

NOTICES

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the **Law Reporter** makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The **Law Reporter** makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 19-08895-NC**

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

Date of filing the Petition: September 3, 2019

Name to be changed from: **David Christopher Beech** to: **Eva Dee Melody Beech**

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of **DOUGLAS R. VALLININO, D.M.D., P.C.**, a PA professional corporation, with a registered address at 301 E. Conestoga Rd., Wayne, PA, 19087 have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended.

CYNTHIA J. RAYMOND, Solicitor
1255 Drummers Ln., Ste. 105,
Wayne, PA 19087

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

BETTS, Mary Ann, late of Pocopson Township. Laurie Ann Brown, care of **KRISTEN R. MATTHEWS**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. **KRISTEN R. MATTHEWS**, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

DODGE, Janice F., late of City of Coatesville. Virginia Hohenberger, 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.

GRIFFIN, Susan T., a/k/a Susan Griffin, late of Easttown Township. Ralph Tolbert, care of **MARC L. DAVIDSON**, Esquire, Radnor Station Two, 290 King of Prussia Road, Suite 110, Radnor, PA 19087, Executor. **MARC L. DAVIDSON**, Esquire, Law Offices of Davidson & Egner, Radnor Station Two, 290 King of Prussia Road, Suite 110, Radnor, PA 19087, atty.

GRIST, Alice Cynthia, late of New Garden Township. Arthur Kenneth Grist, 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.

HALL, Laura F., late of Borough of Oxford. Charles Hall, Jr., care of **ANITA M. D'AMICO**, Esquire, 65 S. Third Street, Oxford, PA 19363, Executor. **ANITA M. D'AMICO**, Esquire, D'Amico Law, PC, 65 S. Third Street, Oxford, PA 19363, atty.

MORELLI, Charles P., late of East Whiteland Township. Charlene Morelli, care of SIANA CARR O'CONNOR & LYNAM, LLP, 1500 E. Lancaster Ave., Suite 202, Paoli, PA 19301, Executrix. SIANA CARR O'CONNOR & LYNAM, LLP, 1500 E. Lancaster Ave., Suite 202, Paoli, PA 19301, atty.

PAVLOFF, Merritt Ann, late of West Whiteland Township. John H. Pavloff and Catha G. Pavloff, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrators. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SIBLEY, Judith A., late of West Caln Township. Richard A. Cox, 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.

2nd Publication

BRIGHTON, Carl T., a/k/a Carl Theodore Brighton, late of East Whiteland Township. Ruth L. Brighton, care of GUY F. MATTHEWS, Esquire, 300 W. State Street, Suite 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Suite 300, Media, PA 19063, atty.

CULLITON, Patricia G., late of Avondale. William S. Culliton, 611 Martin Drive, Avondale, PA 19311, Executor. TIMOTHY J. SNYDER, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King Street, Wilmington, DE 19801, atty.

DALY, Elizabeth C., late of Uwchlan Township. Mary Super and Patricia Pizzi, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrices. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

DUERR, Werner A., late of Downingtown Borough. Ann I. Duerr, 110 Stuart Avenue, Downingtown, PA 19335, Executrix. ALAN J. JARVIS, Esquire, 110 Birch Drive, Downingtown, PA 19335, atty.

ELLIS, Elizabeth R., late of Pocopson Township. John B. Ellis, 1481 Wayne Drive, West Chester, PA 19382, Administrator.

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

FOECKER, Anneliese, a/k/a Annelisa Foecker, late of West Whiteland Township. Diane M. Hogsett, 1412 Henry Dr., Downingtown, PA 19335, Executrix. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FORD-BEY, Wanetta D., late of Phoenixville. Wakeem Ford-Bey, 117 Railroad Avenue, Phoenixville, PA 19460, Administrator.

GREGORY, Katharine D., late of Pennsbury Township. Peter T. Gray, 1009 Kaolin Road, Kennett Square, PA 19348, Executor. TIMOTHY B. BARNARD, Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 218 W. Front Street, Media, PA 19063, atty.

GUBANICH, Alma D., late of Phoenixville. Christopher M. Gubanich, care of DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 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.

HOEFLING, John G, late of Spring City. Karen F. Lopez, 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.

HOSKINS, JR., Grier M., a/k/a Skip Hoskins, late of West Caln Township. Mary V. Stauffer, 1251 W. Kings Highway, Coatesville, PA 19320, Executrix.

KOENIG, Helen, late of Brandywine Township. PNC Bank, National Association, care of GEROGE C. DEENEY, Esquire, Two Logan Square, 100 N. 18th Street, Suite 730, Philadelphia, PA 19103, Administrator, CTA. GEROGE C. DEENEY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th Street, Suite 730, Philadelphia, PA 19103, atty.

KUCH, Doris L., late of Downingtown. Frank C. Kuch, Virginia L. Meloy and D. Rosann Waddell, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executors. ALBERT M. SARDELLA, Esquire, The Sardella Firm 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

KURIMAY, Catherine L., late of Elverson. James Kurimay, 624 Homestead Drive, Elverson, PA 19520, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

LEAVENS, Adelaide L., late of West Brandywine Township. Lauren Loesch, 100 Patricias Lane, Coatesville, PA 19320, Executrix. JERRY L. JOHNSON, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

LYONS, Mary Lou, late of East Marlborough Township. Susan Veal, care of JANE K. ANASTASIA, Esquire, P.O. Box 600, Jamison, PA 18929, Executrix. JANE K. ANASTASIA, Esquire, P.O. Box 600, Jamison, PA 18929, atty.

MAYMAN, Sue L., a/k/a Sue B. Mayman, a/k/a Susan L. Mayman, late of North Coventry Township. Kelli L. Carlson, care of APRIL CHARLESTON, Esquire, 60 W. Boot Road, Suite 201, West Chester, PA 19380, Executrix. APRIL CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Road, Suite 201, West Chester, PA 19380, atty.

MCDUGAL, Thomas Patrick, a/k/a Tom McDougal a/k/a Thomas P. McDougal, late of Birmingham Township. Rori Anne McDougal, care of STEVEN S. POULATHAS, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. STEVEN S. POULATHAS, Esquire, Flaster Greenberg PC, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

MOULDER, Mildred J., late of South Coventry. Terry R. Moulder, 111 Prestwick Dr., Davenport, FL 033897 and Janet Alex, 642 Buckert Road, Gilbertsville, PA 19525, Executors. JEFFREY C. KHARVER, Esquire, Boyd & Karver PC, 7 E. Philadelphia Ave., Ste. 1, Boyertown, PA 19512, atty.

PECK, Evelyn Arline, late of East Coventry Township. Gail M. Peck, P.O. Box 284, Parker Ford, PA 19457, Executrix. R. KURTZ HOLLOWAY, Esquire, Wells, Hoffman, Holloway & Medvesky, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

PELLINI, Marjorie A., late of East Marlborough Township. Kenneth Pellini, care of L. PETER TEMPLE, Executor. L PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

REMENTER, Edward C., late of West Whiteland Township. Joan E. Rementer, 204 Sussex Road, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

ROWAN, Jack William, late of East Goshen Township. Patricia A. Rowan, care of GUY F. MATTHEWS, Esquire, 300 W. State Street, Suite 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Suite 300, Media, PA 19063, atty.

TALBOT, Francis John, late of Devon. Joseph M Tracey, 683 Jefferson Street, Bridgeport, PA 19405, Executor.

TARPLEY, Phyllis M., late of West Brandywine Township. Robert S. Johnson, 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.

3rd 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. GRIFFIN, 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 SCHNEIDER, 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.

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

Mug of Inspiration, with its principal place of business at 64 E. Uwchlan Ave. No. 236, Exton, PA 19341. The application has been (or will be) filed on: August 30, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Vaughn I. Jennings, 152 palsgrove way, Chester Springs, PA 19425

Legacy Plastic Surgery, with its principal place of business at 460 Creamery Way, Suite 110, Exton, PA 19341. The application has been (or will be) filed on: August 29, 2019. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Paul Kim, Plastic and Reconstructive Surgery of Chester County, 460 Creamery Way, Suite 110, Exton, PA 19341 and Gary Wingate, Plastic and Reconstructive Surgery of Chester County, 460 Creamery Way, Exton, PA 19341

1st Publication**PINCUS LAW GROUP, PLLC**

By: Caryn Pincus (325087)

Paul J. Fanelli (313157)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

Attorneys for Plaintiff

Facsimile: 516-279-6990

E-mail cpincus@pincuslaw.com

pfanelli@pincuslaw.com

NATIONSTAR MORTGAGE LLC d/b/a

CHAMPION MORTGAGE COMPANY

8950 Cypress Waters Boulevard

Coppell, TX 75019

COURT OF COMMON PLEAS OF CHESTER COUNTY

NO. 2019-04973-RC

Plaintiff,

v.

LINDA NAPOLI, *in her capacity as known heir,**devisee, and/or distribute of the ESTATE OF*

CHARLES T. DERRY, DECEASED

1205 Weatherstone Drive

Paoli, PA 19301

MARK EASTLAKE DERRY, *in his capacity as known heir,**devisee, and/or distribute of the ESTATE OF*

CHARLES T. DERRY, DECEASED

737 Powell Avenue

Morgantown, WV 26505

and

UNKNOWN HEIR(S) OF THE ESTATE OF

CHARLES T. DERRY, DECEASED

1205 Weatherstone Drive

Paoli, PA 19301

Defendants.

CIVIL ACTION - MORTGAGE FORECLOSURE

TO:

UNKNOWN HEIR(S) OF THE ESTATE OF CHARLES T. DERRY, DECEASED

1205 Weatherstone Drive

Paoli, PA 19301

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street
West Chester, PA 19380
(215) 696-5094**

1st Publication of 3

TRUST NOTICE

Ruth M. Wolter, deceased
Late of the Township of New Garden
Trustee: Bruce John Wolter
c/o James R. Clark, Esquire
277 Millwood Road
Lancaster, Pa 17603
Attorney: James R. Clark

1st Publication

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
 IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW

CitiMortgage, Inc. Plaintiff, vs.	: COURT OF COMMON PLEAS : CIVIL DIVISION : CHESTER COUNTY : No. 2019-06420-RC
--	--

Unknown Heirs, Successors, Assigns and All Persons,
 Firms or Associations Claiming Right, Title or Interest
 from or under Grace J. Frankowsky, Deceased
Defendant(s),

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Grace J. Frankowsky, Deceased.

You are hereby notified that on June 28, 2019, Plaintiff, CitiMortgage, Inc. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County Pennsylvania, docket to TERM, No. 2019-06420-RC. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 238 Mercer Mill Road, Landenberg, PA 19350 whereupon your property would be sold by the Sheriff of Chester County.

You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 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 NOTICE 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 REFERRAL SERVICE
 CHESTER COUNTY BAR ASSOCIATION
 15 W. GAY STREET, 2ND FLOOR
 WEST CHESTER, PA 19380
 610-429-1500

2nd Publication of 3

Notice is hereby given that the Court of Common Pleas of Chester County shall hold a hearing on September 16, 2019, at 9:15 a.m. in Courtroom 3 of the Chester County Justice Center, West Chester, Pennsylvania, on the Petition for Appointment of School Police Officer – McKenzie Sperratore, No. 2019-08609-MJ, upon motion of William R. Christman III, Esquire, counsel for the Coatesville Area School District.

3rd 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

3rd 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

3rd 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

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

3rd 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

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **Roger S. Wenk**

SALE ADDRESS: 104 Freedom Valley Circle, West Brandywine, PA 19320

PLAINTIFF 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

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Arcelia Adams**

SALE ADDRESS: 124 Country Run Drive, Coatesville, PA 19320

PLAINTIFF 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 FALLOFIELD TOWNSHIP, CHESTER County, Pennsylvania

BLR # 47-4-107.4
IMPROVEMENTS thereon:
Residential Dwelling
PLANTIFF: PNC Bank National

Association Successor by Merger to National City Bank, Successor 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

PLANTIFF: 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

PLANTIFF 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

PLANTIFF: 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

PLANTIFF 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

PLANTIFF: BANK OF AMERICA,
N.A.

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 108 Bethel Road,
Spring City, PA 19475-3300

PLANTIFF 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

PLANTIFF: 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

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

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. 19-9-466

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. 19-9-471

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 Northwestern side of the Larchwood Road (50 feet wide) which point is measured the three following courses and distances from a point of curve on the Northwestern 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 tangent; (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 Northwestern 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 county 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 LONDON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF PROPERTY 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 dividing 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. GRAUT-
EN ET UX; THENCE EXTENDING BY SAID
LAND IN AN EASTERLY DIRECTION, A DIS-
TANCE 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 DIS-
TANCE OF 66.5 FEET TO THE FIRST MEN-
TIONED 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, hus-
band 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. 19-9-477
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 situ-
ated 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 messuage 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**

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

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 wit: 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.

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

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

SALE NO. 19-9-485

Writ of Execution No. 2018-12319

DEBT \$227,095.08

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:

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**