



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 68

WEST CHESTER, PENNSYLVANIA, MAY 28, 2020

No. 22

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(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the
Publication of Legal Notices*

Owned and Published by

CHESTER COUNTY BAR ASSOCIATION

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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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Appellant's contention that the court was swayed by the references to racism when imposing the sentence is not supported by the facts and is not a colorable argument. Thus, Appellant cannot meet his burden to show this claim gives rise to a substantial question, and it is improper for the appellate court to review this claim on appeal.

Should the appellate court wish to address this claim on its merits, we submit that Appellant has failed to meet his burden to show this court abused its discretion for the same reasons that this claim lacks merit for the purposes of establishing a substantial question. There can be no error for an abuse of discretion on the part of the court for considering references to racism when the court did not consider this factor at all.

b. Individualized Sentence

Appellant claims his sentence was not tailored to him as an individual. We understand this claim to be that the court erred in not considering the mitigating factors presented in this case: Appellant's age, background, lack of a prior criminal record, or his "good" character⁷. Such a claim does not raise a substantial question. *Commonwealth v. Matroni*, 923 A.2d 444, 455 (Pa.Super. 2007); see also *Commonwealth v. Kraft*, 737 A.2d 755, 757 (Pa.Super. 1999), *appeal denied*, 747 A.2d 366 (Pa. 1999). The appellate court lacks jurisdiction to review this claim on its merits. *Id.* Should the Superior Court find otherwise, we submit Appellant cannot meet his burden to show an abuse of discretion.

The record shows that the court reviewed Appellant's PSI, (N.T., 12/13/18, p. 87, ll. 5-6). It is presumed that when a PSI is before the court, the sentencing court is aware of the relevant information regarding an appellant's character and weighs those considerations along with any mitigating factors. See *Commonwealth v. Tirado*, 870 A.2d 362, 368 (Pa.Super. 2005). This presumption cannot be rebutted by Appellant.

We also considered Appellant's Pre-Sentencing Memorandum and more than 80 letters submitted on behalf of Appellant describing him as a "gentle man." (N.T., 12/13/18, p. 87, ll. 5-6, p. 88, ll. 1-5). We listened to Appellant's family and friends during the sentencing hearing (N.T., 12/13/18, pp. 56-62), and Appellant's counsel's description of him as a "big kid" (N.T., 12/13/18, p. 50, ll. 11-15). We specifically noted that we accepted as credible Appellant's claims of deep remorse. (N.T., 12/13/18, p. 50, ll. 14-15, p. 87, ll. 22-25).

This court complied with its duty for the purposes of imposing a sentence and gave due consideration to the Appellant's characteristics as an individual. We have no legal obligation to give those characteristics the weight Appellant desires. It is within this court's sole discretion to weigh the information provided as it deems appropriate for the purposes of fashioning its sentence.

We find that we properly weighed the relevant and individual factors distinct

⁷ Appellant presented four character witnesses at the time of sentencing. (N.T., 12/13/18, pp. 56-62)

to Appellant. We provided our reasons on the record to support the sentence imposed. Appellant's complaint is that the court did not impose the sentence he desired. See *Commonwealth v. Zirkle*, 107 A.3d 127, 133 (Pa.Super. 2014) (“[W]e have held that a claim that a court did not weigh the factors as an appellant wished does not raise a substantial question.”). This is not an abuse of discretion on the part of the court and we find no error.

C. Appellant's Claims of Errors (Preserved)

The claims of error that are preserved and set forth in Appellant's Motion for Reconsideration of Sentence are as follows: (1) the court failed to consider Appellant's rehabilitative needs; (2) the court considered Appellant being in legal possession of a firearm in a negative manner; and (3) the court failed to give due consideration to Appellant's statement that he acted out of fear and not anger. See Motion for Reconsideration of Sentence, 12/21/2018, pp. 2-3. Appellant alleges that due to these failures by the court, an excessive sentence was imposed.

For each of his claims of error, Appellant has the burden to show that the specific claim gives rise to a substantial question. As set forth previously, “[a] substantial question exists only when the appellant advances a colorable argument that the sentencing judge's actions were either: (1) inconsistent with a specific provision of the Sentencing Code; or (2) contrary to the fundamental norms which underlie the sentencing process.” *Griffin*, supra.

There is no bright line test to determine when a substantial question is present. It is the general rule that “a claim that the sentencing court failed to consider or accord proper weight to a specific sentencing factor, *does not raise a substantial question*[, i.e. rehabilitative needs].” *Commonwealth v. Berry*, 785 A.2d 994, 996-97 (Pa.Super. 2001) (internal citations omitted) (emphasis in original); *Commonwealth v. Coolbaugh*, 770 A.2d 788, 793 (Pa.Super. 2001) (claim that sentence failed to take into consideration the appellant's rehabilitative needs and was manifestly excessive did not raise a substantial question where sentence was within statutory guidelines and within sentencing guidelines).⁸ However, the appellate courts have held that a substantial question may be raised in certain cases. See *Commonwealth v. Mouzon*, 812 A.2d 617 (Pa. 2002). For example, a claim that the sentencing court disregarded an appellant's rehabilitative needs and the nature and circumstances of the offense at the time of sentencing raises a substantial question. (*Commonwealth v. Dodge*, 77 A.3d 1263, 1270 (Pa.Super. 2013), see also *Commonwealth v. Raven*, 97 A.3d 1244, 1253 (Pa.Super. 2014) (a claim that the sentencing court failed to consider mitigating factors and imposed an excessive sentence raises a substantial question). For the purposes of this discussion, we shall presume Appellant's claims gives rise to a substantial question and we address his claims on their merits. See *Commonwealth v. Raven*, 97 A.3d 1244, 1254 (Pa.Super. 2014), *appeal denied*, 105 A.3d 736 (Pa. 2014) (“[A]n excessive

⁸ See also *Commonwealth v. Cannon*, 954 A.2d 1222, 1228-29 (Pa.Super. 2008); *Commonwealth v. Mobley*, 581 A.2d 949, 952 (Pa.Super. 1990).

sentence claim – in conjunction with an assertion that the court failed to consider mitigating factors – raises a substantial question.”); *Commonwealth v. Titus*, 816 A.2d 251, 255 (Pa.Super. 2003) (Where appellant has provided a plausible argument that a sentence is contrary to the Sentencing Code or the fundamental norms underlying the sentencing process, a substantial question exists.).

The record reflects that this court considered “the protection of the public, the gravity of the offense as it relates to the impact on the life of the victim and on the public, and the rehabilitative needs of the [Appellant].” (N.T., 12/13/18, p. 89, l. 10 – p. 90, l. 10); 42 Pa.C.S.A. §9721(b). “Sentencing is a matter vested in the sound discretion of [this court],” and the sentencing court is given broad discretion when imposing a sentence. *Barnes*, supra at 122; *Allen*, supra. The judgment of a sentencing court is given deference due to it being in the best position to view appellant’s character, displays of remorse, defiance, or indifference, and the overall effect and nature of the crime not just during the sentencing hearing, but throughout the prosecution of the case. See *Stokes*, supra at 858.

Appellant does not claim that the court erroneously applied the guidelines or imposed an unreasonable sentence outside of the sentencing guidelines. As a result, Appellant must demonstrate that although we imposed a sentence within the guidelines, the application of the guidelines was unreasonable under the circumstances of this case resulting in an abuse of discretion by the court. 42 Pa.C.S.A. § 9871(c)(2).

An abuse of discretion may not be found merely because an appellate court might have reached a different conclusion, but requires a result of manifest unreasonableness, or partiality, prejudice, bias, or ill-will, or such lack of support so as to be clearly erroneous. The rationale behind such broad discretion and the concomitantly deferential standard of appellate review is that the sentencing court is in the best position to determine the proper penalty for a particular offense based upon an evaluation of the individual circumstances before it. Simply stated, the sentencing court sentences flesh-and-blood defendants and the nuances of sentencing decisions are difficult to gauge from the cold transcript used upon appellate review. Moreover, the sentencing court enjoys an institutional advantage to appellate review, bringing to its decisions an expertise, experience, and judgment that should not be lightly disturbed.

Commonwealth v. Walls, 926 A.2d 957, 961 (Pa. 2007) (internal citations omitted). Appellant argues that the court’s sentence was unreasonable because we did not appropriately balance the Section 9721(b) factors when: (1) we found Appellant acted out of anger and disregarded Appellant’s statements that he acted out of fear; (2) we considered Appellant’s legal possession of his firearm as a negative factor; and (3) we gave more weight to the first two Section 9721(b) factors than the last factor, Appellant’s rehabilitative needs. Appellant seeks to have the appellate court re-examine and re-weigh this court’s judgment. However, the fact that a reviewing

court comes to a different decision is not evidence that the initial determination was an abuse of discretion. Appellant must show that our sentence embodies manifest unreasonableness, or is the result of partiality, bias, ill-will or lack all support as to be found clearly erroneous. *Grady v. Frito-Lay, Inc.*, 839 A.2d 1038, 1046 (Pa. 2003).

1. Unreasonable Sentence

The court imposed a 20 to 40 year sentence of incarceration for the offense of Murder in the Third Degree. This sentence is within the standard range of the guidelines for Appellant. See 204 Pa.Code § 303.16(a). When a sentence is within the standard range of the guidelines, the sentence is deemed appropriate under the Sentencing Code. See *Commonwealth v. Cruz-Centeno*, 668 A.2d 536 (Pa. Super. 1995), appeal denied, 676 A.2d 1195 (Pa. 1996) (stating combination of the PSI and standard range sentence, absent more, cannot be considered excessive or unreasonable). For the reasons stated below, we find that there is no mitigating or other factors present in this case that can support a finding that the sentence imposed is unreasonable.

2. Appellant Acted Out of Fear

We did not fail to consider Appellant's contention that he acted out of fear. It was after careful consideration of his explanation in light of the facts that we found his explanation lacked credibility and was an attempt to justify the inexcusable and radical act of firing his weapon at the driver of the car next to him while traveling on a busy highway. *Commonwealth v. Fortson*, 165 A.3d 10 (Pa.Super. 2017) (sentencing court to consider specific facts of a case); *Commonwealth v. Johnson*, 873 A.2d 704 (Pa.Super. 2005); *Commonwealth v. Clarke*, 70 A.3d 1281 (Pa.Super. 2013).

We could not ignore the following facts:

1. On June 28, 2017 Appellant and Roberson were travelling SB on Route 100 near Route 202.

2. Appellant was operating a Chevy Silverado C-1500 pickup truck in the left lane and Roberson was operating a Chevy Malibu sedan in the right lane. See Appellant's Motion for Reconsideration of Sentence, Exh. "B", picture of Appellant's & Roberson's vehicles approaching the merger of the two lanes.

3. Appellant's truck is bigger than Roberson's sedan.

4. Thom Nguyen, a witness, stated that he saw Roberson's car in the left lane behind him on Route 100. He sped up to pass a car in the right lane so he could go into the right lane and let Roberson's car pass him on the left. Before he could do that, Roberson travelled into the right lane in front of the other car, passed his car, and travelled into the left lane in front of him. After Roberson maneuvered in front of him, he changed lanes and went into the right lane. Roberson's car travelled up the road. He then saw Appellant's truck in the left shoulder of the merge "kicking-up dirt" and Roberson's car in the travel lane beside the truck. When he reached the area of the merge, he saw Roberson's car off the road in a ditch. (Appellant's Sentencing Memorandum, Exh. "A",

Statement, 08/23/18, p. 1).

We gave credit to Mr. Nguyen's statement that prior to the incident Roberson was not driving prudently when passing him on the right and speeding. We also gave credit to Mr. Nguyen's observation that he saw Appellant's truck driving on the left shoulder at a speed that was sufficient enough to kick-up debris that was visible to him from a distance.

We determined that Appellant chose to drive on the left shoulder after the left lane merged into the right lane. He chose to maintain his speed and did not slow down. He chose to reach for his gun and fire it out of his window at another car to resolve a traffic dispute. We found and continue to find that his actions were malicious⁹ and reflect a complete disregard of the risks involved with firing his weapon; the most probable being that he would kill or wound the driver causing a major accident that could involve numerous other motorists on the highway. Appellant's choices resulted in the tragic and avoidable death of Roberson. Fortunately, his choices did not cause more injuries or deaths.

Appellant argued throughout the pendency of this case that he acted in self-defense, that he was in fear for his life. We did not find this statement to be credible in light of the facts and that Appellant chose to waive his right to present this defense to a jury. As we stated during the sentencing hearing, the most immediate instinctive action a driver takes when in fear of a collision is to slow down and/or apply the brakes to avoid a collision. Even if we were to give credit to Appellant's statement that he heard a horn blowing and screeching tires, (N.T., 12/13/18, p. 82, l. 12), the natural impulse remains the same, to brake or slow down. It is not to maintain speed and fire a weapon. There is no circumstance this court can envision where firing a gun at a moving car will stop it. We found Appellant's explanation that he acted out of fear to be an attempt to validate his reckless and heedless act of firing a gun at Roberson. We find it more credible that Roberson sped up to Appellant's truck just prior to the merge and Appellant chose not to give her the right of way as is required by the traffic control devices on the road. Roberson did not permit Appellant to merge in front of her and Appellant chose to continue at the same speed while on the shoulder instead of braking and pulling behind Roberson who had the right of way. The facts indicate that out of frustration and resentment, Appellant chose to reach for his gun, point it at Roberson, and pull the trigger.

The sentence imposed by this court was founded upon all of the information presented by the parties and the evidence this court found to be relevant and credible. The record supports a determination that Appellant acted maliciously as admitted by him when he pleaded guilty.¹⁰ Therefore, our sentence is supported by the facts in this case, and we find no partiality, bias, or ill-will towards Appellant.

⁹ "[M]alice may be found to exist not only in an intentional killing, but also in an unintentional homicide where the perpetrator 'consciously disregarded an unjustified and extremely high risk that his actions might cause death or serious bodily harm.'" *Commonwealth v. Young*, 31 A.2d 230, 232 (Pa. 1981), quoting *Commonwealth v. Hare*, 404 A.2d 388, 391 (Pa. 1979).

¹⁰ *Id.*

Appellant has failed to meet his burden to show an abuse of discretion on the part of this court.

3. Legal Possession of a Firearm

Appellant claims that Appellant's legal possession of a firearm at the time of the incident was considered by the court as a negative factor. As a result, this court imposed an unreasonable sentence. We find this claim has no merit.

We were aware from the beginning of this case that Appellant was in lawful possession of the firearm used at the time of the incident. The fact that he was in possession of a weapon did not play a part in our imposing the sentence that was imposed. Our questioning of Defendant about his reasons for carrying a weapon was a means of understanding Appellant's thought processes to better understand Appellant. We found the description of Appellant by his family and friends as a "gentle giant" who never acted out of anger to be at odds with the man before the court; a man who resolved a traffic incident with the use of a gun. The point of the court's comment was that carrying the gun in the vehicle was a regretful choice, not an illegal one. (N.T., 12/13/18, p. 88, ll. 4-16). We find Appellant has failed to meet his burden to show an abuse of discretion.

4. Appellant's Rehabilitative Needs

We stated on the record that we acknowledged and gave consideration to Appellant's rehabilitative needs. (N.T., 12/13/18, p. 90, ll. 7-8). We explained that the other factors, the gravity of the offense and the impact on Roberson's family and community were "most significant." Id. at p. 90, ll. 8-10. Our consideration of Appellant's rehabilitative needs was not "perfunctory". We are permitted as the sentencing court to weigh the factors as we deem appropriate to the case before us. See Zirkle, *supra*. Appellant's complaint is that we gave less weight to his rehabilitative needs than what was given to the nature of the crime and its consequences.

As addressed previously in this Opinion, the Appellant's action was extreme. We find that the sentence imposed does not reflect manifest unreasonableness, or partiality, prejudice, bias, or ill-will. It is supported by the facts. Therefore, we find Appellant has failed to meet his burden to show an abuse of discretion.

CONCLUSION

This court gave careful consideration to all the facts presented in this case along with (1) the sentencing guidelines; (2) the pre-sentence memoranda submitted by the parties, (3) the PSI, (4) the many letters forwarded to the court on behalf of Appellant and Roberson, and (5) the statements given at the sentencing hearing by the family members and friends on behalf of Appellant and Roberson. The court provided a brief statement on the record of its reasons for the sentence being imposed. The court also considered Appellant's background, his character, his cooperation, his expressions of remorse, and acceptance of responsibility when he pleaded guilty. Appellant's real complaint in this appeal is that after reviewing all the information that is particular to Appellant and distinct to this case, the court

acted within its authority to impose a sentence that is not to his liking.

The sentence we imposed recognizes the severity of Appellant's crime, the choices he made, and the tragic results that flowed from those choices. The term imposed, 20 to 40 years of incarceration, is within the standard range of the sentencing guidelines and we respectfully request that the Superior Court AFFIRM our December 13, 2018 judgment of sentence.

BY THE COURT:

/s/ Ann Marie Wheatcraft, J.

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NOTICES

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

LAW NO. 2020-03217-NC

NOTICE IS HEREBY GIVEN that the name change petition of Darcy Marian Foster was filed in the above-named court and will be heard on Thursday, July 2, 2020 at 9:30 AM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, May 1, 2020

Name to be changed from: Darcy Marian Foster
to: Doug Atticus Foster

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

Julia Alexa Royers, Esq., Attorney for the
Petitioner
304 N. High St.
West Chester, PA 1938

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

LAW NO. 2020-03401-NC

NOTICE IS HEREBY GIVEN that the name change petition of Brian Lamont Jones was filed in the above-named court and will be heard on Mon-

day, August 17, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, May 19, 2020

Name to be changed from: Brian Lamont Jones
to: Brian Lamont Milby

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 \\\nCHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-03217-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Tracy Mellinger was filed in the above-named court and will be heard on Monday, June 8, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, March 5, 2020

Name to be changed from: Tracy Lynn Mellinger
to: Traci L. Mellinger

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

Shawn Brothwell, Esq., Attorney for the
Petitioner
304 N. High St.
West Chester, PA 1938

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

ARLEN, Ronald Joseph, a/k/a Ronald J. Arlen

late of East Coventry Township. Deborah Heacock, care of VALERIE ROSENBLUTH ANGST, Esquire, 878 Main Street, Harleysville, PA 19438, Executrix. VALERIE ROSENBLUTH ANGST, Esquire, Angst & Angst, PC, 878 Main Street, Harleysville, PA 19438, atty.

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

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

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

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

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

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

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

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

atty.

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

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

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

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

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

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

2nd Publication

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

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

HENNEKE, Emily J., late of West Whiteland Township. Norman J. Pine, Esquire, 104 S. Church

Street, West Chester, PA 19382, Administrator. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

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

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

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

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

3rd Publication

CHAMBERS, Susan Louise, late of Westtown Township. Jessica Chambers, 323 Tarbert Drive, West Chester, PA 19382 care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Administratrix. RICK MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

FLOWERS, Martin Eugene, late of Cochranville. Browyn Hanaway, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

FUCHS, Patricia Ann, late of Penn Township. Brian Fuchs, care of JAMES S. MCCLELLAN, Esquire, 113 S. Broad Street, Kennett Square, PA 19348, Personal Representative. JAMES S. MCCLELLAN, Esquire, McClellan Legal LLC, 113 S. Broad Street, Kennett Square, PA 19348, atty.

FUCHS, Dietmar, late of Penn Township. Brian Fuchs, care of JAMES S. MCCLELLAN, Esquire,

113 S. Broad Street, Kennett Square, PA 19348, Personal Representative. JAMES S. MCCLELLAN, Esquire, McClellan Legal LLC, 113 S. Broad Street, Kennett Square, PA 19348, atty.

GOTTSHALL, Margie A., late of West Sadsbury Township. Pamela Hershey, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

HUGHES, Susan, a/k/a Susan Honeywell Hughes, late of Uwchlan Township. Bonnie Hughes Sabbi, care of JEAN WHITE E. JONES, Esquire, 130 West Lancaster Avenue, Wayne, PA 19087, Executrix. JEAN WHITE E. JONES, Esquire, Butera & Jones, 130 West Lancaster Avenue, Wayne, PA 19087, atty.

RUBY, Rosemarie A., late of Easttown Township. Edward J. Ruby, William G. Ruby and Rosemarie Ruby, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Boulevard, Suite 211 Paoli, PA 19301, Executors. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Boulevard, Suite 211 Paoli, PA 19301, atty.

SIMMINGTON, Barbara, late of Easttown Township. Nicholas Simmington, Administrator, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063. THOMAS E. WYLER, Esquire, Falzone & Wyler, 22 East Third Street, Media, PA 19063, atty.

STEWART, Ursula H., late of Honey Brook Township. Joanne M. Stewart & David M. Frees, III, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

TETI, Theresa R., late of Malvern Borough. Jason E. Teti, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

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

Complete Home Improvement, with its principal place of business at 208 Cedar Knoll Rd., Coatesville, PA 19320. The application has been (or will be) filed on: Tuesday, May 12, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Fred Marsico, 208 Cedar Knoll Rd., Coatesville, PA 19320.

Dacey Situations, with its principal place of business at 961 N. Manor Rd., Honey Brook, PA 19344. The application has been (or will be) filed on: Thursday, May 7, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Craig J Boyd, 961 N. Manor Rd., Honey Brook, PA 19344.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on May 8, 2020, for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of West Chester Wolverines Ice Hockey Club, with a principal place of business at 700 Lawrence Dr., West Chester, PA 19380-3423. The name and address of the entity interested in said business is West Goshen Twin Rinks, Ltd., by its General Partner, Ice Line, Inc., 700 Lawrence Dr., West Chester, PA 19380-3423.

LENTZ, CANTOR & MASSEY, LTD., Solicitors
460 East King Road
Malvern, PA 19355-3049

NONPROFIT CORPORATION NOTICE

Freedom Thru Christ PA has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

L. Theodore Hoppe, Jr.,
Attorney at Law
2 S. Orange St., (215)
Media, PA 19063

NOTICE

Notice is hereby given that the Year 2019 and any preceding year accounting information for FIELDPOINT HOMEOWNERS ASSOCIATION INC., Ken Zrebiec, President, a non-profit exempt organization, is available upon inspection during regular business hours by any citizen at Fieldpoint Homeowners Association Inc., c/o Dan Lennick, 1307 Fieldpoint Drive, West Chester, PA 19382; (484) 607-8088.

2nd Publication of 3**TRUST DEATH NOTICE**

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

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

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

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

NOTICE

On May 11, 2020, pursuant to 28 U.S.C. § 2071(e), the judges of the United States District Court for the Eastern District of Pennsylvania having determined that there is an immediate need to amend the local bankruptcy rules to implement the procedural and substantive changes to the Bankruptcy Code made by the Coronavirus Aid, Relief, and Economic Security Act (the “CARES Act”) approved a Resolution amending the Local Bankruptcy Rules. The amended Local Bankruptcy Rules are available on the Eastern District of Pennsylvania’s website:

[www. paed.uscourts.gov](http://www.paed.uscourts.gov).

The amended local bankruptcy rules reflect Section 1113 of the CARES Act which made several temporary changes to the Bankruptcy Code to provide financial assistance during the coronavirus crisis. These changes necessitate a corresponding amendment to Interim Bankruptcy Rule 1020. Interim Rule 1020 was adopted in February 2020 to implement the Small Business Reorganization Act. The bankruptcy provisions of the CARES Act are of limited duration, but require additional amendments to Interim Rule 1020, as well as to several Official

Bankruptcy Forms. The five bankruptcy forms are Official Forms 101, 122A-1, 122B, 122C-1 and 201. The adoption of this amendment to Local Rule 1020, Local Rule 1020-1, is for one year and is needed to maintain national uniformity in the administration of the Bankruptcy Code.

The adoption of these amendments does not change the conformance of the Local Rules of Bankruptcy Procedures and the Local Bankruptcy Forms with the Federal Rules of Bankruptcy Procedures. Accordingly, an Order of the Court was entered on May 19th, 2020 making these amendments effective May 19th, 2020 with a period to follow of forty-five (45) days for purposes of Notice to the Bar and Public and Solicitation of Comment pursuant to 28 U.S.C. § 2071(e).

Those wishing to offer comments on these amendments may do so by submitting said comments to the attention of Kate Barkman, Clerk of Court, United States Courthouse, 601 Market St., Room 2609, Philadelphia, PA, 19106, before the close of business on Monday, July 6, 2020 by emailing kate_barkman@paed.uscourts.gov. Copies of the amended Local Bankruptcy Rules may be obtained by submitting a request at the address listed above or at the court's website, www.paed.uscourts.gov.

Juan R. Sánchez

Chief Judge

IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
IN RE: LOCAL RULES OF BANKRUPTCY PROCEDURE

ORDER

AND NOW, this 19th day of May, 2020, it appearing that this Court is vested with authority, pursuant to 28 U.S.C. §§ 2071(e), 2077, and Fed. R. Bankr. P. 9029;

AND, in accordance with the resolution of the Judges of the Court on May 11, 2020, the court having determined that there is a need to amend Rule 1020 of the Local Rules of Bankruptcy Procedure, including Forms, effective immediately to conform with the Coronavirus Aid, Relief, and Economic Security Act ("the CARES Act") which modifies the definition of "debtor" for determining eligibility to proceed under subchapter V of chapter 11 of the Bankruptcy Code;

AND, the amendments to Rule 1020 and forms are based on the recommendations of the Advisory Committee on Bankruptcy Rules which has been approved by the Committee on Rules of Practice and Procedure and by the Executive Committee acting on an expedited basis on behalf of the Judicial Conference to amend Rules 1020 as soon as possible for a one year period, it is hereby

ORDERED that amendments to the Local Bankruptcy Rule 1020, as Local Rule 1020-1, and Forms, **as set forth on the attachments to this Order**, are approved and adopted by the court, effective May 19, 2020, with a period to follow of forty-five (45) days afforded for purposes of Notice to the Bar and Public and Solicitation of Comment pursuant to 28 U.S.C. § 2071(e).

It is **FURTHER ORDERED** that the Clerk of Court transmit a copy of the amendments to the Local Bankruptcy Rules, as approved and adopted by the Court, to the Director of the Administrative Office of the United States Courts and the Judicial Council of the Third Circuit Court of Appeals and make said Rules and Forms available to the bar and public.

FOR THE COURT:

/s/ Juan R. Sánchez
Juan R. Sánchez, Chief Judge

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, June 18th, 2020 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, July 20th, 2020.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication

SALE NO. 20-6-271

Writ of Execution No. 2018-06282

DEBT \$3,386.12

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania,

nia.

TAX PARCEL NO. 1-12-138.17

**PLAINTIFF: Borough of West Chester
VS**

DEFENDANT: Susan Bray

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

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

SALE NO. 20-6-273

Writ of Execution No. 2017-11425

DEBT \$1,469.29

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

Tax Parcel No. 16-4-208

**PLAINTIFF: City of Coatesville
VS**

DEFENDANT: Todd I. Ebba

**SALE ADDRESS: 105 Millview Drive,
Coatesville, PA 19320**

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

SALE NO. 20-6-274

Writ of Execution No. 2017-02167

DEBT \$1,726.49

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

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

Tax Parcel No. 16-7-276

PLAINTIFF: City of Coatesville

VS

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

SALE ADDRESS: 1233 Oak Street,
Coatesville, PA 19320

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

SALE NO. 20-6-275

Writ of Execution No. 2017-04009

DEBT \$1,361.58

ALL THAT CERTAIN East side of a
double dwelling and lot or tract of land
with the buildings and improvements
thereon erected, hereditaments and ap-
purtenances, said dwelling being desig-
nated as #1113 Oak Street, in the City
of Coatesville; Chester County, Penn-
sylvania.

Tax Parcel No. 16-7-258

PLAINTIFF: City of Coatesville

VS

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

SALE ADDRESS: 1113 Oak Street,
Coatesville, PA 19320

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

SALE NO. 20-6-276

Writ of Execution No. 2017-11951

DEBT \$1,381.06

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

Tax Parcel No. 16-4-210

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Arland D. Jones**

SALE ADDRESS: 109 Millview Drive,
Coatesville, PA 19320

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

SALE NO. 20-6-278

Writ of Execution No. 2018-05639

DEBT \$2,353.02

ALL THAT CERTAIN brick message
and lot of land situate in the west side of
North Darlington Street, between Wash-
ington and Biddle Streets in the Bor-
ough of West Chester, Chester County,
PA.

Tax Parcel No. 1-4-254

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **James O'Brien**

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

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

SALE NO. 20-6-279**Writ of Execution No. 2017-08826****DEBT \$5,854.66**

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

Tax Parcel No. 43-5-3602

PLAINTIFF: Tredyffrin/Easttown School District

VS

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

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

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 20-6-280****Writ of Execution No. 2018-09537****DEBT \$2,901.62**

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

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

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **John M. Norman**

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

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 20-6-281****Writ of Execution No. 2018-05677****DEBT \$2,152.23**

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

Tax Parcel No. 1-4-140

PLAINTIFF: Borough of West Chester
VSDEFENDANT: **Webb D. Hallman**

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

PLANTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 20-6-282****Writ of Execution No. 2018-06588****DEBT \$18,995.59**

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

Tax Parcel No. 55-6-1.5

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Samuel Clement**

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

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

SALE NO. 20-6-283**Writ of Execution No. 2018-10347****DEBT \$1,083.14**

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

Tax Parcel No. 38-5C-89.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Danielle McCarter**

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

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

SALE NO. 20-6-284**Writ of Execution No. 2017-08163****DEBT \$1,612.61**

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

Tax Parcel No. 39-3M-87

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Andrew Raezer**

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

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

SALE NO. 20-6-285**Writ of Execution No. 2019-07887****DEBT \$94,901.49**

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

BLR # 71-2-68.6S

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **Glenn R. Koch**

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

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

SALE NO. 20-6-286**Writ of Execution No. 2019-05076****DEBT \$192,989.12**

PROPERTY SITUATE IN TOWNSHIP OF CALN.

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

Tax Parcel #39-3-24.1, 3903 002401

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

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

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

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

SALE NO. 20-6-287**Writ of Execution No. 2018-00764****DEBT \$166,081.69**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

wit:

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

CONTAINING one half an acre of land.

TRACT NO. 2

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

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

CONTAINING 187/1000 of an acre of land.

HAVING ERECTED THEREON a Residential Dwelling.

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

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

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

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

Tax Parcel No. 14-2-62.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

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

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

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

SALE NO. 20-6-288

Writ of Execution No. 2018-04109

DEBT \$109,438.69

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

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

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Darius L. Green**

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

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

SALE NO. 20-6-289

Writ of Execution No. 2014-11687

DEBT \$471,218.18

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

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

UPI NO. 18-1-389

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

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

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

VS

DEFENDANT: **Stephanie A. Zdrazil**

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

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

SALE NO. 20-6-290

Writ of Execution No. 2019-04500

DEBT \$195,763.18

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

BEING Lot No. 46.

UPI NO. 37-4-40.17C

Parcel# 3-704-004017C0

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

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

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

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

SALE NO. 20-6-291

Writ of Execution No. 2017-07820

DEBT \$180,872.79

PROPERTY OF SITUATE IN CALN TOWNSHIP.

SOLD AS THE PROPERTY OF: LANCE LEWIS

TAX PARCEL # 39-03H-0020-E

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **Lance Lewis**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

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

SALE NO. 20-6-292**Writ of Execution No. 2019-03378****DEBT \$221,109.85**

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania

BLR # 16-4-256

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Fateema Burns**

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

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

SALE NO. 20-6-293**Writ of Execution No. 2020-00415****DEBT \$161,453.28**

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

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

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

BE the contents what they may.

BEING known as 1534 Baltimore Pike, Toughkenamon, PA 19374

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

PARCEL NO.: 60-1Q-3

IMPROVEMENTS thereon: Residential Dwelling

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

VS

DEFENDANT: **Richard A. Sydenstricker**

SALE ADDRESS: 1534 Baltimore Pike, Toughkenamon, PA 19374

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

SALE NO. 20-6-295**Writ of Execution No. 2016-00782****DEBT \$437,447.05**

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

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

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

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

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

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

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

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

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

VS

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

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

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

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

SALE NO. 20-6-296

Writ of Execution No. 2019-10329

DEBT \$54,974.09

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

BEGINNING AT A POINT IN THE

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

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

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

Premises Being Known as: 1880 WEST STRASBURG ROAD, COATESVILLE, PENNSYLVANIA 19320.

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

PLAINTIFF: LoanCare, LLC VS

DEFENDANT: **Brian Goldberg**

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

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

SALE NO. 20-6-297

Writ of Execution No. 2016-09918

DEBT \$52,461.90

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

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

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

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

PLAINTIFF: Payson Brickley

VS

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

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

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

SALE NO. 20-6-298

Writ of Execution No. 2015-00121

DEBT \$162,291.74

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

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

PARCEL NUMBER 12-2-8.9.

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

VS

DEFENDANT: **Elizabeth Sue Lorah**

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

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

SALE NO. 20-6-299

Writ of Execution No. 2020-00463

DEBT \$91,366.79

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

34, 35, and 36. Section "C" on a plan
of lots known as "Pleasant View", West
Coatesville Pennsylvania in Plan Book I
Page 45 Situate in the Township of Val-
ley. County of Chester, and Common-
wealth of Pennsylvania, more particu-
larly described and bounded as follows:

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

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

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

BEING KNOWN AS: 11 PINE
STREET COATESVILLE, PA 19320

PROPERTY ID: 3805F02110000

Tax Parcel No. 38-5F-211

TITLE TO SAID PREMISES IS VEST-
ED IN STEVEN A. SHORT JR., AND
LUCY SHORT, HIS WIFE, AS TEN-
ANTS BY THE ENTIRETIES BY
DEED FROM HORACE N. DIDA-
VIDE AND GLORIA JUNE DIDA-
VIDE, HIS WIFE, DATED 07/29/1988
RECORDED 08/04/1988 IN BOOK
NO. 1237 PAGE 468

TO BE SOLD AS PROPERTY OF:

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

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

VS

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

SALE ADDRESS: 11 Pine Street, Coatesville, PA 19320

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

SALE NO. 20-6-300

Writ of Execution No. 2019-10091

DEBT \$201,116.12

Property situate in the PARKESBURG BOROUGH, CHESTER County, Pennsylvania

BLR # 8-7-13

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

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

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

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

SALE NO. 20-6-301

Writ of Execution No. 2019-05991

DEBT \$131,907.85

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

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

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

BEING UPI NUMBER 39-4M-54

PARCEL NO.: 39-4M-54

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

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

THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: Caliber Home Loans, Inc.
VS

DEFENDANT: **Martin Santos Pagan**

SALE ADDRESS: 3801 Norwood Avenue, Downingtown, PA 19335

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

SALE NO. 20-6-302

Writ of Execution No. 2017-07530

DEBT \$563,377.06

Property situate in the ELK TOWNSHIP, CHESTER County, Pennsylvania

BLR # 70-2-21.4

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

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

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

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

SALE NO. 20-6-303

Writ of Execution No. 2019-11591

DEBT \$161,689.99

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

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

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

BEING LOT NO. 2 AS SHOWN ON SAID PLAN.

CONTAINING 1.583 ACRES OF LAND, MORE OR LESS.

TAX MAP AND PARCEL NUMBER:

37-1-17.2

PLAINTIFF: TIAA, FSB

VS

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

SALE ADDRESS: 421 Compass Road,
Parkesburg, PA 19365

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

SALE NO. 20-6-304

Writ of Execution No. 2016-11103

DEBT \$321,620.11

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

BLR # 42-4K-52

IMPROVEMENTS thereon: Residen-
tial Dwelling

PLAINTIFF: Wells Fargo Bank, NA VS

DEFENDANT: **Rodney V.Nutt**

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

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

SALE NO. 20-6-305

Writ of Execution No. 2019-02034

DEBT \$216,533.06

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

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

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

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

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

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

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

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

OF ELIZABETH VIOLET LEWIS.

PREMISES BEING KNOWN AS:
280 OLD EAGLE SCHOOL ROAD,
WAYNE, PENNSYLVANIA 19087.

TAX I.D. #: 43-11B-0260

PLAINTIFF: American Adviors Group
VS

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

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

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

SALE NO. 20-6-306

Writ of Execution No. 2019-01352

DEBT \$224,130.94

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

BLR # 52-05P-0061

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **Karen A. Wilson & David S. Frampton**

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

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

SALE NO. 20-6-307

Writ of Execution No. 2019-01236

DEBT \$339,420.93

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

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

feet to the first mentioned point and place of beginning.

BEING Lot No. 100 on said Plan.

UPI No. 33-5J-324

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

BEING KNOWN AS: 383 DEVON DRIVE EXTON, PA 19341

PROPERTY ID: 33-05J-0324

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

TO BE SOLD AS PROPERTY OF: JEFFREY R. LARISON

PLAINTIFF: Newrez LLC

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 20-6-308

Writ of Execution No. 2019-03633

DEBT \$281,807.40

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

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

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

BEING Lot #180 as shown on said Plan.

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

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

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

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

BEING PART OF REGISTRY PARCEL NUMBER 52-1-6

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

VS

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

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

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

SALE NO. 20-6-309

Writ of Execution No. 2019-10628

DEBT \$82,610.96

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

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

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

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

TRACT NO. 1:

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

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

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

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

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

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

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

mentioned interior point and place of beginning.

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

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

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

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

PLAINTIFF: Truist Bank

VS

DEFENDANT: Kevin D. Deets & Mary Elizabeth Deets

SALE ADDRESS: 360 Old Wilmington Road, Coatesville, PA 19320

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

SALE NO. 20-6-310

Writ of Execution No. 2019-12855

DEBT \$207,322.04

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

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

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

PARCEL #12-02-0157

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

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

Patricia J. McGlone and Sean P. McGlone in fee.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Mr. Cooper

VS

DEFENDANT: Patricia J. McGlone and Sean McGlone

SALE ADDRESS: 870 Maple Street, Honey Brook, PA 19344

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

SALE NO. 20-6-311

Writ of Execution No. 2020-00112

DEBT \$50,390.55

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

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

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

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

PARCEL ID# 15-9-285

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

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

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

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

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

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

SALE ADDRESS: 309 Church Street, Phoenixville, PA 19460

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

SALE NO. 20-6-312

Writ of Execution No. 2016-02684

DEBT \$323,603.41

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

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

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

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

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

VS

DEFENDANT: **David Jackson & Pamela Jackson**

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

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