, West Chester, PA 19382, atty.

SHERTZ, Robert S., late of Thornbury Township. Laurie Robinson, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

SIMON, Richard B., late of Penn Township. Mark P. Simon and Alison V. Simon-Kissel, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

TOMLISON, Derek Wolfe, a/k/a Derek W. Tomlinson and Derek Tomlinson, late of West Goshen Township. Tracy Marcotte, care of CARRIE A. S. KENNEDY, Esquire, Strafford Office Building, #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administratrix. CARRIE A. S. KENNEDY, Esquire, Herr, Potts & Potts, Strafford Office Building, #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

TOTH, SR., John E., late of Spring City. John E. Toth, Jr., 238 Essex Court, Oxford, PA 19363, Executor.

WILLIAMS, Alice, late of Honey Brook. Mary Ann Kulp, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

YOUNG, Violet B., late of East Pikeland Township. Diane E. Myers, 250 Old Sawmill Drive, Newburg, PA 17420, Executor. JAMES R. FREEMAN, Esquire, 606 Main Street, Phoenixville, PA 19460, atty.

2nd Publication

ASH, Shirley M., late of Valley Township. Joanne M. Ash, 11 Highland Court Road, Parkesburg, PA 19365, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

BOSWELL, Veleta Jo, late of East Goshen. Simonne Boswell, 434 Gateswood Drive, West Chester, PA 19380, Executor.

BROPHY, SR., James E., late of Chester County. Southeastern Veterans' Center (SEVC), care of LEONARD COWITCH, JR., Esquire, Governor's Office of General Counsel, PA Department of Military & Veterans Affairs, Bldg. 7-36, Fort Indiantown Gap, Annville, PA 17003, Administrator. LEONARD COWITCH, JR., Esquire, Office of Chief Counsel Governor's Office of General Counsel, PA Department of Military & Veterans Affairs, Bldg. 7-36, Fort Indiantown Gap, Annville, PA 17003, atty.

BROWN, Clarence L., a/k/a Clarence Leroy Brown, late of Kennett Square. Marta C. Brown, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BROWN, Doris A., late of City of Coatesville. Terrence Brown, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BROWN, Gladys R., a/k/a Gladys Ruth Brown, late of East Nottingham Township. Melissa A. Replogle, care of WINIFRED MORAN SEBASTIAN, Esquire, P. O. Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, P. O. Box 381, Oxford, PA 19363, atty.

CLOUD, Anna S., late of East Malborough Township. Cheryl L. Cloud, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DINORSCIA, Lucy Ann, late of Kennett Township. Antoinett M. Mount and David Mount, care of WILLIAM J. GALLAGHER, Esquire, 211 E. State Street, Kennett Square, PA 19348, Executors. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd. 211 E. State Street, Kennett Square, PA 19348, atty.

DOWELL, Charlotte Thomson, late of Exton, Chester County, Pennsylvania. Mary Anne Lepire, 308 Gerritt Street, Philadelphia, PA 19147, Administrator.

FONDA, Albert Granville, late of West Chester. David B. Fonda, 3601 Gypsy Lane, Philadelphia, PA 19129, Executor.

GENDLER, Michele, late of West Whiteland Township. Brandon Gendler, 814 Edward Ln., West Chester, PA 19380, Administrator. DAVID M. D'ORLANDO, Esquire, Alan L. Frank Law Associates, P.C. 135 Old York Rd., Jenkintown, PA 19046, atty.

HEILMAN, Dolores M., late of Coatesville. Joel Heilman, 7713 Charleston Drive, Bethesda, MD 20817, Executor.

HIBBITS, Nancy Jean, late of West Brandywine. Patricia M. Larrimore, 704 Southwinds Drive, Bryn Mawr, PA 19010, Executrix. PATRICIA M. LARRIMORE, Esquire, 704 Southwinds Drive, Bryn Mawr, PA 19010, atty.

KRAUSE, Gloria J., late of Phoenixville Borough. Leanne E. Krause and Susan A. Flavin, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C. 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

LAMBERT, Peter A., late of Valley Township. Alan J. Jarvis, Esquire, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320 and Karim P. Husain, The Barclay, 535 North Church Street, West Chester, PA 19380, Administrators. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

LOOS, Sylvia Peters, late of East Marlborough Township. Emily Loos Maier, care of KRISTEN R. MATTHEWS, Esquire, 17 West Miner St., West Chester, PA 19382, Administratrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, Ltd. 17 West Miner St., West Chester, PA 19382, atty.

LOVERA, Raul, a/k/a Raul J. Lovera, late of Phoenixville. Jacob N. Lovera, 700 E. First Street, Apt. 4, Birdsboro, PA 19508, Executor. JOHN T. FORRY, Esquire, Forry Ullman, 540 Court Street, P. O. Box 542, Reading, PA 19603, atty.

MCMULLIN, Robert J., late of Pennsbury Township. Priscilla M. East, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MOORE, Robert L., late of East Vincent Township. James J. Moore, care of HILARY FUELLEBORN, Esquire, 745 Yorkway Place, Jenkintown, PA 19406, Executor. HILARY FUELLEBORN, Esquire, Luskus & Fuelleborn, P.C., 745 Yorkway Place, Jenkintown, PA 19406, atty.

NEE, Robert Michael, late of Wallace Township. Kathleen M. Nee, care of G. ELIAS GANIM, Esquire, 34 Darby Road, P.O. Box 494, PA 19301, Administratrix. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., 34 Darby Road, P.O. Box 494, PA 19301, atty.

PAUMEN, Mary Elizabeth, late of Valley Township. Matthew J. Paumen, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

PERTCHACK, Eugene Anne, a/k/a V. Eugene Pertchack and Gene Pertchack, late of Newtown Square. Margaret Anne Mullner, 408 Edgewood Drive, Exton, PA 19341 and Mary Jean Compton, 221 Glen Riddle Rd., Media, PA 19063, Executrices.

PIERCE, Jean, a/k/a A. Jean Pierce and Anna Jean Pierce, late of Oxford Borough. Linda Ann Letterman, care of WINIFRED MORAN SEBASTIAN, Esquire, P. O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, P. O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

SCANLON, Kevin M., late of City of Coatesville. James L. Scanlon, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C. 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

SCHIRMER, Randy H., late of Pennsbury Township. Robert A. Schirmer, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

SEMON, Charles John, a/k/a Charles J. Semon and Charles Semon, late of Willistown Township. Therese L. Money, Esq., 109 East Evans St., Suite A, West Chester, PA 19380 and Cody J. Donovan, 620 Sugartown Road, Malvern, PA 19355, Executors. THERESE L. MONEY, Esq., Law Office Therese L. Money, LLC, 109 East Evans St., Suite A, West Chester, PA 19380, atty.

STINE, Mildred G., late of Uwchlan Township. Joyce D. Stine, 395 Pottstown Pike, Chester Springs, PA 19425, Executrix. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TERRILL, William R., late of Spring City. Susan E. Terrill, 128 Hall St., Spring City, PA 19475, Executrix. SUZANNE BENDER, Esquire, 216 Bridge St., Phoenixville, PA 19460, atty.

VOLPE, Bette L., late of East Goshen Township. Nicholas Poduslenko, care of NINA B. STRYKER, Esquire, 1500 Market St., Ste. 3400 West, Philadelphia, PA 19102-2101, Executor. NINA B. STRYKER, Esquire, Obermayer Rebmann Maxwell & Hippel, LLP, 1500 Market St., Ste. 3400 West, Philadelphia, PA 19102-2101, atty.

WILSON, Jesse Clarence, late of Exton. Susan Wilson, 1418 Bucknell Road, Wilmington, DE 19803, Administratrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

WOLF, Charles R., late of Westtown Township. Karen J. Wolf, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty

3rd Publication

ADAMS, Curtis Lee (a/k/a Tink), late of Coatesville. Deborah Ann Stoepker, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executrix. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

DETWILER, Grace U, late of Elverson. Mark Detwiler, care of LINDA KLING, Esquire, 131 W. Main St., New Holland, PA 17557, Personal Representative. LINDA KLING, Esquire, Kling & Deibler, LLP 131 W. Main St., New Holland, PA 17557, atty.

FELLDIN, Lois J., late of Uwchlan Township. Weston L. Felldin, 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.

LATINSKI, Irene, late of West Brandywine Township. David Latinski, 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.

LOPATA, Betty Jane, a/k/a Elizabeth Jane Lopata, late of West Brandywine. Gregory J. Lopata, 2145 Blackhorse Drive, Warrington, PA 18976, Personal Representative.

MATTSON, John W., late of West Bradford Township. Deborah K. Mattson, 1507 Glenside Road, Downingtown PA 19335, Executrix. MICHAEL J. SANGEMINO, Esquire, 933 South High Street, First Floor, North, West Chester, PA 19382, atty.

MAURER, Sandra Lee, late of Schuylkill Township. Linda Gamble, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

MINSHALL, Jeanne Harriet Lefevre, late of Kennett Square. Susan L. Clark, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

MOONEY, M. Luther, a/k/a Martin Mooney and Luther Mooney, late of East Pikeland Township. Deborah C. Bennett, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

PINCUS, Gisele C., late of Uwchlan Township. Steven Pincus, care of RICHARD MEANIX, Esquire, 301 W. Market St., West Chester, PA 19382, Executor. RICHARD MEANIX, Esquire, 301 W. Market St., West Chester, PA 19382, atty.

PIPER, Margaret Deborah, late of Parkesburg. James R. Piper, care of JAY W. WALDMAN, Esquire, 501 North Park Road, Wyomissing, PA 19610, Executor. JAY W. WALDMAN, Esquire, Waldman Law Group, P.C., 501 North Park Road, Wyomissing, PA 19610, atty.

REDDITT, James Hanson, a/k/a James H. Redditt, late of Willistown Township. Susan M. Deeney, 1665 Elk Forest Rd., Elkton, MD 21921, Executrix.

RUFFINI, Sebastian F. (Busty), late of Downingtown. Rhonda Jeanne Vice and A. Patricia O'Reilly, 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.

ZELEK, Preston E., late of Valley Township. Elizabeth Hildebrand, 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.

NONPROFIT CORPORATION

Fight On, Makenna, Inc., has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

SAGER & SAGER ASSOCS.
43 High Street
Pottstown, PA 19464

3rd Publication of 3

TRUST NOTICE

Notice of the death of Edna M. Jordan, late of West Caln Township, Chester County, Pennsylvania, Settlor of The Cecil E. Jordan and Edna M. Jordan Revocable Living Trust, Dated 4/19/01, and amended 1/6/09, 6/2/12, 8/7/13, and 3/3/17 is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to:

Successor Trustee: John E. Pinkerton
c/o Attorney: David A. Peckman
Peckman Chait LLP
29 Mainland Road
Harleysville, PA 19438

3rd Publication of 3

**LAWRENCE SCOTT WARD REVOCABLE
TRUST DATED JANUARY 18, 2010**

LAWRENCE SCOTT WARD, Deceased
Late of Township of Easttown,
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 JEANNA L. LAM, TRUSTEE, Ten Penn Center, 1801 Market St., Ste. 2300, Philadelphia, PA 19103,

Or to her Attorney:

JEANNA L. LAM

Offit Kurman

Ten Penn Center

1801 Market St., Ste. 2300

Philadelphia, PA 19103

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, November 15th, 2018 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, December 17th, 2018.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale.

Payment must be paid in cash, certified check, or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County" within twenty-one (21) days from the date of sale by 4PM.

CAROLYN B. WELSH, SHERIFF

1st Publication

SALE NO. 18-11-599
Writ of Execution No. 2016-00937
DEBT \$276,613.78

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan known as Trephanny Valley made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 7/23/1956 as follows, to wit:

BEGINNING at a point on the northeasterly side of Trephanny Lane (40 feet wide), which point is measured along Trephanny Lane, on the arc of a circle on a line curving to the left having a radius of 295.24 feet the arc distance of 51.20 feet from a point on Trephanny Lane, which last mentioned point is measured along

Trephanny Lane, at the distance of 179.05 feet on a course of north 21 degrees 9 minutes west from a point on Trephanny Lane, which last mentioned point is measured on the arc of a circle along Trephanny Lane, on a line curving to the left having a radius of 218.74 feet, the arc distance of 245.29 feet from a point of another curve on Trephanny Lane, which point of curve is measured on the arc of a circle, still continuing along Trephanny Lane, on a line curving to the right, having a radius of 230 feet, the arc distance of 291.03 feet from a point on Trephanny Lane, which last mentioned point is at the distance of 10.76 feet measured on a course of north 29 degrees 24 minutes west along Trephanny Lane from a point of curve, which point of curve is measured on the arc of a circle on a line curving to the right, having a radius of 25 feet, the arc distance of 34.91 feet from a point on the northwesterly side of Weadley Road; thence extending from the first above mentioned beginning point, along Trephanny Lane, on a line curving to the left having a radius of 295.24 feet, the arc distance of 107.24 feet to a point; thence extending north 68 degrees 51 minutes east, along line of Lot #15 on said Plan, 301.51 feet to a point; thence extending south 21 degrees 9 minutes east, 100 feet to a point; thence extending south 68 degrees 51 minutes west, along line of Lot #17 on said Plan, 304.43 feet to a point on the northeasterly side of Trephanny Lane, being the first mentioned point and place of beginning.

BEING known as Lot #16 on said Plan.

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

VS

DEFENDANT: **PAUL E. SAMPSON**
 SALE ADDRESS: 685 Trephanny
 Lane, Wayne, Pennsylvania 19087

PLAINTIFF ATTORNEY: **McCABE,
 WEISBERG SALE NO. 18-11-602**

SALE NO. 18-11-600
Writ of Execution No. 2018-05472
DEBT \$430,187.39

PREMISES A

ALL THAT CERTAIN message or tenement and tract on the south side of Hall Street, in the Second Ward of the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of lands now or late of E.B. Gikyson, Esq. on the south side of said Hall Street thence southwardly along said latter

lands 150 feet to the north side of Walnut Street; thence along said side of said Walnut Street westwardly 50 feet to a corner of lands now or late of H. Neumann; thence at right angles to the said side of said Walnut Street northwardly along last mentioned lands 150 feet to a point in the south side of said Hall Street; thence along said side of said Hall Street 50 feet to the place of beginning.

CONTAINING 7,500 square feet of land be the same more or less.

PREMISES B

ALL THAT CERTAIN frame message and lot of land, located on the southerly side of Hall Street and known as No. 228 Hall Street, between Main Street and Gay Street in the Second Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of lands now or late of the Hungarian American Club of Phoenixville, thence in a southerly direction along said latter lands one hundred and feet to the northerly side of Walnut Street; thence along the northerly side of Walnut Street in a westerly direction at a distance of fifty feet to a corner of lands now or late of Jay Gordon; thence along said latter lands in a northerly direction one hundred and fifty feet to the southerly side of Hall Street; thence along the southerly side of Hall Street in an easterly direction, a distance of fifty feet to the place of beginning.

CONTAINING seven thousand five hundred square feet of land be the same more or less.

COUNTY Parcel No. 15-9-510

PLAINTIFF: Beneficial Bank

VS

DEFENDANT: **JOHN C. DAVISON and WILLIAM S. DAVISON**

SALE ADDRESS: 224 Hall Street, Phoenixville, Chester County, PA 19460

PLAINTIFF ATTORNEY: **LAUREN S. ZABEL, ESQ., 215-851-8147**

SALE NO. 18-11-601

Writ of Execution No. 2018-01705

DEBT \$205,677.98

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of Elverson, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN parcel or tract of

land located in a subdivision located on the westerly side of Brick Lane, a public street, in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania, entitled "Summerfield at Elverson, Phase 3" being Lot #2 of said subdivision, prepared by R.E. Coleman Associates, Inc. of Exton, PA. For Stoltzfus Enterprises, LTD. and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Stable Drive (a private street); thence going along the northern side of Stable Drive, south 61 degrees 55 minutes 17 seconds west, a distance of 24.07 feet to a point; thence going along the eastern boundary of Lot #3, north 23 degrees 34 minutes 43 seconds west, a distance of 141.87 feet to a point; thence going along the southern boundary of land owned by Merle Stoltzfus and David Stoltzfus, north 83 degrees 59 minutes 52 seconds east; a distance of 25.18 feet to a point; thence going along the western boundary line of Lot #1, south 23 degrees 34 minutes 43 seconds east, a distance of 132.38 feet to a point, the place of beginning.

CONTAINING in area 3,291 square feet.

SUBJECT to the covenants, restrictions, easements, charges and liens set forth in the declaration dated August 19, 1992 and recorded in the Recorder's Office aforesaid in Record Book 3158, Page 274 et seq.

SUBJECT also to the conditions, setbacks, easements, notes and other matters set forth on the above-recited subdivision plan.

BEING UPI Number 1 305 00080000

PARCEL No.: 1 305 00080000

BEING known as: 50 Stable Drive, Elverson, PA 19520

BEING the same property conveyed to Gregory D. Papenhausen and Andrea C. Papenhausen, husband and wife who acquired title by Virtue of a Deed from Carol T. Mason, dated May 4, 2010, recorded at Record Book 7915, Page 1145, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **GREGORY D. PAPENHAUSEN & ANDREA C. PAPENHAUSEN**

SALE ADDRESS: 50 Stable Drive, Elverson, PA 19520

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

SALE NO. 18-11-602
Writ of Execution No. 2017-07413
DEBT \$352,344.56

PROPERTY situate in East Caln Township

TAX Parcel #40-2-102

ALL THAT CERTAIN property unit in the property known, named and identified in the Declaration referred to "Whitford Commons Condominiums" located in East Caln Township, Chester County Pennsylvania, being more fully described in a Deed dated November 9, 2007 and recorded November 19, 2007, in the Chester County Clerk's Register's Office in Deed Book 7309, Page 1955.

IMPROVEMENTS: A condominium residential dwelling

SOLD AS PROPERTY OF: Cheryl Taylor and Gregory Taylor

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

VS

DEFENDANT: **CHERYL TAYLOR and GREGORY TAYLOR**

SALE ADDRESS: 24 Foster Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

SALE NO. 18-11-603
Writ of Execution No. 2014-05529
DEBT \$286,109.95

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

BLR# 52-5C-199

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **KEITH S. SMITH a/k/s KEITH SMITH and SUSAN C. SMITH a/k/a SUSAN SMITH**

SALE ADDRESS: 300 North Five Points Road, West Chester, PA 19380

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

SALE NO. 18-11-604
Writ of Execution No. 2018-00420
DEBT \$177,676.53

PROPERTY situate in Township of West Brandywine

TAX Parcel #Tax ID/UIP Parcel No. 29-03-0005.05D/29-3-5.5D

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Ditech Financial LLC
 VS

DEFENDANT: **ROBERT T. HARRIS III a/k/a ROBERT T. HARRIS**

SALE ADDRESS: 16 Hillside Circle, Honey Brook, PA 19344

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

SALE NO. 18-11-606
Writ of Execution No. 2016-11693
DEBT \$353,961.23

PROPERTY situate in Elk Township
 TAX Parcel #Tax ID / UPI Parcel No.

70-04-0018.03F/70-4-18.3F

IMPROVEMENTS: A residential dwelling.

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

VS

DEFENDANT: **MICHAEL D'ANNUNZIO**

SALE ADDRESS: 5 Peacedale Court, Oxford a/k/a Elk Township, PA 19363

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

SALE NO. 18-11-607
Writ of Execution No. 2016-03518
DEBT \$423,182.58

ALL THAT CERTAIN lot or parcel of land with buildings and improvements, hereditaments and appurtenances,

SITUATE in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Site Plan for Twin Hills of Chester Springs, by Bursich Associates, Inc., Consulting Engineers, Pottstown, PA., dated 6/17/1988 last revised 12/7/1988 and recorded 8/3/1989 and Plan #9559-9567 as follows to wit:

BEGINNING at a point on the northeasterly side of Todd Lane (24 feet wide), said point being a corner of Lot 32 (as shown on said Plan); thence from said point of beginning extending along Todd Lane north 46 degrees, 40 minutes 02 seconds west, 50.00 feet to a point, said point being a corner of Open Space; thence leaving Todd Lane extending along said Open Space the following courses and distances: (1) NORTH 43 degrees 19 minutes 58 seconds east 140.00 feet to a point, thence (2) south 46 degrees 40 minutes 02 seconds east, 50.00 feet to a point, said point being another corner of Lot No. 2; thence leaving said Open Space extending along Lot No. 2 and passing through a partition wall south 43 degrees, 19 minutes, 58 seconds west, 140.00 feet to the first mentioned point and place of beginning.

CONTAINING 7,000 square feet of land, more or less.

BEING Lot No. 1 Todd Lane-E on the above mentioned Plan.

UNDER and subject to restrictions, covenants and easements of record.

PLAINTIFF: Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee

VS

DEFENDANT: **GEORGE JOHNSON**
 SALE ADDRESS: 1600 Todd Lane, Chester Springs, Pennsylvania 19425

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

SALE NO. 18-11-608
Writ of Execution No. 2017-10609
DEBT \$262,974.98

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

BLR# 69-3-77.34

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **JEFFREY DAVID LIVEZEY and ERIN ELIZABETH LIVEZEY**
 SALE ADDRESS: 257 Joseph Road, Oxford, PA 19363-4320

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

563-7000

SALE NO. 18-11-609
Writ of Execution No. 2018-03467
DEBT \$160,744.12

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

TAX Parcel No.: 37-4-63

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE and KEITH WALKER a/k/a KEITH A. WALKER a/k/a KEITH A. WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road a/k/a 48 Stone Pipe Hill Road, Coatesville (Sadsbury Township), PA 19320

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

SALE NO. 18-11-610
Writ of Execution No. 2018-05170
DEBT \$214,550.91

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

BLR# 68-2-17.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, National Association, Successor by Merger to Lasalle Bank Midwest National Association, f/k/a Standard Federal Bank National Association, Successor by Merger to Standard Federal Bank

VS

DEFENDANT: **THOMAS J. GAMBER and MADELINE C. GAMBER**

SALE ADDRESS: 2266 Hopewell Road, Nottingham, PA 19362

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

SALE NO. 18-11-612
Writ of Execution No. 2017-06423
DEBT \$225,768.19

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Brandywine, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract of land with the improvements thereon, hereditaments and appurtenances, situate west of State Highway U.S. Route 322 in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by Howard H. Ranck, R. S. dated 1/31/1968, as follows:

BEGINNING at the southeast corner thereof, a point in or near the middle of U.S. Highway 322, a corner of land of Aaron Zook, south 72 degrees, 22 minutes west, 204 feet to an iron pin; thence by the same south 17 degrees, 18 minutes east, 53 feet to an iron pin; thence by the same south 17 degrees, 18 minutes east 53, feet to an iron pin; thence by land now or late of Joseph Madrigale & Mille Madrigale, south 85 degrees, 28 minutes west, 420 feet to an iron pin; thence north 00 degrees, 28 degrees, 28 minutes west, 420 feet to an iron pin; thence north 00 degrees 20 minutes east, 192.21 feet to an iron pin, thence by land of the Isabell P. Ashberry Estate, south 86 degrees, 35 minutes east, 424.81 feet to a stake; thence by premises now or late of Ralph Harrington, south 15 degrees, 05 minutes east, 50.2 feet to a stake; thence by the same north 72 degrees, 22 minutes east, 40 feet to a stake; and north 67 degrees, 55 minutes east, 110.51 feet to a point in the aforesaid Highway U.S. 322; thence along in the same, south 34 degrees, 52 minutes east, 21.5 feet to the place of beginning.

CONTAINING 1 acre and 76 perches of land, be the same more or less.

BEING UPI Number 3 005 02210200

PARCEL No.: 3 005 02210200

BEING known as: 888 Horseshoe Pike, Downingtown, PA 19335

BEING the same property conveyed to Julie Barbati, a single person who acquired title by Virtue of a Deed from Joseph Ippolito and Holly Ippolito, husband and wife, dated December 14, 2007, recorded April 3, 2008, at Document ID 10833978, and recorded in Book 7401, Page 544, Office of the Recorder of Deeds, Chester County,

Pennsylvania.

PLAINTIFF: Nationstar Mortgage LLC
 VS

DEFENDANT: **JULIE BARBATI**
 SALE ADDRESS: 888 Horseshoe Pike,
 Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MANLEY
 DEAS KOCHALSKI, LLC, 614-220-5611**

SALE NO. 18-11-613
Writ of Execution No. 2018-05253
DEBT \$204,571.09

ALL THAT CERTAIN unit with the buildings and improvements thereon erected hereditaments and appurtenances in the property known and identified in the declaration plan referred to below as Picket Post Condominium in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provision of the Unit Property Act of Pennsylvania, Act of 7-3-1063 P.L. 196, by the recording in the Office of the Recording of Deeds in and for the County of Chester of a Declaration dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490, Page 174: a declaration plan dated 4/5/1980 and last revised 4/1/1980 and recorded 9/24/1980 as in Building F as more fully described in such declaration plan as Unit 17, Building F as more fully described in such declaration plan and declaration, together with a proportioned undivided interest in the Common Elements (as defined in such Declaration) of 2.0831.

BLR# 43-5-317

TITLE to said premises vested in Cory J. Piette by Deed from Rona Altaras recorded on August 04, 2005 in the Office of the Recorder of Deeds of Chester County as Book #6573, Page #1089.

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

VS

DEFENDANT: **CORY PIETTE a/k/a
 CORY J. PIETTE**

SALE ADDRESS: 17 Liberte Lane,
 Wayne, PA 19087

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

SALE NO. 18-11-614
Writ of Execution No. 2017-08089
DEBT \$217,045.48

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Brandywine, 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 improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Brandywine, County of Chester, and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Turnbridge" made by Henry S. Conreyl Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated July 23, 1976 last revised October 5, 1976 and recorded December 8, 1976 in Plan File #733 as follows, to wit:

BEGINNING at a point on the northwesterly side of Governors Circle (50 feet wide) said point also being a corner of Lot #10 (as shown on said Plan); thence extending from said beginning point and along Lot #10 north 1 degree 43 minutes 00 seconds west 209.40 feet to a point in line of land of Robert L. Whittaker; thence extending along the same the two following courses and distances: (1) north 33 degrees 17 minutes 00 seconds east 32.25 feet to a point in stone fence row; and (2) south 85 degrees 42 minutes 26 seconds east 171.70 feet to a point a corner of Lot #12; thence extending along same and through the bed of a 20 feet wide drain easement south 17 degrees 12 minutes 53 seconds west 264.43 feet to a point of Governors Circle cul-de-sac; thence extending around said cul-de-sac the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 52.66 feet to a point of reverse curve and (2) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 36.14 feet to a point of tangent; thence extending along the northerly side of Governors Circle south 33 degrees 17 minutes 00 seconds west 34.86 feet to the first mentioned point and place of beginning.

CONTAINING 1.000 acre of land, be the same more or less.

BEING Lot #11 as shown on said Plan.
 BEING UPI Number 30-6-200
 PARCEL No.: 3006 02000000
 BEING known as: 125 Governors

Circle, Downingtown, PA 19335

BEING the same property conveyed to Dawn M. Burstyn who acquired Title by Virtue of a Deed from Linnea Luciano and Louis J. Luciano, no marital status shown, dated February 10, 2014, recorded March 19, 2014, at Document ID 11336343, and recorded in Book 8898, Page 2393, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.
 VS

DEFENDANT: **DAWN M. BURSTYN**
 SALE ADDRESS: 125 Governors Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

SALE NO. 18-11-616
Writ of Execution No. 2017-03169
DEBT \$144,127.16

PROPERTY situate in the Spring City Borough, Chester County, Pennsylvania
 BLR# 14-4-208

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carisbrook Asset Holding Trust

VS
 DEFENDANT: **MATTHEW D. ROZINSKI**

SALE ADDRESS: 127 New Street, Spring City, PA 19475-1830

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

SALE NO. 18-11-617
Writ of Execution No. 2018-04594
DEBT \$317,359.61

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Whitehorse Glen (now known as Brandywine Preserve) prepared by Stackhouse Bensinger, Inc., dated 3-3-2005, last revised 10-15-2006 and recorded as Plan File No. 18418, as follows, to wit:

BEGINNING at a point on the northwesterly right of way line of Whitehorse Drive (50 feet wide), a corner of Lot No. 16 on said Plan;

thence extending from said beginning point and along Whitehorse Drive on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 96.09 feet (and a chord bearing of south 13 degrees 05 minutes 39 seconds west 95.50 feet) to a point, a corner of Lot No. 14 on said Plan; thence leaving Whitehorse Drive and extending along Lot 14 north 87 degrees 55 minutes 01 second west 152.85 feet to a point, a corner of Open Space C on said Plan; thence extending along Open Space C north 09 degrees 54 minutes 27 seconds east 148.12 feet to a point, a corner of Lot No. 16 aforesaid; thence extending along Lot 16 south 66 degrees 21 minutes 46 seconds east 149.49 feet to a point on the northwesterly right of way line of Whitehorse Drive, the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.
BLR# 22-3-61.16

TITLE to said premises vested in Jason A. Martin, a single man by Deed from The Rutt Family Sonshine, LP, dated 10/11/2011 and recorded 10/17/2011 in Book 8268 Page 82.

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")

VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

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

SALE NO. 18-11-618
Writ of Execution No. 2010-06879
DEBT \$483,301.28

PROPERTY situate in Township of Schuylkill

TAX Parcel #Tax Parcel/UPI #: 27-08C-0011/27-8C-11

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to LaSalle Bank, National Association, as Trustee for WAMU Mortgage Pass-Through Certifications Series 2007-HY3 Trust

VS

DEFENDANT: **BORIS DUDCHENKO JR. and NANCY WEEKS DUDCHENKO**

SALE ADDRESS: 240 Oakwood Lane,

Valley Forge, PA 19481

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

SALE NO. 18-11-619
Writ of Execution No. 2018-03812
DEBT \$71,550.74

ALL THAT CERTAIN tract of land, known as Lot #1 on a Plan of Land of Abner B. and Annie L. King, situate along the north side of King Road, Honey Brook Township, Chester County, Pennsylvania, bounded and described according to the said Plan prepared by Howard H. Ranck, registered surveyor, dated July 16, 1975, as follows, to wit:

BEGINNING at the southwest corner thereof, a point in King Road, a corner of lands of Abner B. King and wife, and land of Benjamin L. King, thence extending by land of Benjamin B. King, north 3 degrees no minutes west 424.20 feet to an iron pin, formerly a stone; thence extending by land of the same, north 86 degrees 10 minutes east, 199.00 feet to an iron pin; thence by land of Abner B. and Annie L. King, south 3 degrees no minutes east, 427.80 feet to a point in King Road; thence extending along in King Road, by land of Abner B. King & Wife, south 81 degrees 12 minutes west, 29.60 feet to a point in the road; thence by land of Benjamin B. King, south 82 degrees 15 minutes west, 169.60 feet to the place of beginning.

CONTAINING 2 acres of land, be the same more or less.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DOYLE REITER and APRIL REITER**

SALE ADDRESS: 191 King Road, Honey Brook, Pennsylvania 19334

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

SALE NO. 18-11-620
Writ of Execution No. 2015-08595
DEBT \$146,491.94

PROPERTY situate in North Coventry Township

TAX Parcel #17-3G-89

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National

Association (Trustee for the Pennsylvania Housing Finance Agency)

VS

DEFENDANT: JULIO E. ROSADO and TAMMY L. ROSADO

SALE ADDRESS: 922 South Hanover Street, Pottstown, PA 19465

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

SALE NO. 18-11-621

Writ of Execution No. 2018-03940

DEBT \$145,968.86

ALL THAT CERTAIN lot of land, together with the buildings and improvements thereon erected, situate in the Borough of Modena, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey, made by Jerre P. Trout, C.E., 4/17/1947, as follows:

BEGINNING at an iron pin on the side of Mary Street, a corner of land now or late of Thomas J. Lawrence; thence along Mary Street, south 44 degrees east, 125 feet to a point; thence leaving Mary Street, by remaining lands now or late of Richard Sculley and Carrie R. Sculley, of which this was a part, south 46 degrees west, 150 feet to a pin on the northeast side of a 30 feet wide street; thence along the side of said 30 feet wide street, north 44 degrees west, 125 feet to an iron pin, a corner of land now or late of Thomas J. Lawrence; thence by the same, north 46 degrees east, 150 feet to the place of beginning.

PLAINTIFF: Pacific Union Financial LLC

VS

DEFENDANT: SHARON L. JONES and AARON JONES

SALE ADDRESS: 15 Mary Street, Coatesville, Pennsylvania 19320

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

SALE NO. 18-11-622

Writ of Execution No. 2017-00739

DEBT \$461,963.01

PROPERTY situate in Township of Uwchlan

TAX Parcel #Tax ID/UPI Parcel No. 33-04N-0144/33-4N-144

IMPROVEMENTS: A residential

dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: HUGH McDONALD and MARIA McDONALD

SALE ADDRESS: 510 William Salesbury Drive, Downingtown, PA 19335

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

SALE NO. 18-11-623

Writ of Execution No. 2017-11597

DEBT \$100,457.83

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

BLR# 420401260000

IMPROVEMENTS thereon: residential dwelling.

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

VS

DEFENDANT: PAULA G. WARREN a/k/a PAULA WARREN, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF W. KENNETH LEASA, BRADLEY M. WARREN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER W. KENNETH LEASA, DECEASED

SALE ADDRESS: 54 Conestoga Road, Malvern, PA 19355-1707

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

SALE NO. 18-11-624

Writ of Execution No. 2018-04140

DEBT \$240,804.54

ALL THAT CERTAIN message and lot of land situate at the northwest corner of New and Biddle Streets, West Chester Borough, Chester County, Pennsylvania.

PLAINTIFF: Servis One, Inc. dba BSI Financial Services

VS

DEFENDANT: CASEY EVERS

**McDOUGAL and KRISTAN HELENA
McDOUGAL**

SALE ADDRESS: 301 West Biddle
Street, West Chester, PA 19380

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

**SALE NO. 18-11-625
Writ of Execution No. 2018-02386
DEBT \$495,272.80**

PARCEL NO.: 52-06E-0052

ALL THAT CERTAIN lot or piece of
ground situate in the Township of West Goshen,
County of Chester, State of Pennsylvania, and
described according to a plan known as Glen Acres,
said plan made by T.G. Colesworthy, County
Surveyor, dated October 30, 1959, as follows, to
wit:

BEGINNING at a point of tangent on
the northwesterly side of Sylvan Road (40 feet
wide) said point of tangent being at the distance of
31.52 feet measured on the arc of a circle curving to
the right having a radius of 20 feet from a point of
curve on the southwesterly side of Glen Avenue (40
feet wide); thence extending from said point of
beginning south 67 degrees 20 minutes 20 seconds
west along the said side of Sylvan Road 135.10 feet
to a point; thence extending north 22 degrees 22
minutes west 125.00 feet to a point, a corner of Lot
#132; thence extending along Lot # 132 north 67
degrees 20 minutes 20 seconds east 155.00 feet to
a point on the southwesterly side of Glen Avenue
aforesaid; thence extending south 22 degrees 22
minutes east along the said side of Glen Avenue
105.10 feet to a point of curve in the same; thence
extending on the arc of a circle curving to the right
having a radius of 20 feet the arc distance of 31.52
feet to the first mentioned point and tangent and
place of beginning.

BEING Lot #133 as shown on the above
mentioned plan.

BEING UPD # 52-6E-52

TOGETHER with all and singular the
buildings and 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 her, the
said Grantor, as well at law as in equity, of, in and

to the same.

FEE simple title vested in Michael C.
Zeminski and Amy P. Zeminski, husband and wife,
as tenants by the entirety, by Deed from Rita M.
Cosgrove, dated 7/26/2007, recorded 7/30/2007, in
the Chester County Clerk's Office in Deed Book
7225, Page 162 as 10775220.

PLAINTIFF: DLJ Mortgage Capital,
Inc.

VS

DEFENDANT: **MICHAEL C.
ZEMINSKI and AMY P. ZEMINSKI**

SALE ADDRESS: 1161 Sylvan Road,
West Chester, PA 19382

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

**SALE NO. 18-11-626
Writ of Execution No. 2018-05674
DEBT \$103,597.23**

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

SITUATE in the Borough of Atglen,
County of Chester and Commonwealth of
Pennsylvania, bounded and described according to
a Plan of Pennington Farms, prepared by the Design
Coalition, Architects Planners, Parkesburg,
Pennsylvania, dated 4/24/1984, last revised
8/3/1984, recorded 1/9/1985 as Plan File No. 5381,
as follows, to wit:

BEGINNING at a point on the
southeasterly side of Ridge Avenue, said point of
beginning also being a corner of Lot No. 21; thence
extending from said point of beginning along Lot
No. 2 as shown on said Plan, south 08 degrees 26
minutes 22 seconds east 155.07 feet to a point on
the northwesterly side of a proposed 20 feet wide
sanitary sewer easement; thence extending along
same south 81 degrees 33 minutes 38 seconds west,
30 feet to a point, a corner of land now or late of
Theodore Gregg; thence extending along same,
south 81 degrees 33 minutes 38 seconds west 85.18
feet to a point a corner of land now or late of Eileen
Dougherty Garnett; thence extending along same
north 08 degrees 01 minute 13 seconds west, 155
feet to a point on the southeasterly side of Ridge
Avenue; thence extending along same north 81
degrees 31 minutes 22 seconds east, 114.04 feet to
the first mentioned point and place of beginning.

CONTAINING 17,769 square feet of
land

BEING Lot No. 1 on said Plan
BEING No. 642 Ridge Avenue
BLR# 7-3-147.8

BEING the same premises: The said Andrew D Weston and Kathryn R Weston, husband and wife, tenants by the entirety became seized of the interest deeded by Richard E Creigh, Ann Marie Creigh, husband and wife as evidenced by document dated 5/25/2001 and recorded 7/24/2001 in the Office of the Recorder in Chester County, in Book 5019, Page 957, et c.

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")
VS

DEFENDANT: **ANDREW D. WESTON and KATHRYN R. WESTON**
SALE ADDRESS: 642 Ridge Avenue, Atglen, PA 19310

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

SALE NO. 18-11-627
Writ of Execution No. 2010-11153
DEBT \$73,839.14

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Whiteland, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September, 1949, as follows, to wit: Beginning at an iron pin on the south side of Conestoga Road, said iron pin being in the line of land of Warner Company and being the southeast corner of land of Sidney Gooding; thence along the lands of said Warren Company south twenty two degrees five minutes thirty seconds east two hundred fifty one and eighty five one hundredths feet to an iron pin, a corner of land of Milton Brackbill and wife; thence along the lands of said Brackbill the following two courses and distances (1) south eighty three degrees two minutes west two hundred seventeen and three one hundredths feet to an iron pin (2) north five degrees thirty two minutes west three hundred nineteen and thirty eight one hundredths feet to an iron pin in the line of lands of he aforementioned Sidney Gooding;

thence along the lands of the said Sidney Gooding south sixty eight degrees fifty nine minutes east one hundred sixty two and thirty one one hundredths feet to the first mentioned point and place of beginning.

CONTAINING 1.130 acres of ground be the same more or less.

BEING UPI Number 42-4-126
PARCEL No.: 42-4-126
BEING known as: 54 Conestoga Road, Malvern, PA 19355

BEING the same property conveyed to Paula G. Warren and Bradley M. Warren who acquired title, as tenants by the entirety, by virtue of a Deed from Stephen Leasa, dated September 20, 2014, recorded August 11, 2015, at Document ID 11424844, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **MARIE M. LEASA' STEPHEN K. LEASA' PAULA G. WARREN; ADMINISTRATRIX OF THE ESTATE OF W. ENNETH LEASA**

SALE ADDRESS: 54 Conestoga Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

SALE NO. 18-11-628
Writ of Execution No. 2018-05360
DEBT \$173,646.48

PROPERTY situate in the East Coventry Township, Chester County, Pennsylvania
BLR# 18-5-129.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.
VS

DEFENDANT: **LAUREN E. GEUNES**

SALE ADDRESS: 13 Baptist Church Road, Parkerford, PA 19457

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

SALE NO. 18-11-629
Writ of Execution No. 2018-01822
DEBT \$181,930.86

ALL THAT CERTAIN lot or piece of

ground, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according Subdivision of Fox Knoll made by Berger and Hayes, Inc., Consulting Engineers, Thorndale, Pennsylvania dated 9/01/1987, last revised 3/31/1988 and recorded in Chester County as Plan No. 8989-9002 as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Trotter Way (formerly Hunters Circle) (50 feet wide), said point being a mutual corner of Lots No. 3 and 2, the herein described lot; thence leaving Trotters Way and along Lot No. 3, south 46 degrees 07 minutes 25 seconds west, 210 feet to a point in line of lands now or late of H. Martin; thence along lands of Martin, north 43 degrees 52 minutes 35 seconds west, 169.55 feet to a point a corner of Lot No. 1; thence along Lot No. 1, north 49 degrees 15 minutes 30 seconds east, 210.73 feet to a point on the southerly right-of-way line of Trotters Way, thence along said right-of-way the two (2) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 275 feet, the arc distance of 15.04 feet; and (2) south 43 degrees 52 minutes 35 seconds east, 143 feet to the first mentioned point and place of beginning. Be the contents thereof what they way.

CONTAINING 34,367 square feet of land, more or less.

BEING Lot No. 2 on said Plan.

FEE simple title vested in William E. Supplee, Jr., by Deed from, William E. Supplee, Jr., and Michelle L. Fennimore, nka Michelle Supplee, husband and wife, dated 10/7/2003, recorded 11/10/2003, in the Chester County Recorder of Deeds in Deed Book 5971, Page 1711, as Instrument No. 10333863.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **WILLIAM E. SUPPLEE, JR.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **NEED ATTORNEY**

SALE NO. 18-11-630
Writ of Execution No. 2017-01576
DEBT \$239,519.02

PROPERTY situate in the New London Township, Chester County, Pennsylvania

BLR# 71-3-24.3G
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **BARRY BOLT**

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

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

SALE NO. 18-11-631
Writ of Execution No. 2015-03902
DEBT \$164,032.54

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of West Grove, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN message and tract of land, known as No. 19 Townview Drive, in the Borough of West Grove, County of Chester and State of Pennsylvania, described according to a Plan of Heather Heights, Building Group C made by George E. Regester Jr. and Sons Inc. Registered Land Surveyors, Kennett Square Pa. dated July 22, 1976 and revised September 21, 1976 and recorded as Chester County Plan No 682 as follows to wit:BB

BEGINNING at a point on the northwest corner of this lot and in line of other lands of Heather Heights, which point is measured the three following courses and distances from the southwest corner of lands of H. Martin: (1) south 89 degrees 38 minutes 55 seconds east 111 feet to a point (2) south 00 degrees 27 minutes 00 seconds east 77.65 feet to a point (3) south 89 degrees 38 minutes 55 seconds east 132.43 feet to the beginning point; thence along the other lands of Heather Heights south 89 degrees 38 minutes 55 seconds east 20 feet to a point a corner of C-20; thence along C-20 south 00 degrees 21 minutes 05 seconds west through a division wall 90 feet to a point on the north side of Townview Drive; thence along the same north 89 degrees 38 minutes 55 seconds west 20 feet to a point a corner of C-18, thence along C-18 north 00 degrees 21 minutes 05 seconds east through a division wall 90 feet to the first mentioned point and place of beginning.

CONTAINING 1,800 square feet of land be the same more or less

BEING within building Group C as

shown on the above named plan of Heather Heights
BEING UPI Number 0 504 05050000
PARCEL No.: 0 504 05050000
BEING known as: 19 Townview Drive,
West Grove, PA 19390

BEING the same property conveyed to
Benerando Martinez Jr., who acquired title by
Virtue of a Deed from Household Finance
Consumer Discount Co., dated May 26, 1995,
recorded July 30, 1996, at Deed Book 4063, Page
2219, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA
successor by merger to Wachovia Bank, National
Association

VS

DEFENDANT **TENESIA D.
WILSON MARTINEZ, AKA TENESIA D.
WILSON, AS BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
BENERANDO MARTINEZ, JR.; LAILA
MARTINEZ, AS BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE OF
BENERANDO MARTINEZ, JR.; UNKNOWN
HEIRS AND/OR ADMINISTRATORS TO THE
ESTATAE OF BENERANDO MARTINEZ, JR.**

SALE ADDRESS: 19 Townview Drive,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **MANLEY
DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 18-11-632
Writ of Execution No. 2018-01152
DEBT \$139,128.56**

PROPERTY situate in North Coventry
Township

TAX Parcel #Tax ID/UIP Parcel No. 17-
03Q-0036/17-3Q-36

IMPROVEMENTS: A residential
dwelling.

PLAINTIFF: Finance of America
Reverse, LLC

VS

DEFENDANT: **RUSSELL
HERMANN aka RUSSELL P. HERMANN**

SALE ADDRESS: 1236 Laurelwood
Road, Pottstown, PA 19465

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

**SALE NO. 18-11-633
Writ of Execution No. 2017-06901
DEBT \$163,500.57**

ALL THAT CERTAIN lot or piece of
ground situate in the Township of Penn, in the
County of Chester and State of Pennsylvania,
bounded and described in accordance with a Final
Plan prepared for Emiline B. Gray by N.M. Lake,
Inc. Engineers and Surveyors (Oxford, PA) dated
September 17, 1985 and revised January 6, 1986
and recorded as Chester County Plan No. 617 as
follows, to wit:

BEGINNING at a point on the southeasterly side of
a certain 50 feet wide right of way which extends
southwestwardly from Ewing Road, at the
southwest corner of Lot #1, which point is
measured the 3 following courses and distances
along said right of way from its intersection with
the southwesterly side of Ewing Road; (1) south 37
degrees 00 minutes 12 seconds west 100.00 feet to
a point of curve; (2) along the arc of a circle curving
to the left having a radius of 125.00 feet the arc
distance of 47.65 feet to a point of tangent; (3) south
15 degrees 09 minutes 46 seconds west 191.70 feet
to the beginning point; thence along Lot #1 south
74 degrees 50 minutes 14 seconds east 310.51 feet
to a point in line of land of Earl M. Cole; thence
along said Cole's land south 17 degrees 32 minutes
42 seconds west 286.42 feet to a point a corner of
Lot #3; thence along Lot #3 north 74 degrees 50
minutes 14 seconds west 298.61 feet to an iron pin
set on the southeasterly side of the aforementioned
50 feet wide right of way; thence along the same
north 15 degrees 09 minutes 46 seconds east 286.17
feet to the point and place of beginning.

CONTAINING 2.001 acres of land bet
he same more or less.

BEING a Lot #2 as shown on above
mentioned Plan:

TOGETHER with the free and common
use, right, liberty and privilege in and of the said 50
feet wide right of way as a passageway, watercourse
and means of ingress and regress to and from Ewing
Road in common with the other owners, tenants and
occupiers of the other lots of ground abutting and
bounding upon the same an entitled to the use and
enjoyment thereof, at all times hereafter forever.
Subject however to a proportionate part of the
expense of maintaining and keeping the said right
of way in good order and repair at all times
hereafter forever.

BLR# 58-1-12.2

TITLE to said premises vested in Clarence W. Gray III by Deed from Clarence W. Gray III and Kathleen H. Gray, dated 2/4/2003 and recorded 2/25/2003 in Book 5583 Page 768

PLAINTIFF: Federal National Mortgage Association (“Fannie Mae”)

VS

DEFENDANT: CLARENCE W. GRAY

III

SALE ADDRESS: 727 Ewing Road, Cochranon, PA 19330

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

SALE NO. 18-11-634

Writ of Execution No. 2018-05230

DEBT \$850,646.82

TRACT 1

ALL THAT CERTAIN lot of land, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a recent survey thereof made by S.J. Janney, as follows;

BEGINNING at a point in Route No. 12 or Baltimore Pike, center line, thence along the same north 82 degrees 45 minutes east about 344 feet to a point in said Pike; thence by land now or formerly of Frank Webster’s Estate north 81 degrees 15 minutes west 358 feet to an iron pin a corner of other land now or formerly of Rebecca Cornelius; thence by said other land south 07 degrees 15 minutes east 96 feet 9 inches, passing over an iron pin in the north bank of Route No. 12 to the place of beginning.

CONTAINING 17,000 square feet of land, be the same more or less.

TRACT 2

ALL THAT CERTAIN lot of land situate in the Township aforesaid, bounded and described as follows:

BEGINNING at a point in Route No. 12 or Baltimore Pike, a corner of land now or formerly of John Roberts; thence along said Pike or Route No. 12 south 82 degrees 45 minutes west 30 feet to a point in the same; thence by other land now or formerly of Rebecca Cornelius (passing over an iron pin set in the now or formerly of Frank Webster’s Estate south 81 degrees 15 minutes east 31 feet to an iron pin a corner of land now or formerly of John Roberts’ other land; thence by the same south 07 degrees 15 minutes east 96.5 feet passing over an iron pin set in the north bank of the

pike to the place of beginning.

CONTAINING 30,096 square feet of land, be the same more or less.

TRACT 3

ALL THAT CERTAIN lot of land situate in the Township aforesaid, bounded and described as follows:

BEGINNING at a point in the center line of Route No. 1; thence along the same north 82 degrees 45 minutes east 105 feet to a point in the same; thence by land now or formerly of John Roberts (passing over an iron pin set in the northwest side of the aforesaid Route No. 1) north 07 degrees 15 minutes west 96 feet 9 inches to an iron pin; thence by land now or formerly of Frank Webster’s Estate north 81 degrees 15 minutes west (about) 108 feet to an iron pin; thence by other land now or formerly of Rebecca Cornelius south 07 degrees 15 minutes east 126 feet 9 inches (passing over an iron pin set in the northwest side of Route No. 1) to beginning.

CONTAINING 11,733 square feet of land, be the same more or less.

TRACT 4

ALL THAT CERTAIN lot or parcel of land being situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, said tract being more particularly shown as Lot Number 2 on a Final Plan prepared for the Southern Chester County Y.M.C.A. by Lake Roeder Hillard and Beers, Civil Engineers, Land Surveyors, and Landscape Architects, dated 7/26/2000, said plan recorded in the Recorder of Deeds Office of Chester County of 3/21/2001 as Plan No. 9015700, and all the same being more fully bounded and described as follows, to wit:

BEGINNING at a point, said point being the southwest corner of the herein described Lot 2, said point also being a corner of property now or formerly of Kosmos, Fotios and Thomas Papadopoulos, of which the herein described is to be joined in common with, thence continuing along said property now or formerly of Kospos, Fotios and Thomas Papadopoulos, north 88 degrees 49 minutes 04 seconds west a distance of 395.15 feet to a point, a corner of property now or formerly of Brandywine Y.M.C.A. (Lot Number 1 as shown on the above described Final Plan); thence continuing along said property now or formerly of Brandywine Y.M.C.A. the following 4 courses: (1) north 15 degrees 55 minutes 26 seconds west a distance of 8.82 feet to a point; (2) north 89 degrees 08 minutes 18 seconds east a distance of 177.55 feet to a point;

(3) south 88 degrees 10 minutes 16 seconds east a distance of 218.30 feet to a point; and (4) south 08 degrees 09 minutes 57 seconds west, a distance of 12.46 feet to a point, the point or place of beginning.

PREMISES appears to be vested in Djuki, Inc., a Pennsylvania Corporation by Deed from Howard Properties, LLC dated June 25, 2008 and recorded June 27, 2008 in Record Book 7467 Page 274.

CONTAINING an area of 5,013 square feet of land, be the same more or less.

BEING UPI No. 58-3-7

PLAINTIFF: Malvern Bank, National Association

VS

DEFENDANT: DJUKI, Inc.

SALE ADDRESS: 890 Baltimore Pike, West Grove, PA 19390

PLAINTIFF ATTORNEY:

CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500

SALE NO. 18-11-635

Writ of Execution No. 2016-07982

DEBT \$296,603.64

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Calshire West made by Edward B. Walsh and Associates, Inc., dated June 28, 2000, last revised August 16, 2002 and recorded in Chester County Recorder of Deeds Office as Plan No. 16751 as follows, to wit:

BEGINNING at a point on the northwesterly side of Cornwall Place a corner of Lot No. 66 on said Plan; thence extending from the beginning point along Cornwall Place, south 46 degrees 34 minutes 19 seconds west 108.21 feet to a corner of Lot No. 64 on said Plan; thence extending along Lot No. 64, north 43 degrees 25 minutes 41 seconds west 153.97 feet to a corner of Lot No. 63 on said Plan; thence extending along Lot No. 63, north 09 degrees 13 minutes 37 seconds east 69.16 feet into the bed of a twenty feet wide drainage easement and a common corner of Lot Nos. 39 and 40; thence extending along Lot No. 39 and leaving said easement, south 88 degrees 24 minutes 17 seconds east 75.30 feet to a corner of aforementioned Lot No. 66; thence extending along Lot No. 66, south 43 degrees 25 minutes east 142.65 feet to the first mentioned point and place

of beginning.

BEING Lot No. 65 on said Plan.

BEING known as 122 Cornwall Place (for informational purposes only)

PARCEL/Tax ID: 28-5-301 (28-05-0301)

BEING the same premises which Calnshire Estates, LLC, by Deed dated 8/19/2008 and recorded 1/29/2009, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7579, Page 2072, granted and conveyed unto Ernest J. Owens, Jr. and Terralynn K. Owens, husband and wife.

PLAINTIFF: Nationstar Mortgage LLC VS

DEFENDANT: **ERNEST J. OWENS, JR. and TERRALYNN K. OWENS**

SALE ADDRESS: 122 Cornwall Place, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO**

& DeNARDO, LLC, 610-278-6800

SALE NO. 18-11-636

Writ of Execution No. 2017-04736

DEBT \$206,993.58

PROPERTY situate in the West Chester Borough, Chester County, Pennsylvania

BLR# 1-8-4.30

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ELIZABETH R. VASQUEZ, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARGARET R. HARRIS a/k/a RICKY HARRIS; NANCY HARRIS, IN HER CAPACITY AS HEIR OF THOMAS W. HARRIS, IV, DECEASED DEVISEE OF THE ESTATE OF MARGARET R. HARRIS a/k/a RICKY HARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS W. HARRIS, IV, DECEASED DEVISEE OF THE ESTATE OF MARGARET R. HARRIS a/k/a RICKY HARRIS**

SALE ADDRESS: 517 West Marshall Street, West Chester, PA 19380-2221

PLAINTIFF ATTORNEY: **PHELAN**

HALLINAN DIAMOND & JONES, LLP, 215-563-7000**SALE NO. 18-11-637
Writ of Execution No. 2012-01090
DEBT \$271,626.76**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the twp. of East Bradford, County of Chester and Commonwealth of Pennsylvania, described according to a final subdivision of the Sconnelltown Farm, prepared by SWK, Ltd., dated March 18, 1985, last revised June 20, 1985 as recorded in the Office of the Recorder of Deeds of Chester County as Plan No. 5638, as follows:

BEGINNING at a point on the northeasterly side of Shropshire Drive (50.00 feet wide), a corner of this and Lot No. 48 as shown on said Plan, which point is measured the four following courses and distances from a point of curve on the southeasterly side of Sconnelltown Road (L.R. 15087) as shown on said Plan;

(1) LEAVING Sconnelltown Road on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the northeasterly side of Shropshire Drive

(2) SOUTH 44 degrees 00 minutes 51 seconds east 55.02 feet to a point of curve;

(3) ON the arc of a curve, curving to the right, having a radius of 350.00 feet the arc distance of 207.78 feet to a point of tangent; and

(4) SOUTH 10 degrees 00 minutes 00 seconds east 186.76 feet to the point of beginning; thence extending from said point of beginning north 79 degrees 53 minutes 21 seconds east

ALONG line of Lot No. 48, 148.52 feet to a point a corner in line of Lot No. 45 as shown on said Plan; thence extending south 06 degrees 19 minutes 19 seconds east along line of Lot No. 45, 94.00 feet to a point a corner of Lot No. 46 as shown on said Plan; thence extending south 19 degrees 34 minutes 20 seconds west along line of Lot No. 46, 116.85 feet to a point, a corner on the northeasterly side of Shropshire Drive, aforesaid; thence extending said side thereof the two following courses and distances:

(1) ON the arc of a curve, curving to the right having a radius of 200.00 feet the arc distance of 189.08 feet to a point of tangent; and

(2) NORTH 10 degrees 00 minutes 00 seconds west 33.00 feet to a point a corner of Lot

No. 48 as shown on said plan, the first mentioned point and place of beginning.

BEING UPI Number 51-7D-79

PARCEL No.: 51-7D-79

BEING known as: 209 Shropshire Drive, West Chester, PA 19382

BEING the same property conveyed to Charles R. Stickland, Sandra L. Stickland, Elvin Emhoff and Dolores Emhoff who acquired title by Virtue of a Deed from Anthony S. Desanctis, dated July 31, 1998, recorded August 19, 1998, at Official Records Volume 4403, Page 2161, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., successor by merger to Homeq Servicing Corporation successor by merger TMS Mortgage, Inc. dba The Money Store

VS

DEFENDANT: **CHARLES R. STICKLAND, SANDRA L. STICKLAND, ELVIN EMHOFF & DOLLORES EMHOFF**

SALE ADDRESS: 209 Shropshire Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 18-11-638
Writ of Execution No. 2018-03894
DEBT \$106,353.96**

PROPERTY situate in Township of Lower Oxford

TAX Parcel #Tax ID/UPI Parcel No. 56-09D-0007/56-9D-7

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **MATTHEW JOHNSON and AMANDA STRAUSS**

SALE ADDRESS: 250 Ashmun Avenue, Lincoln University, PA 19352

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

**SALE NO. 18-11-639
Writ of Execution No. 2018-04535
DEBT \$148,015.62**

PROPERTY situate in Township of Valley

TAX Parcel #Tax ID/UIP Parcel No. 38-02L-0024/38-2L-24

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **ANDREW**

TUNSTALL

SALE ADDRESS: 66 Oakmont Place, Country Club Valley, Coatesville, PA 19320

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

SALE NO. 18-11-640

Writ of Execution No. 2018-04469

DEBT \$91,016.41

PROPERTY situate in City of Coatesville

TAX ID/UIP Parcel No. 16-06-0817/16-6-817

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Citibank, N.A., as Trustee for CMLTI Asset Trust c/o Fay Servicing, LLC

VS

DEFENDANT: **HAROLD KYLE WOODLEY**

SALE ADDRESS: 66 Pennsylvania Avenue, Coatesville, PA 19320

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

SALE NO. 18-11-641

Writ of Execution No. 2018-02988

DEBT \$152,382.13

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

BLR# 28-6-27

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **GABRIEL NEELD and PAMELA ANN NEELD a/k/a PAMELA LEWIS**

SALE ADDRESS: 161 Kaolin Road, Coatesville, PA 19320-1020

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

SALE NO. 18-11-643

Writ of Execution No. 2018-05586

DEBT \$138,162.68

PROPERTY situate in the Spring City Borough, Chester County, Pennsylvania

BLR# 14-5-1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **TARA L. OGDEN**

SALE ADDRESS: 205 S and K Street, Spring City, PA 19475-2031

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

SALE NO. 18-11-644

Writ of Execution No. 2016-04483

DEBT \$173,307.09

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania

BLR# 62-4-220

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee for The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **CASEY JONES and SAMANTHA KLEIN**

SALE ADDRESS: 514 Mcfarlan Road, Kennett Square, PA 19348-2409

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

SALE NO. 18-11-645

Writ of Execution No. 2018-03503

DEBT \$151,514.84

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Grove Borough, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Arthur Crowell, as follows:

BEGINNING near the middle of

Summit Avenue at the southwest corner of LM Crossan; thence along Summit Avenue, south 83 degrees 56 minutes west, 60 feet; thence leaving Summit Avenue by land of Norman S. Pusey and Lister on the north side of the street, passing over an iron pipe, north 6 degrees 4 minutes west, 150 feet to an iron pipe; and north 83 degrees 56 minutes east, 60 feet to an iron pipe and by same and Lot of LM Crossan south 6 degrees 4 minutes east, 150 feet to the point of beginning.

CONTAINING 9,000 square feet more or less.

BEING known as 219 West Summit Avenue, West Grove, PA 19390.

BEING the same premises which Theodore P. Waltz and Deborah A. Waltz, husband and wife, by Deed dated 09/19/2005 and recorded 10/03/2005 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6637, Page 2276, granted and conveyed unto Rodolfo Garcia Pantoja and Juan Guzman Tenorio, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **RODOLFO GARCIA PANTOJA a/k/a RODOLFO GARCIA P. and JUAN GUZMAN TENORIO**

SALE ADDRESS: 219 West Summit Avenue, West Grove, PA 19390

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

SALE NO. 18-11-646

Writ of Execution No. 2018-04352

DEBT \$462,114.51

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Survey of Property of C. Ellwood Loughlin, made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated November 14, 1949, as follows, to wit:

BEGINNING at a point being the intersection of the title line in the bed of the road from Chester Hollow to Chester Springs (no width set out) with the title line in the bed of new road from Kimberton to Lionville (no width set out); thence extending from the point of beginning, along the title line in the bed of the new road from

Kimberton to Lionville, south 76 degrees, 11 minutes west, 500.63 feet to an iron pipe; still along said title line, south 75 degrees, 1 minute west, 51.60 feet to an iron pin; thence extending partly along the title line in the bed of the old road to Lionville, north 44 degrees, 15 minutes east, 505.73 feet to a spike; thence along the title line in the bed of the road from Cedar Hollow to Chester Springs, south 41 degrees, 23 minutes east, 300.48 feet to the point and place of beginning.

BEING Tax Parcel 34-1-43

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **PICKERING MILL,**

LLC

SALE ADDRESS: 1299 Kimberton Road, a/k/a 1600 Yellow Springs Road, Chester Springs, PA 19425

PLAINTIFF

ATTORNEY:

FREDERICK R. MOGEL, ESQ., 610-376-1515

SALE NO. 18-11-647

Writ of Execution No. 2017-02636

DEBT \$326,361.48

ALL THAT CERTAIN lot or piece of ground situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania and described according to a plot plan known as "Wickerton Farms", said plan made by Manley N. White, Surveyor, dated June 24, 1965 as follows, to wit:

BEGINNING at a point in the line of land of Mrs. Edna J. Lamborn also a corner of land of Melville Underwood; thence thereby by land Melville Underwood, north 73 degrees 14 minutes 21 seconds east 142.04 feet to a pipe a corner of Lot No. 6; thence thereby along Lot No. 6, south 01 degrees 50 minutes 43 seconds east 202.68 feet to a point on the northerly side of Buttonwood Drive (50 feet wide); thence along the northerly side of said Drive, south 73 degrees 14 minutes 21 seconds west 90.61 feet to a point said point being the point of curve deflecting to the right having a radius of 25 feet length of arc 43.05 feet to a point in the line of land of Mrs. Edna J. Lamborn; thence thereby along land of same, north 08 degrees 06 minutes west 169.01 feet to the point and place of beginning.

BEING Lot No. 5 as shown on the above mentioned plan.

BEING the same premises which Frederick A. Lundvall and Nancy A. Lundvall, his wife by Deed dated March 31, 2000 and recorded

April 18, 2000 in Chester County in Record Book 4740 Page 1875 conveyed unto Charlotte M. Wilson, as sole owner, in fee.

TAX ID: 59-8-133.6

TITLE to said premises is vested in Marie A. Fischuck, by Deed from Charlotte M. Wilson was recorded 11/26/08, in the Chester County Recorder of Deeds in Book 7552, Page 352 as Instrument No 10887975.

PLAINTIFF: U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **MICHELE CIARAMELLO, KNOWN HEIR MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR, WALTER FISCHUK KNOWN HEIR MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR, MICHAEL FISCHUK KNOWN HEIR MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR AND THE UNKNOWN HEIRS OF MARIE A. FISCHUK, LAST RECORD OWNER/MORTGAGOR**

SALE ADDRESS: 20 Buttonwood Drive, West Grove, PA 19390

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-596-8900**