
NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 19-02221-NC**

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

Date of filing the Petition: February 28, 2019

Name to be changed from: **Leeme Miao Carroll** to: **Lee Mei Miao Carroll**

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 19-01863-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Christie Adele Bowman was filed in the above-named court and will be heard on May 13, 2019 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 15, 2019

Name to be changed from: **Christie Adele Bowman** to: **Christie Bowman Coyle**

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on January 28, 2019, effective 1/28/2019, for **Peak Mushroom Group, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: mushroom and produce sales
Andrew R. Silverman, Esquire, Solicitor
MacElree Harvey
17 W MINER STREET
West Chester, PA 19381

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN by **CRU International, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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

CALNAN, Donald Edward, late of Spring City. Rita L. Senchishin, 621 Martin Drive, Avondale, PA 19311, Executrix.

CAMPBELL, Bertie, late of East Nottingham Township. Norma C. Pierce, care of JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

CURRAN, James S., late of Tredyffrin Township. Lauren Curran, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey, Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

IEZZI, William F., a/k/a Bishop Luc Amadeo, late of East Goshen Township. Donald C. Turner, Esq., care of DONALD C. TURNER, Esquire, 17 West Gay Street, 3rd Floor, West Chester, PA 19380, Executor. DONALD C. TURNER, Esquire, Unruh, Turner, Burke & Frees, P.C., 17 West Gay Street, 3rd Floor, West Chester, PA 19380, atty.

JOHNSON, William Brooks, a/k/a Bill Johnson, late of East Whiteland. Jeanette S. Johnson, 19 Flintshire Rd., Malvern, PA 19355, Executor.

JOHNSON, Priscilla Lee, a/k/a Pris, late of East Goshen Township. J. Jeffrey Johnson, 914 Springview Ct., West Chester, PA 19382, Executor.

LEVY, SR., Bruce B., late of East Marlborough Township. Denise McKinney Ford, 790 Crystal Beach Road, Earleville, MD 21919, care of DONALD F. KOHLER, Esquire, 27 South Darlington Street, West Chester, PA 19382, Executrix. DONALD F. KOHLER, Esquire, Kohler Law Offices, LLC, 27 South Darlington Street, West Chester, PA 19382, atty.

MCCLENAHAH, Robert C., late of City of Coatesville. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MCGINNIS, Clara M., late of Narvon, Lancaster County. A. David McGinnis, III, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, 460 E. King Road, Malvern, PA 19355-3049, atty.

MORAN, Mary Elizabeth, late of West Chester. Christopher McWilliams, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380, atty.

NELSON, Robert T., late of Kennett Township. Scott F. Nelson care of DONALD B. LYNN, Jr., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, Jr., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PIZZUTO, Laura E., late of Kennett Township. James E. Pizzuto, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

PROCHASKA, Mary Ann, late of Uwchlan Township. William P. McCabe care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

RIGGS, Bruce Edward, late of Caln Township. Robert G. High, care of CHRISTOPHER K. BARBER, Esquire, 2 Brookline Blvd., Suite 2, Havertown, PA 19083, Executor. CHRISTOPHER K. BARBER, Esquire, Barber Law Offices, 2 Brookline Blvd., Suite 2, Havertown, PA 19083, atty.

STEDMAN, Robert J., late of Tredyffrin Township. Susan S. Stedman, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

STROUD, Ira Glenn, late of Easttown Township. Harold W. Stroud, Sr., care of WILLIAM C. HUSSEY, II, Esquire, 1650 Market Street, One Liberty Place, Suite 1800, Philadelphia, PA 19103-7395, Executor. WILLIAM C. HUSSEY, II, Esquire, White and Williams LLP, 1650 Market Street, One Liberty Place, Suite 1800, Philadelphia, PA 19103-7395, atty.

UMBLE, Mary Jane, late of East Vincent Township. Sally Lipkowitz, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

VEGSO, Constance W., a/k/a Constance W. Dayton, late of Charlestown Township. April Moosbrugger and Jessica Chambers, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380, atty.

WEHNER, William M., late of East Marlborough Township. Edward Wehner, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380, atty.

2nd Publication

AMSELL, Barbara T., late of West Whiteland Township. Amanda A. Heberton, 14 Middleton Lane, Landenberg, PA 19350, Executrix.

ANDERSON, Thomas J., late of Coatesville. C. Robert Anderson, care of JAMES CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES CLARK, Esquire, Law Offices of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

ANDERSON, Lois A., late of Schuylkill Township. Susan C. Anderson and David Anderson, 341 Westridge Circle, Phoenixville, PA 19460, Executors.

BEITEL, Irene Helen, late of West Chester. Barbara Nash, 229 Cedar Crest Lane, Kennett Square PA 19348, Executrix.

BERTOGLI, James P., late of Kennett Square. Patricia A. Harris and Vico N. Bertogli, II, care of THOMAS E. MARTIN, JR., Esquire, 201 S. Broad Street, Kennett Square, PA 19348, Administrators. THOMAS E. MARTIN, JR., Esquire, 201 S. Broad Street, Kennett Square, PA 19348, atty.

BISCHOFF, Patricia C., late of Tredyffrin Township. Howard B. Cates, care of PHILLIP W. FISHER, Esquire, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104, Executor. PHILLIP W. FISHER, Esquire, Regar Rizzo & Darnall LLP, 2929 Arch Street, 13th Floor, Philadelphia, PA 19104, atty.

CAPPELLI, Louise M, late of Upper Oxford Township. Mark F. Cappelli, 10 Diem Ln., Cochranville, PA 19330 and Theresa M. Calibey, 1885 Ewing Rd., Cochranville, PA 19330, care of W. SCOTT STARUCH, Esquire, 20 Erford Rd., Ste 105, Lemoyne, PA 17043, Executors. W. SCOTT STARUCH, Esquire, Laws, Staruch & Pizarick, 20 Erford Rd., Ste 105, Lemoyne, PA 17043, atty.

DAINTON, Angela Lavinia Atkinson, a/k/a Angela Lavinia Dainton, late of Borough of Downingtown. Alison Ruth Jones, care of DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, Executrix. DANIEL R. FALLON, Esquire, Law Office of Daniel R. Fallon, 1100 Bondsville Road, Downingtown, PA 19335, atty.

DOBSCH, Sandra, late of London Britain Township. Bruce Dobsch, 14 Sienna Drive, Landenberg, PA 19350, care of JAMES MCCLELLAN, Esquire, 113 S. Broad St., Kennett Square, PA 19348, Executor. JAMES MCCLELLAN, Esquire, McClellan Legal LLC, 113 S. Broad St., Kennett Square, PA 19348, atty.

ESSICK, Ruth K., late of Honey Brook Township. Lyle Essick, 58 Warwick Circle, Pottstown, PA 19465, Executor.

HEWITT, SR., Robert R., late of North Coventry Township. Susan T. Bechtol, 511 N. Hanover St., Pottstown, PA 19464, care of JEFFREY R BOYD, Esquire, 7 E. Philadelphia Ave., Ste 1, Boyertown, PA 19512, Executrix. JEFFREY R BOYD, Esquire, Boyd & Karver PC, 7 E. Philadelphia Ave., Ste 1, Boyertown, PA 19512, atty.

HOPKINS, John C., late of Spring City, East Vincent Township. Dennis M. Kennedy, 1282 Cedar Avenue, East Earl, PA 17519, care of MARY C. CROCKER, Esquire, 1296 E. High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 E. High Street, Pottstown, PA 19464, atty.

KOLAR, Edward W., a/k/a Edward W. Kolar, Jr., a/k/a Edward Warren Kolar, Jr., late of Uwchlan Township. Michael C. Kolar, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

LEE, Ethel Faye, late of Malvern. Gwendolyn Lee Owens, 34 Threewood Drive, Glen Mills, care of LYNNE M. SUMMERS, Esquire, 100 N. 18th Street, Suite 300, Philadelphia, PA 19103, Executrix. LYNNE M. SUMMERS, Esquire, Management of Milestones, LLC, 100 N. 18th Street, Suite 300, Philadelphia, PA 19103, atty.

MACLARDY, Phyllis M., late of West Goshen Township. Elizabeth M. Ebner, 211 Welsh Pool Road, Suite 110 Exton, PA 19341, Executrix.

MALLEY, JR., Patrick R., late of West Pikeland Township. Daniel P. Malley, 3 Shortledge Court, Landenberg, PA 19350, care of JOHN A. GAGLIARDI, Esquire, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 19380-2600, Administrator. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 101 E. Evans Street, Walnut Bldg., Suite A, West Chester, PA 19380-2600, atty.

MATLACK, JR., Harvey W., late of Honeybrook Township. Carol L. Aubert, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-336, Executrix. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-336, atty.

MCDERMOTT, James J., late of East Goshen Township. James J. McDermott, III, 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.

MORRISON, Marion K., late of West Brandywine Township. John J. Morrison, Jr., care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

PAYNE, Jean S., late of Tredyffrin Township. Gwynne A. Kennedy, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PETERS, Ruth K., late of East Whiteland. John C. Peters, Jr., 1216 Eleventh Avenue, Altoona, PA 16601, care of JOHN C. PETERS, JR., Esquire, 1216 Eleventh Avenue, Altoona, PA 16601, Executor. JOHN C. PETERS, JR., Esquire, 1216 Eleventh Avenue, Altoona, PA 16601, atty.

PFAFF, Janette H., late of Borough of Phoenixville. Christopher R. Pfaff, care of PHILLIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executor. PHILLIP G. CURTIN, Esquire, Phillips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

SCHARNBERG, James Fagan, a/k/a James F. Scharnberg, late of West Pikeland Township. Eric C. Scharnberg, care of DAVID P. BROWN, III, Esquire, 1944 Kimberton Road, P.O. Box , Kimberton, PA 19442, Executor. DAVID P. BROWN, III, Esquire, 1944 Kimberton Road, P.O. Box , Kimberton, PA 19442, atty.

THOMPSON, Terry L., late of West Grove Borough. Sharon Norton, 227 West Summit Avenue, West Grove, PA 19390, Personal Representative.

3rd Publication

ALLRED, Modell M., late of Highland Township. Jessie Laurel Benjamin, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

BARKER, JR., Wade H., late of East Marlborough Township. Dianne B. Bramble and David S. Barker, care of DONALD B. LYNN, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BASS, Ophelia, late of Borough of Kennett Square. Grayling I. Bass, care of DONALD B. LYNN, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BLACKWELDER, SR., Herbert V., late of Penn Township. Herbert V. Blackwelder, Jr., care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

CASTEVONA, Cordell, late of Schuylkill Township. Elliot Goldberg, care of ELLIOT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Executor. ELLIOT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

DEITCH, Mary Jane, late of East Goshen Township. Sharon E. Rock, 18 Robins Nest Lane, West Chester, PA 19382, Executrix.

FINCHER, Jeffrey M., late of East Bradford Township. Staci A. Fincher, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, HALL LAW OFFICES, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

GEIBLER, Robert J., late of New Garden Township. William R. Geibler, care of JENNIFER E. SMITH, Esquire, 2451 Ceneterville Road, Suite 100, Wilmington, DE 19808, Executor. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2451 Centerville Road, Suite 100, Wilmington, DE 19808, atty.

HOLZ, Louis Thomas, late of Tredyffrin Township. Thomas C. Holz, 112 Manchester Court, Harleysville, PA 19348, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

JOWETT, Michael J., a/k/a Mike J. Jowett, late of Kennett Township. Lisa J. Payne, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, Executrix. SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

KUNKLE, Betty J., late of East Vincent Township. Sheila Schell, 85 Bertolet School Road, Spring City, PA 19475, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., P. O. Box 776, Pottstown, PA 19464, Executrix. KENNETH E. PICARDI, Esquire, Yergey, Daylor, Allebach, Scheffey, Picardi, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, atty.

MCLAY, JR., Thomas D., a/k/a Thomas D. McLay, late of Honey Brook Township. Joseph F. McLay, 81 Summit Road, Malvern, PA 19355, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Executor. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

NICOLAIDES, Anita Olga, late of Lower Oxford Township. Thomas P. Nicolaides, care of STEPHEN J. KELLY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. STEPHEN J. KELLY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

RUBRIGHT, Preston Claude, late of East Bradford Township. Susan Gale Weldon, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

SHAW, Beata B., late of West Chester. Kenneth B. Shaw, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

SMITH, Hazel L., late of Borough of Kennett Square. Crystal D. Baker, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

SPIEGELFORD, Sarah, late of Tredyffrin Township. William S. Hanrahan and William B. Cooper, III, P.O. Box 673, Exton, PA 19341, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341, atty.

SPRAGUE, Lillian Dorothy, late of Kennett Square. Kevin S. Sprague, P.O. Box 929, Frenchtown, MT, 59834, Executor.

VICKER, Marian Rita, late of Westtown. Stephen Vicker, 800 S. 5 Points Rd., West Chester, PA 19382, Executor.

WALLACE, Michael S., late of Tredyffrin Township. Ali K. Bleecker, care of ADAM GRANDWETTER, Esquire, 100 N. 18th Street, Suite 710, Philadelphia, PA 19103, Executrix. ADAM GRANDWETTER, Esquire, Royer Cooper Cohen Braunfeld LLC, 100 N. 18th Street, Suite 710, Philadelphia, PA 19103, atty.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given **Lungpacer Medical USA Inc.**, a foreign corporation formed under the laws of the State of State where its principal office is located at 1209 Orange St, Wilmington, DE 19801 will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Chester County.

1st Publication of 2

COURT OF COMMON PLEAS OF
—
LANCASTER COUNTY, PENNSYLVANIA
—
ORPHANS' COURT DIVISION
—
TERM NO. 545 OF 2018

IN RE: *Miranda Sue Clifford*

NOTICE

TO: *Denise Clifford and Homer Clifford, Jr.*

Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child known as MIRANDA SUE CLIFFORD born on October 16, 2003. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. TBA (to be announced) of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on **April 9, 2019 at 8:30 a.m.** prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lancaster Bar Association, Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
717-393-0737

NOTICE REQUIRED BY ACT 101 OF 2010 - 23 Pa. C.S. §§2731-2742

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption.

LANCASTER COUNTY CHILDREN &
YOUTH SOCIAL SERVICE AGENCY
150 NORTH QUEEN STREET
LANCASTER, PA 17603
(717) 299-7925

2nd Publication of 3

In the Court of Common Pleas of Chester County, Pennsylvania, Orphan's Court Division; Adoption No. AD-18-0081; Adoption of J.L.M. Petition for Involuntary Termination of Parental Rights; ATTENTION: DARCHELLE DENISE MORRISON-SHEED, a petition has been filed asking the Court to put an end to all rights you have to your child J.L.M. The hearing shall be held in the Chester County Justice Center, 201 W. Market St., West Chester PA 19380 on March 25, 2019 at 10:30 pm, in courtroom 5 before the Hon. John Hall. If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case will proceed without you and a judgment may be entered against you without further notice. You should take this paper to your lawyer at once.

2nd Publication of 3

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

IN RE: J.J.S.

Case Number: AD-18-0083

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Kim Snell-Exum have to a male minor child, J.J.S. (d.o.b. 9/25/02), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded a Citation on your Petition for Involuntary Termination of Parental Rights.

The Court has set a Call of List for Monday, April 15, 2019, at 9:30 AM o'clock A.M., Honorable Katherine B.L. Platt in Court Room No. 18, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Also, a hearing on the Petition to Confirm Consent to Adoption of Birth Mother is scheduled for a hearing on Tuesday, April 16, 2019, at 9:30 AM in the same courtroom noted above.

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

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

Thomas Maxwell O'Keefe, Esq.

Attorney for Chester County

Department of Children, Youth and Families

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
ORPHAN'S COURT DIVISION
NO AD-18-0044

TO: Christopher L. Johnson, whose whereabouts are unknown

Devon Roncase, whose whereabouts are unknown

IN RE: TRISTIN CAYLEB RONCASE

NOTICE OF HEARING ON PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

Notice is hereby given that a Petition has been filed in the above named Court, asking the Court to put an end to all rights you have to your child, TRISTIN CAYLEB RONCASE. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on March 25, 2019 at 9 a.m. in Courtroom 5, Chester County Courthouse, West Chester, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on wit out you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER< OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service, Chester County Bar Association

15 W Gay Street, 2nd Fl, West Chester, PA 19380, 610.429.1500

Angela Montgomery-Budd, Esquire

28 N New Street

West Chester, PA 19382

610-692-4608

3rd Publication of 3

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

IN RE: D.A.P.
Case Number: AD-19-0002

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Melanie Ann Muhammad have to a male minor child, D.A.P. (d.o.b. 6/2/17), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on the Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Wednesday, April 3, 2019, at 9:00 AM o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

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

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

Thomas Maxwell O'Keefe, Esq.

Attorney for Chester County

Department of Children, Youth and Families

2nd Publication of 3**TRUST NOTICE**

Rested Revocable Living Trust of
Thomas J. Anderson, deceased
Late of Coatesville
Trustee: C. Robert Anderson
Law Office of James Clark
277 Millwood Road
Lancaster, PA 17603

Attorney: James R. Clark

2nd Publication of 3

DANIEL F. MAHONEY, JR. TRUST
AGREEMENT dtd. 11/9/1992

DANIEL F. MAHONEY, JR., Deceased

Late of Kennett Square Borough, Chester
County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to DANIEL F. MAHONEY, III and WENDY A. MAHONEY, TRUSTEES, c/o Charles J. Durante, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801,

Or to their Attorney:
CHARLES J. DURANTE
CONNOLLY GALLAGHER LLP
1201 N. Market St., 20th Fl.
Wilmington, DE 19801

3rd Publication of 3**TRUST NOTICE**

The Revocable Trust Agreement dated January
20, 2014 of Hazel L. Smith

Hazel L. Smith, Deceased, Settlor
Late of the Borough of Kennett Square
Chester County, Pennsylvania

All persons indebted to said Trust or Settlor are requested to make immediate payment, and those having legal claims, to present the same without delay to:

THE TRUSTEE
Crystal D. Baker
213 E. State Street
Kennett Square, PA 19348

OR

THE TRUSTEE'S ATTORNEY
Edward M. Foley, Esquire
Brutscher Foley Milliner & Land, LLP
213 E. State Street
Kennett Square, PA 19348

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, March 21st, 2019 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 22nd, 2019.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

**SALE NO. 19-3-110
Writ of Execution No. 2018-04230
DEBT \$191,128.08**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Oxford, Chester County, Pennsylvania, bounded and described according to a final Subdivision Plan of Penn Oak, made by Tatman and Lee Associates, Inc., dated 05/13/1990, last revised 06/25/1993 and recorded on 07/02/1993, as Plan #12109, as follows, to wit:

BEGINNING at a point on the southern side of Locust Street (LR 15005), the northeast corner of Lot #26 and the northwest corner of the about to be described Lot; thence, along said Locust Street (LR 15005), north 65 degrees 37 minutes 56 seconds east, crossing over a 20 feet

wide sanitary sewer easement, 125.00 feet to a point;

THENCE, leaving said Locust Street (LR 15005), south 12 degrees 41 minutes 8 seconds east, crossing over a drainage easement, 232.15 feet to a point, a corner of Lot #24 on said Plan;

THENCE, extending along Lot #74 and passing through said drainage easement and 100 year flood line, south 60 degrees 10 minutes 11 seconds west, 54.64 feet to a point, a corner of Lot #25;

THENCE, along said Lot #25, the two following courses and distances:

1. NORTH 49 degrees 17 minutes 32 seconds west, passing through a 20 feet wide sanitary sewer easement, 63.41 feet to a point; and

2. NORTH 23 degrees 32 minutes 32 seconds west, passing through a 20 feet wide sewer easement, 54.99 feet to a point, a corner of Lot #26 on said Plan;

THENCE, along Lot #26, north 23 degrees 32 minutes 32 seconds west, passing through aforementioned 20 feet wide sanitary sewer easement, 120.01 feet to the first mentioned point and place of beginning.

BEING Lots #27 as shown on said Plan. Containing 22,934 square feet of land, be the same more or less.

BEING Parcel ID 6-8-4.24 and being known for informational purposes only as 200 W. Locust Street, Oxford, PA

BEING the same premises which was conveyed to Wilbur B. Ford and Kathleen Ford, by Deed of Joseph A. Petrucci and Misty Beth Petrucci, husband and wife, dated 04/09/2001 and recorded 06/26/2001 in Book 4992 Page 001 in the Chester County Recorder of Deeds Office, in fee. And the said Wilbur B. Ford has since departed this life, subsequent to which an estate was probated in the Chester County Register of Wills Office under Estate File Number 15-15-1942, whereby Letters of Administration were granted unto Kathleen Ford on or about December 28, 2016.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **KATHLEEN FORD**

SALE ADDRESS: 220 West Locust Street f/k/a 4 Penn Oak Lane, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO**

& DeNARDO, LLC, 610-278-6800

**SALE NO. 19-3-111
Writ of Execution No. 2017-07208
DEBT \$248,610.10**

ALL the right, title, interest and claim of Edward V. Stout, Jr. and Jacquallynn M. Stout of, in and to:

ALL the following described real estate situate partly in the Borough of Avondale and partly in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 26 Gap Newport Pike, Avondale, PA 19311

DEED Book 3778, Page 1867, Parcel Number 04-04-0008.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **EDWARD V. STOUT, JR. and JACQUALYNN M. STOUT**

SALE ADDRESS: 26 Gap Newport Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BEN-JAMIN N. HOEN, ESQ., 412-434-7955**

**SALE NO. 19-3-112
Writ of Execution No. 2010-11795
DEBT \$1,321,338.71**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Birmingham, County of Chester and State of Pennsylvania bounded and described according to a survey of Spring Meadows by Robert F. Harsch and Associates, Inc. dated 12/5/1977 last revised 4/19/1978 and recorded in the Office of the Recording of Deed under Plan No. 1693 as follows to wit:

BEGINNING at a point on the southerly side of Hampshire Place; said point being measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the easterly side of Sherbrooke Drive; thence from said beginning point and extending along said Hampshire Place the four following courses and distances (1) south 83 degrees 07 minutes 37 seconds east 143.00 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 593.20 feet the arc distance of 151.75 feet to a compound curve;

(3) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 13.28 feet to a point of reverse curve; (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 75.89 feet to a point a corner of Lot 3; thence along the same south 07 degrees 26 minutes 14 seconds west 146.08 feet to a point a corner of Lot 1; thence along the same north 83 degrees 07 minutes 37 seconds west 374.02 feet to a point on the easterly side of said Sherbrooke Drive; thence along the same north 06, degrees 52 minutes 23 seconds east 203.00 feet to a point of curve; thence along the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.

CONTAINING 2.769 acres of land be the same more or less.

BEING Lot 2 on the above-mentioned survey.

BEING part of the premises which Donald T. Gladstone, attorney-in-fact for Davis S. Mindel and Donald T. Gladstone, co-partners trading as G&H Realty Company by indenture bearing the date of the 29th day of November, A.D. 1979 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 3rd day of December, A.D., 1979, in Deed Book B-56 Page 397, granted and conveyed unto Daniel A. Mazzenga and Harriet M. Mazzenga, his wife their h/s as tenants by the entireties, in fee.

TAX Parcel: #65-04E-0017

PLAINTIFF: New Century Bank d/b/a Customers Bank

VS

DEFENDANT: **BRUCE L. MARRA and JANET MARRA**

SALE ADDRESS: 1187 Hampshire Place, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ROBERT L. SALDUTTI, ESQ., 610-994-1137**

**SALE NO. 19-3-114
Writ of Execution No. 2016-06375
DEBT \$1,491.95**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania.

TAX Parcel No. 41-8D-39

PLAINTIFF: West Whiteland
Township

VS

DEFENDANT: **THOMAS J. AUGHEY, JR. and ELENA P. AUGHEY**

SALE ADDRESS: 1355 Sweetbriar
Road, West Whiteland, Pennsylvania 19380

PLAINTIFF ATTORNEY: **ROBERT
P. DADAY, ESQ., 484-690-9300**

SALE NO. 19-3-115

Writ of Execution No. 2015-00647

DEBT \$179,601.00

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

SITUATE in the Borough of
Phoenixville, County of Chester, State of
Pennsylvania, bounded and described according to
a plan of property of Penn Heights made by
Damon and Foster, Civil Engineers, Sharon Hill,
Pennsylvania, dated January 26, 1953 as follows,
to wit:

SITUATE on the southwesterly side of
Woodlawn Street at the distance of 126.36 feet
measured north 53 degrees, 58 minutes, 30 seconds
west along said southwesterly side of
Woodlawn Street from its intersection with the
northwesterly side of Callowhill Street (both line
produced).

CONTAINING in front or breadth
along said southwesterly side of Woodlawn Street
measured; thence north 58 degrees, 30 minutes
west 18.38 feet and extending of that with in
length or depth, south 36 degrees, 01 minutes, 30
seconds west between parallel lines at right angles
to Woodlawn Street, the southeasterly and north-
westerly lines thereof passing partly through the
party walls between these premises and the prem-
ises adjoining to the southwest and northeast,
respectively 90.5 feet to the center line of a certain
driveway which extends southeastwardly into
Callowhill Street and northwestwardly into Oxford
Avenue.

BEING Lot No. 56, House #888
Woodlawn Avenue.

TOGETHER with the free and com-
mon use, right, liberty and privilege of the afore-
said driveway 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 abutting thereon and entitled to

the use thereof.

SUBJECT however, to the proportion-
ate part of the expense of keeping said driveway in
good order, condition and repair.

BEING the same premises which Mark
Feulner and Sandra V. Feulner, husband and wife,
by Deed dated February 20, 2004 and recorded
March 23, 2004 in the Office of the Recorder of
Deeds in and for Chester County in Deed Book
6098, Page 439, granted and conveyed unto
Thomas A. Orman.

BEING known as: 888 Woodlawn
Avenue, Phoenixville, PA 19460.

PARCEL No.: 15-12-17

IMPROVEMENTS: Residential prop-
erty.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **THOMAS A.
ORMAN a/k/a THOMAS-ALAN OF THE
FAMILY ORMAN LESLIE E. ESPOSITO-
ORMAN a/k/a LESLIE-EVE OF THE FAMI-
LY ORMAN**

SALE ADDRESS: 888 Woodlawn
Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **POWERS,
KIRN & ASSOCIATES, LLC, 215-942-2090**

PLAINTIFF ATTORNEY: **POWERS,
KIRN & ASSOCIATES, LLC, 215-942-2090**

SALE NO. 19-3-117

Writ of Execution No. 2017-05056

DEBT \$20,921.10

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

SITUATE in the Township of
Easttown, County of Chester and State of
Pennsylvania.

TAX Parcel No. 55-3E-57

PLAINTIFF: Tredyffrin/Easttown
School District

VS

DEFENDANT: **MICHAEL J. MON-
AGHAN**

SALE ADDRESS: 122 Old Lancaster
Road, Easttown Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT
P. DADAY, ESQ., 484-690-9300**

SALE NO. 19-3-118
Writ of Execution No. 2017-02472
DEBT \$353,028.93

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan made for Robert E. Wilson, by Ralph E. Shaner & Son, Registered Professional Engineers, dated 7/20/1983 and last revised 4/26/1984, as follows, to wit:

BEGINNING at a point on the westerly side of South Keim Street (50 feet wide) said point being a corner of Lot No. 31 as shown on the above-mentioned plan; thence extending from said beginning point and along the westerly side of South Keim Street South 4° 51' east, 150 feet to a point a corner of Lot No. 33 as shown on the above-mentioned plan; thence extending along the same the two following courses and distances: (1) south 85° 9' west, 291 feet to a point; and (2) north 4° 51' west, 150 feet to a point a corner of Lot No. 31 as shown on the above-mentioned plan; thence extending along the same north 85° 9' east, 291 feet to a point on the westerly side of South Keim Street being the first mentioned point and place of beginning.

BEING Lot No. 32 as shown on the above-mentioned plan.

BEING the same premises which James E. Bickel and Doris Bickel, his wife, by Deed dated 10/10/1966 and recorded in Chester County in Deed Book G-37, Page 510, granted and conveyed unto Robert E. Wilson and Florence R. Wilson, his wife, in fee.

BEING the same premises which Robert E. Wilson and Florence R. Wilson, his wife, by Deed dated 9/28/1984 and recorded in Chester County in Deed Book 164, Page 328, granted and conveyed unto H. Terry Shaner and Geraldine M. Shaner, his wife, in fee.

AND ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan of 'Moyer Subdivision' prepared by Bursich Associates Inc., dated April 18, 1989 last revised August 13, 1999 and recorded as Chester County Plan No. 15191 as follows, to wit:

BEGINNING at a point on the wester-

ly right of way line of Keim Street (T-490), said point being a corner of lands now or late of Terry and Geraldine M. Shaner, to which this is to become part; thence from said beginning point and along said Keim Street the two following courses and distances (1) south 7° 12' 9" east, 23.90 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 406.47 feet the arc distance of 28.03 feet to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.70 feet to a point of tangent on the north side of Road 'A' of the above mentioned Plan; thence along the same north 85° 24' 3" west, 271.62 feet to a point a corner of Lot No. 12 of said Plan; thence along the same north 4° 42' 3" west, 32.05 feet to a point a corner of said lands of Shaner; thence along the same south 85° 17' 56" east, 295.78 feet to the first mentioned point and place of beginning.

CONTAINING: 0.38 acres be the same more or less.

BEING Parcel 'A' of the above-mentioned Plan.

BEING Chester County No. 17-7-169 and to become part of Chester County No. 17-7-168.

BEING the same premises which Salvatore Gambone by Indenture bearing date the 22nd day of November, A.D., 1999 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 23rd day of November, A.D., 1999 in Record Book 4672, Page 1393, granted and conveyed unto Cayman Consulting, Inc., in fee.

BEING the same premises which Cayman Consulting Inc., by Deed dated 5/16/2001 and recorded 6/14/2001 in the Office of the Recorded of Deeds in and for Chester County in Deed Book 4982, Page 600, granted and conveyed unto H. Terry Shaner and Geraldine M. Shaner.

THE above parcels both now being known as Chester County No.: 17-7-168

BEING known as 1457 South Keim Street, Pottstown, PA 19465

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **H. TERRY SHANER**
and GERALDINE M. SHANER

SALE ADDRESS: 1457 South Keim

Street, Pottstown, PA 19465.

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

SALE NO. 19-3-119

Writ of Execution No. 2018-04516

DEBT \$201,596.47

PROPERTY situate in the Caln Township, Chester County, Pennsylvania
BLR# 39-4-647

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MATTHEW E. RUNYON and RANDI L. RUNYON**

SALE ADDRESS: 2747 Shelburne Road Unit 243W, Downingtown, PA 19335

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

SALE NO. 19-3-120

Writ of Execution No. 2014-05993

DEBT \$556,354.64

ALL THAT CERTAIN lot of dwelling unit, hereditaments and appurtenances, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, described according to a site layout plan "Tidewater" prepared by NTH/Russell Associates, Consulting Engineers, dated March 29, 1989, and recorded at Chester County as Plan File No. 9462, being shown on said Plan as Unit No. D-10.

TOGETHER with and subject to Declaration recorded at Chester County in Record Book 2079 p age 236.

BEING County Parcel Number 2-6-337

TITLE is vested in James V. Gannon and Karol MacFadden, by Deed from John Belletti and Dolores Belletti, husband and wife, dated 04/21/2006 and recorded 04/25/2006 in Book 6825 and Page 1827.

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA7, Mortgage Pass-Through Certificates, Series 2006-OA7

VS

DEFENDANT: **JAMES V. GANNON**

and KAROL MacFADDEN

SALE ADDRESS: 110 Carters Grave D10, Malvern, PA 19355

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

SALE NO. 19-3-121

Writ of Execution No. 2017-11838

DEBT \$254,809.51

PROPERTY situate in Township of Uwchlan

TAX Parcel #Tax ID/UPI Parcel No.
33-05J-00760000/33-5J-76

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bank of America, N.A.
VS

DEFENDANT: **DEBORA L. SUGARMAN as Executrix of the Estate of Marion E. Russo, deceased**

SALE ADDRESS: 410 Crump Road, Exton, PA 19341

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

SALE NO. 19-3-122

Writ of Execution No. 2018-05609

DEBT \$144,319.13

ALL THAT CERTAIN tract of improved ground with the buildings erected thereon situate north of Fourth Street, east of Morris Street, and west of Chatham Street in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania.

PLAINTIFF: Caliber Home Loans, Inc.
VS

DEFENDANT: **CHRISTOPHER A. PYLE and ABIGAIL E. BOWMAN**

SALE ADDRESS: 400 Chatham Street, Avondale, PA 19311

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

SALE NO. 19-3-123

Writ of Execution No. 2018-08897

DEBT \$66,772.46

ALL THAT CERTAIN lot of land, together with the buildings thereon, situated on the southeast corner of the intersection of 9th Avenue and Merchant Street, designated as No. 900

Merchant Street, in the City of Coatesville, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the south curb line of Merchant Street intersects the east curb line of 9th Avenue; thence along the south curb line of Merchant Street, north eighty degrees and forty-four minutes east, twenty-four and forty-one one-hundredths feet to a point; thence south nine degrees sixteen minutes east, ninety-three and fifty one-hundredths feet to a point; thence south eighty degrees forty-four minutes west, twenty-four and forty-one one-hundredths feet to the east curb line of 9th Avenue; thence by the same, north nine degrees sixteen minutes west, ninety-three and fifty one-hundredths feet to the place of beginning.

CONTAINING 2,282.34 square feet, be the same more or less.

BEING the same premises which Evelyn Carey, Executrix of the Estate of Beulah R. Gaines, deceased, and Ellis Lawrence individually, by Deed dated February 21, 1996 and recorded March 1, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4000, Page 87, granted and conveyed unto Ellis H. Lawrence.

BEING known as: 900 Merchant Street, Coatesville, PA 19320.

PARCEL No.: 16-02-307.

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America, N.A., Successor by Merger to Country Wide Bank, FSB VS

DEFENDANT: **ALFRED S. CAREY, JR., AS ADMINISTRATOR OF THE ESTATE OF ELLIS H. LAWRENCE, DECEASED**

SALE ADDRESS: 900 Merchant Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

SALE NO. 19-3-124

Writ of Execution No. 2018-07609

DEBT \$186,472.68

ALL THAT CERTAIN lot or parcel of land situated in the Fifth Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 30, 1995 and recorded in the Office of the Chester County Recorder of Deeds

on February 6, 1995, in Deed Book Volume 3860 at Page 421.

TAX Parcel No. 15-5-255

PLAINTIFF: Towd Point Mortgage Trust 2015-4, U.S. Bank National Association as Indenture Trustee

VS

DEFENDANT: **LINDA M. JOWDER**

SALE ADDRESS: 226 Green Street, Phoenixville, PA 19460

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

SALE NO. 19-3-125

Writ of Execution No. 2018-08670

DEBT \$111,425.40

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan known as "Cloverly No. 2", said plan made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, C.E. dated 8/30/1965, said plan being recorded in the Office of the Recording of Deeds in Plan Book 22 Page 28, on 12/8/1965, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly side of Howellville Road (60 feet wide) said point of tangent being at the distance of 20.28 feet, measured on the arc of a circle curving to the right, having a radius of 25 feet from a point of curve on the northwesterly side of Cloverly Road (50 feet wide); thence extending from said point of beginning along the said side of Howellville Road, the two following courses and distances; (1) northwestwardly on the arc of a circle curving to the left, having a radius of 10.30 feet, the arc distance of 85.03 feet (the chord of said arc bearing north 64° 46' west, 85.01 feet) to a point of tangent in the same and (2) north 66° 37' 40" west, 65.59 feet to a point, a corner of land of Great Valley Swim Club; thence extending along the last mentioned land, north 14° 3' 20" west, 108.73 feet to the point in line of Pennsylvania Railroad; thence extending along the last mentioned, north 77° 14' east, 220.99 feet to a point, a corner of Lot No. 2; thence extending along Lot No. 2, south 18° 22' east, 197.47 feet to a point on the northeasterly side of Cloverly Road, aforesaid; thence extending south 71° 38' west, along the said

side of Cloverly Road, 100 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 20.28 feet (the chord of said arc bearing north 85° 7' 56" west, 19.72 feet) to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned Plan.

CONTAINING in area 40.427 square feet.

BEING known as 999 Cloverly Road, Berwyn, PA 19312

BEING the same premises which William H. Torian, Jr. and Roberta Torian by Deed dated 1/26/2004 and recorded 2/5/2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6059, Page 1352, granted and conveyed unto Robert A. Smith and Margaret L. Smith.

PARCEL No.: 43-10B-24.16

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **ROBERT A. SMITH and MARGARET L. SMITH**

SALE ADDRESS: 999 Cloverly Road, Berwyn, PA 19312

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

SALE NO. 19-3-126

Writ of Execution No. 2017-11348

DEBT \$952,788.12

PROPERTY situate in Tredyffrin Township

TAX Parcel #43-10D-11.2

ALL THAT CERTAIN lot or piece of ground in the property known, named and identified in a Plan of Subdivision for Daniel Michie, Jr. dated March 15, 1073 and last revised March 26, 1973 located in Tredyffrin Township, Chester County Pennsylvania, being more fully described in a Deed dated August 5, 1997 and recorded January 7, 1998, in the Chester County Clerk's Register's Office in Deed Book 4285, Page 167.

IMPROVEMENTS: a residential dwelling & pool

SOLD as the property of: Joel A. Harden

PLAINTIFF: U.S. Bank National

Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

VS

DEFENDANT: **JOEL A. HARDEN**

SALE ADDRESS: 430 Berwyn Baptist Road, Berwyn, PA 19312

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

SALE NO. 19-3-127

Writ of Execution No. 2017-03262

DEBT \$485,637.99

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Franklin, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan Kay Ginn Property made by Hillcrest Associates, Inc., Landenberg, Pennsylvania, dated February 29, 1996 last revised May 6, 1996 and recorded in Plan File #13397, as follows, to wit:

BEGINNING at a point on the title line in the bed of Schoolhouse Road T-378 said point also being a corner of Lot #1; thence extending from said beginning point and along the title line in the bed of Schoolhouse Road the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 1378.77 feet from the arc distance of 267.83 feet to a point of tangent; and (2) north 30 degrees, 32 minutes, 15 seconds east, 66.75 feet to a point a corner of Lot #1; thence extending along same the 3 following courses and distances: (1) south 61 degrees 22 minutes 25 seconds east, 258.84 feet to a point; (2) south 18 degrees, 57 minutes, 16 seconds west, crossing a floodplain, 292.70 feet to a point and (3) north 72 degrees, 02 minutes, 17 seconds west, recrossing the aforesaid floodplain, 296.64 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING the same premises which Kenneth C. Weaverling, Jr., by Deed dated 05/09/2000 and recorded 05/25/2000 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4759, Page 324, granted and conveyed unto Kenneth C. Weaverling, Jr. and Virginia Stanley.

TAX ID No. 72-5-8

PLAINTIFF: M&T Bank

VS

DEFENDANT: **VIRGINIA STANLEY and KENNETH C. WEAVERLING**

SALE ADDRESS: 651 Old

Schoolhouse Road, Landenberg, Pennsylvania
19350

PLAINTIFF ATTORNEY:
DANIELLE M. KARCICH, ESQ., 215-979-3858

SALE NO. 19-3-128
Writ of Execution No. 2018-04997
DEBT \$25,639.22

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan thereof made by P. Short, Professional Engineers, dated March 5, 1954, as follows:

BEGINNING at a point on the southerly side of Garfield Avenue (50 feet wide) at the distance of 145.83 feet southwestwardly from the southwesterly side of Whiteland Avenue (of irregular width).

BEING Parcel No. 11-9-28.

BEING the same premises which Richard R. Krug, by Deed dated the November 17, 1995 and recorded November 22, 1995 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3964 Page 2105, granted and conveyed unto, Brenda A. Brittell, in fee.

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

VS

DEFENDANT: **DALE T. BRITTELL**
and BRENDA A. BRITTELL

SALE ADDRESS: 438 Garfield Avenue, Downingtown, PA 19335

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

SALE NO. 19-3-129
Writ of Execution No. 2018-08498
DEBT \$33,278,411.64

ALL THAT CERTAIN lot or tract of land situate in the Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being known as Lot No. 67, as shown on a certain Plan entitled Reserve at Waynebrook, as recorded in the Office of the

Recorder of Deeds of Chester County, Pennsylvania as Plan No. 17625.

BEING UPI No. 32-3-711

BEING part of the same premises which General Residential Holdings, Inc., a Pennsylvania Corporation, by Deed dated 06/22/2004 and recorded 07/14/2004 in Chester County at Record Book 6217 Page 1843, granted and conveyed unto The Cutler Group, Inc., a Pennsylvania corporation, in fee.

AND the said The Cutler Group, Inc., a Pennsylvania corporation is now known as Hudson Palmer Homes, Inc., a Pennsylvania corporation.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **THE CUTLER GROUP, INC., n/k/a HUDSON PALMER HOMES, INC., SAMON, INC., 550 PARSON-AGE LANE, LLC, and DAVID CUTLER**

SALE ADDRESS: 406 Waynebrook Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **DUANE MORRIS, LLP, 215-979-1000**

SALE NO. 19-3-130
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 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 northerly 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 for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: **DAVID JACKSON and PAMELA JACKSON**

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

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

SALE NO. 19-3-131

Writ of Execution No. 2018-07796

DEBT \$80,134.15

PROPERTY situate in Township of Franklin

TAX Parcel #Tax ID/UIP Parcel No. 72-05-0008/72-5-8

IMPROVEMENTS: A residential dwelling.

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

VS

DEFENDANT: **VIRGINIA STANLEY and KENNETH C. WEAVERLING JR. aka KENNETH C. WEAVERLING**

SALE ADDRESS: 651 Old School House Road, Landenberg, PA 19350

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

SALE NO. 19-3-135

Writ of Execution No. 2018-07540

DEBT \$189,893.33

PROPERTY situate in Township of Valley

TAX Parcel #Tax ID/UIP Parcel No. 38-01-0114/38-1-114

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **BRANDON RHONE and KRISTINA M. SNYDER**

SALE ADDRESS: 26 Tuxford Lane, Coatesville, PA 19320

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

SALE NO. 19-3-136

Writ of Execution No. 2018-02009

DEBT \$64,160.41

PROPERTY situate in Borough of South Coatesville and City of Coatesville

TAX Parcel # 9-2-78.1Q

IMPROVEMENTS thereon: A residential dwelling

PLAINTIFF: Habitat for Humanity of Chester County, Inc.

VS

DEFENDANT: **GLADYS AGUILAR**

SALE ADDRESS: 14 Baxter Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JACK D. WUERSTLE, ESQ., 610-331-8894**

SALE NO. 19-3-137

Writ of Execution No. 2017-10312

DEBT \$60,659.05

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

ALL THAT CERTAIN lot of land, upon which is erected the west house of a block of two brick dwelling houses, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly as bounded and described as follows:-

BEGINNING at a point in the center line of Belmont Street, 18.8 feet westwardly from the west line of White Alley, a corner of land late of James E. Dunleavy, deceased; thence along the said center line of Belmont Street, south 08 degrees 44 minutes west 21.2 feet to a point, a corner of land of Stanley Staneski, and his wife; thence by the same north 09 degrees 16 minutes west 115 feet to the south line of Harmony Street; thence by the same north 80 degrees 44 minutes east 21.2 feet to a point, another corner of land late of James E. Dunleavy, deceased; thence by the same, south 09 degrees 16 minutes east and pass-

ing through the center of the middle dividing partition in said block of two brick dwelling houses, 115 feet to the place of beginning.

BEING UPI Number 1 606 04680000

PARCEL No.: 1 606 04680000

BEING known as: 615 Belmont Street, Coatesville, PA 19320

BEING the same property conveyed to Miesha Williams and Mohamed Kargbo who acquired title, with rights of survivorship, by Virtue of a Deed from Harmun Development, Inc., dated August 6, 2014, recorded September 23, 2014, at Document ID 11367155, and recorded in Book 8989, Page 335, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **MOHAMED KARGBO and MIESHA WILLIAMS, aka MIESHA L. WILLIAMS**

SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320

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

SALE NO. 19-3-138

Writ of Execution No. 2018-07206

DEBT \$361,174.74

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania

BLR# 72-4L-17

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust

VS

DEFENDANT: JOSEPH L. BEITLER, JR. a/k/a JOSEPH L. BETTLER, JR. and KRISTI D. MIZENKO

SALE ADDRESS: 126 Carriage Run Drive, a/k/a 126 Carriage Run Road, Lincoln University, PA 19352-1210

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

SALE NO. 19-3-139

Writ of Execution No. 2018-00102

DEBT \$245,803.39

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements

thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of King's Grant Subdivision, made by Edward B. Walsh & Associates, Inc., Downingtown, Pa., (610) 518-1360 dated 10/13/2004 and recorded in Chester County Plan File No. 17224, as follows, to wit:

BEGINNING at a point on the northerly side of Balmoral Road, a corner of Lot #55; thence from said beginning point along Lot #55 north 09 degrees, 06 minutes, 46 seconds west, 97.81 feet to a point in line of Lot #57; thence along the same north 80 degrees, 53 minutes, 14 seconds east, 85.00 feet to a point on the westerly side of Albermarle Court; thence along the same the (2) courses and distances: (1) south 09 degrees, 06 minutes, 46 seconds east, 72.81 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 25.00 feet and passing through a clear site triangle, the arc distance of 39.27 feet to a point of tangent on the northerly side of Balmoral Drive; thence along the same south 80 degrees, 53 minutes, 14 seconds west, 60.00 feet to the first mentioned point and place of beginning.

BEING Lot #56 as shown on said Plan.

BEING the same premises which DHL P King's Grant, L.P., by Deed dated December 30, 2005 and recorded January 20, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6744, Page 603, granted and conveyed unto John Phan and Kieu Oanh Truong a/k/a Kieu O. Truong, husband and wife.

BEING known as: 1604 Albermarle Court, Coatesville, PA 19320

PARCEL No.: 39-1-161

IMPROVEMENTS: Residential property.

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **JOHN PHAN and KIEU OANH TRUONG a/k/a KIEU O. TRUONG**

SALE ADDRESS: 1604 Albermarle Court, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

SALE NO. 19-3-140
Writ of Execution No. 2016-06756
DEBT \$2,492.74

ALL THAT CERTAIN brick message and lot or land known as No. 233 High Street, situate on the northerly side of said street between Main Street and Marshall Street, in the Fifth Ward of the Borough of Phoenixville.

TAX Parcel No. 15-5-499

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **ANDREW DUREN,**

JR.

SALE ADDRESS: 233 W. High Street,
Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT**
P. DADAY, ESQ., 484-690-9300

SALE NO. 19-3-141
Writ of Execution No. 2018-08312
DEBT \$147,070.13

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan for "Darlington Hunt-Phase IV" made by Lake Roeder Hillard & Beers, Oxford, PA, dated June 14, 2001, last revised March 28, 2001 and recorded on October 29, 2001, as Plan No. 15975 as follows to wit:

BEGINNING at a point on the north-easterly side of Oxford Road (SR 3018), said point being a corner of Lot #16 (as shown on said Plan): thence from said point of beginning leaving said road extending along Lot #16 north 21 degrees 57 minutes 21 seconds east 210.00 feet to a point, being a corner of Lots #14 and 316; thence extending along Lot #14 south 68 degrees 02 minutes 39 seconds east 198.75 feet to a point in line of lands now or late of Albert O. Moran, Jr. and Louise J. Moran, being a corner of Lot #14 thence extending along lands of Moran the two following courses and distances: (1) south 16 degrees 02 minutes 19 seconds west 135.49 feet to a point on the aforesaid side of Oxford Road; thence extending along same north 68 degrees 02 minutes 39 seconds west 210.00 feet to the first mentioned point and place beginning.

BEING Lot #15 on the above mentioned plan.

BEING UPI #69-3-32.

BLR# 69-3-32

BEING the same premises: the said Andrew N. Wright, an unmarried individual became seized of the interest granted and conveyed, in fee, by Jesse R. Cox and Amie M. Cox, husband and wife as evidenced by Deed dated 4/27/2007 and recorded 5/8/2007 in the Office of the Recorder in Chester County, in Book 7153, Page 1967, et c.

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

VS

DEFENDANT: **ANDREW N.**
WRIGHT

SALE ADDRESS: 557 Oxford Road,
Lincoln University, PA 19352

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

SALE NO. 19-3-143
Writ of Execution No. 2015-10583
DEBT \$1,525.81

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

TAX Parcel No. 1-6-53.2

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **CASSANDRA**
JONES

SALE ADDRESS: 121 S. Worthington
Street, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT**
P. DADAY, ESQ., 484-690-9300

SALE NO. 19-3-146
Writ of Execution No. 2003-04081
DEBT \$267,586.06

PROPERTY situate in the Willistown
Township, Chester County, Pennsylvania

BLR# 54-1P-299

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: U.S. Bank National
Association

DEFENDANT: **PATRICIA M.**
HALSEY, as Trustee, Successor in Interest to
Bank of America, National Association, as

Trustee , as Successor by Merger to Lasalle Bank National Association as Trustee for Bearn Stearn Securities TrustAsset Backed Certificates Series 2001-3

SALE ADDRESS: 3 Bryan Avenue,
Malvern, PA 19355-3007

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

SALE NO. 19-3-147

Writ of Execution No. 2017-00905

DEBT \$252,857.41

PROPERTY situate in the East Marlborough Township, Chester County Pennsylvania

BLR# 61-6-404

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC
VS

DEFENDANT: **ANNA-CARIN BREWER**

SALE ADDRESS: 246 Cherry Lane,
Kennett Square, PA 19348-4709

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

SALE NO. 19-3-149

Writ of Execution No. 2018-04670

DEBT \$46,429.87

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan for Dorothy M. Haering, made by Huth Engineers, Inc., dated 1/11/80 and recorded on 4/24/80, as Plan #2982, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly ultimate right-of-way line, Skelp Level Road, said point being at the distance of 35.64 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the northwesterly ultimate right-of-

way line of Harmony Hill Road; thence extending along the aforesaid ultimate right-of-way line of Skelp Level Road, north 36 degrees 39 minutes 07 seconds west, 117.99 feet to a point, a corner of lands now or late of James W. McFarland; thence extending along same, north 58 degrees 02 minutes 01 second east, 301.52 feet to a point, a corner of Lot #2 on said Plan; thence extending along same, south 34 degrees 42 minutes 46 seconds east, 133.34 feet to a point on the northwesterly ultimate right-of-way line of Harmony Hill Road; thence extending along same, the 3 following courses and distances: (1) south 56 degrees 23 minutes 05 seconds west, 171.53 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 1,060.25 feet, the arc distance of 117.96 feet to a point of compound curve and (3) on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 35.64 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 1.00 acres of land be the same more or less.

BEING UPI Number 5 102 00310000

PARCEL No.: 5 102 00310000

BEING known as: 1095 Harmony Hill Road, Downingtown, PA 19335

BEING the same property conveyed to Melanie A. Sloyer, a single woman who acquired title by Virtue of a Deed from Richard C. Wallace and Bonnie S. Wallace, dated January 13, 1995, at Instrument Number 2805, and recorded in Book 3852, Page 1927, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MELANIE A. SLOYER and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 1095 Harmony Hill Road, Downingtown, PA 19335

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

SALE NO. 19-3-150

Writ of Execution No. 2017-08492

DEBT \$149,412.18

PROPERTY situate in Township of London Grove

TAX Parcel #Tax ID/UPI Parcel No.
59-08-0218/59-8-218

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **TERRI JAYNE METHVIN as EXECUTRIX of the ESTATE of JANE M. METHVIN DECEASED**

SALE ADDRESS: 645 Martin Drive, Avondale, PA 19311

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

SALE NO. 19-3-151

Writ of Execution No. 2018-00446

DEBT \$389,433.76

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

ALL THAT CERTAIN message and 2 tracts of land situate in the Township of Londonderry, County of Chester and State of PA, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a stone in the middle of the Gap and Newport Turnpike Road; thence along the same and by land now or late of Joseph Booth south 58 1/4 degrees east, 101 perches to a stone (broken); thence by land now or late of Samuel Clark, south 08 degrees west, 13.50 perches to a stone; south 4 1/2 degrees east, 55 perches to a sassafras on a line of land now or late of Thomas Adams; thence by the same south 81 1/2 degrees west, 121.90 perches to a Gum Tree; thence by land now or late of Issac Pierce north 14 degrees east, 66.80 perches to a small white oak; thence north 88 degrees east, 32.30 perches to a chestnut; north 10 1/4 degrees east, 2.40 perches to a maple, north 72 3/4 degrees west, 32.30 perches to a scrub "Spanish Oak; north 14 degrees east, 63 perches to the place of beginning.

TRACT NO. 2:

BEGINNING at a post in the middle of the Gap and Newport Turnpike Road, a corner of lands now or late of Oliver A. Baker and Job Harry; thence along the Turnpike Road by land now or late of Charles Booth (the following being the true and not magnetic bearings according to a survey made 11/14/1863) north 70 1/2 degrees

west 25.80 perches to a post; thence by land late of the said David E. Clark, deceased, south 64 1/4 degrees east, 27.46 perches to a post; and thence by land now or late of Job Harry north 4 1/2 degrees east, 4.50 perches to the place of beginning.

EXCEPTING thereout and therefrom all those 3 certain tracts or parcels of land, being Parcel #1, containing 12.68 acres, more or less, Parcel #2 containing 21.76 acres, more or less, and Parcel #3, containing 26.38 acres, more or less, described according to a Plan of Property made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, dated 5/2/1969 and revised 7/11/1969, by Deed conveyed from Paul E. White and Madolin E. White, his wife, dated 7/23/1969 and recorded in Chester County in Deed Book X-38 Page 727, and granted unto Alfred A. Liberi, in fee.

ALSO excepting thereout and therefrom all that certain tract of land, containing described according to a survey by H2 Engineering Associates, dated 11/24/1980; by Deed conveyed from Paul E. White and Madolin E. White, husband and wife, dated 1/13/1981 and recorded in Chester County in Deed Book Y-57 Page 491, granted unto Ralph L. Stoltzfus and M. Ilene Stoltzfus, husband and wife, in fee.

BEING UPI Number 4 602 00560000

PARCEL No.: 4 602 00560000

BEING known as: 2122 Gap Newport Pike, Cochranville, PA 19330

BEING the same property conveyed to Gregory J. Cellini and Glenda M. Cellini, husband and wife who acquired title by Virtue of a Deed from Madolin E. White, no marital status shown, dated May 12, 1998, recorded May 20, 1998, at Deed Book 4351, Page 2201, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Fifth Third Mortgage Company

VS

DEFENDANT: **GREGORY J. CELLINI and GLENDA M. CELLINI**

SALE ADDRESS: 2122 Gap Newport Pike, Cochranville, PA 19330

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

SALE NO. 19-3-153
Writ of Execution No. 2018-03678
DEBT \$171,820.45

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan made for Wild Goose Farm by Brandywine Valley Engineers Inc., Boothwyn, Pa., dated 02/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12772, as follows, to wit:

BEGINNING at a point on the southeasterly side of Picket Way at a common corner of Lots No. 3 and No. 4 as shown on said Plan; thence from said beginning point and extending along Lot No. 3, south 26 degrees 29 minutes 0 seconds east crossing over a certain 20 feet wide open space easement 96 feet to a point; thence extending south 63 degrees 31 minutes 0 seconds west 44 feet to a point, a corner of Lot No. 5; thence extending along the same, north 26 degrees 29 minutes 0 seconds west re-crossing the aforesaid easement 96 feet to a point on the southeasterly side of Picket Way, aforesaid; thence extending along the side of said road, north 63 degrees 31 minutes 0 seconds east 44 feet to a point, being the first mentioned point and place of beginning.

TITLE to said premises vested in Joseph Stephen Wolf and Sandra Wolf by Deed from Wild Goose Farms, Inc. a PA Corp dated December, 12 1996 and recorded December 20, 1996 in the Chester County Recorder of Deeds in Book 4121, Page 272.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JOSEPH STEPHEN WOLF and SANDRA WOLF**

SALE ADDRESS: 630 Picket Way, West Chester, PA 19382

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

SALE NO. 19-3-154
Writ of Execution No. 2018-08387
DEBT \$66,627.45

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

BLR# #68-6-1.7

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Wells Fargo Bank, N.A
VS

DEFENANT: **KAREN L. DRAKE**

SALE ADDRESS: 2104 Deer Path Road, Nottingham, PA 19362-9106

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

SALE NO. 19-3-155
Writ of Execution No. 2018-03752
DEBT \$344,971.83

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Village at Bell Tavern" made for MGJAD Associates, L.P., prepared by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, Pennsylvania 19335, (610) 518-1360, dated 11/22/00, last revised 9/12/03 and recorded in Chester County as Plan No. 16863 as follows, to wit:

BEGINNING at a point on the southerly side of Lincoln Drive a corner of Lot 184 on said plan, thence extending along said lot, south 06° 21' 42" east crossing a 12 foot wide utility and maintenance easement, 122.33 feet to a point, a corner of Lot 194, thence extending along same, south 83° 38' 42" west recrossing said 12 feet wide utility and maintenance easement and crossing a variable width parking easement, 122.33 feet to a point on the southerly side of Lincoln Drive, thence extending along same, north 83° 38' 18" east 43.85 feet to the first mentioned point and place of beginning.

BEING Lot 183 on said plan.

TAX ID/Parcel No. UPI #40-2-1114

BEING the same premises which Joshua A. Janis and Jennifer A. Hulnick, as joint tenants with right of survivorship, by Deed dated September 23, 2008 and recorded September 25, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7520, Page 1768, granted and conveyed unto Joshua A. Janis and Jennifer A. Janis, as husband and wife, as joint tenants with the right of survivorship.

BEING known as: 11 Lincoln Drive,

Downingtown, PA 19335

PARCEL No.: 40-2-1114

IMPROVEMENTS: Residential property.

PLAINTIFF: Midland States Bank

VS

DEFENDANT: **JOSHUA JANIS a/k/a JOSHUA A. JANIS and JENNIFER JANIS a/k/a JENNIFER A. JANIS and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 11 Lincoln Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

SALE NO. 19-3-156

Writ of Execution No. 2015-09959

DEBT \$307,746.59

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

BLR# 41-8-111

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MEREDITH L. HARSCH a/k/a MEREDITH L. HARSCH and CATHY A. HERMAN and ROBERT F. HARSCH**

SALE ADDRESS: 1296 Samuel Road, West Chester, PA 19380-1065

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

SALE NO. 19-3-157

Writ of Execution No. 2018-02972

DEBT \$322,927.37

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

BLR# 69-6-138.1E

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **ROBERT C. NEELY a/k/a ROBERT CAMERON NEELY**

SALE ADDRESS: 266 Waterway

Road, Oxford, PA 19363-3909

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

SALE NO. 19-3-158

Writ of Execution No. 2012-06858

DEBT \$743,636.48

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania
BLR# 34-1-111

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company NA, fka The Bank of New York Trust Company NA as Successor in Interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-Ar2

VS

DEFENDANT: **KEITH L. FRANKLIN and YVETTE J. FRANKLIN**

SALE ADDRESS: 1625 Spring House Road, Chester Springs, PA 19425-1428

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

SALE NO. 19-3-159

Writ of Execution No. 2017-04071

DEBT \$74,460.83

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

TRACT NO. 1:

ALL THOSE TWO CERTAIN lots or pieces of ground with the hereditaments and appurtenances, thereon erected, situate in West Whiteland Township, Chester County, PA, being Lot Nos. 67 to 68 inclusive in Section "D" on a Certain Plan of Lots of Whiteland Crest, bearing dated July 1926, and recorded in the Office for the Recording of Deeds at West Chester in Plan Book 1 Page 246 and being bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 69 at the distance of 300 feet measured northwardly from the intersection of the northerly side of

Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on the said Hendricks Avenue 50 feet (each lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

TRACT NO. 2:

ALL THOSE CERTAIN two lots or pieces of ground known as Lots Nos. 69 and 70 Section "D" on a certain plan of lots of Whiteland Crest in the Township aforesaid, bounded and described according to the above plan as follows:

BEGINNING at a point on the westerly side of Hendricks Avenue a corner of Lot No. 71 at the distance of 250 feet measured northwardly from the intersection of the northerly side of Bartlett Avenue with the westerly side of Hendricks Avenue.

CONTAINING in front or breadth on said Hendricks Avenue 50 feet (east lot being 25 feet wide) and extending of that width in length or depth westwardly 125 feet.

BEING UPI Number 41-05G-0051

PARCEL No.: 41-05G-0051

BEING known as:. 224 South Hendricks, Exton, PA 19341

BEING the same property conveyed to Daniel McIntyre and Linda McIntyre, as tenants by the entireties who acquired title by Virtue of a Deed from Olive Trego Naylor, widow by her attorney in fact Sarah C. Cohee, dated October 24, 1997, recorded December 4, 1997, at Book 4268, Page 0104, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DANIEL J. McINTYRE, aka DANIEL McINTYRE, LINDA G. McINTYRE, aka LINDA McINTYRE, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

SALE ADDRESS: 224 South Hendricks, Exton, PA 19341

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

SALE NO. 19-3-160

Writ of Execution No. 2012-06382

DEBT \$67,143.45

PROPERTY situate in Borough of West Chester

TAX Parcel #Tax Parcel ID/UPI #: 01-09-0526/1-9-526

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan Grantor Trust 2002-A

VS

DEFENDANT: **THERESA MASON and TERRANCE A. MASON**

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

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

SALE NO. 19-3-163

Writ of Execution No. 2018-04726

DEBT \$49,543.95

ALL THAT CERTAIN tract of land with the buildings thereon erected, situate in the Township of Valley, Chester County, Pennsylvania, known and designated as Lot No. 17 in Plan of West Coatesville, recorded in the Office of the Recorder of Deeds of Chester County, in Plan Book 1, Page 42, more particularly bounded and described as follows, to wit:

BEGINNING at a point at the north-west corner of Lot No. 16 which point is 30 feet from the southeast corner of Grove Avenue and Front Street; thence southwardly along the line of said Lot Number 16 110 feet to a point at the north side of a 15 foot wide alley; thence westwardly along the north side of said 15 foot wide alley; 30 feet to a point at the east side of Grove Avenue; thence northwardly along the east side of Grove Avenue 110 feet to a point at the south side of Front Street, thence eastwardly along the south side of Front Street 30 feet to the place of beginning.

BOUNDED on the north by Front Street, on the south by a 15 foot wide alley and the west by the Grove Avenue, and on the east by Lot Number 16

UPI No. 38-5F-112

BLR# 38-5F-112

TITLE to said premises vested in

Earnest S. Shortridge, sole owner, by deed from Dante Dicamillo and Claire DiCamillo, tenants in common, dated 11/24/2014 and recorded 11/25/2014 in Book 9020 Page 2368

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PER-
SONS, FIRMS OR ASSOCIATIONS CLAIM-

**ING RIGHT, TITLE OR INTEREST FROM
OR UNDER ERNEST S. SHORTRIDGE,
DECEASED**

SALE ADDRESS: 3 Brook Street,
Coatesville, PA 19320

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