



Chester County Law Reporter

(USPS 102-900)

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TABLE OF CONTENTS

68 CHESTER COUNTY REPORTS

In Re: Joint Petition of Blue Claw, LLC, and Javier Rosa

Personal injury settlement - Structured settlement - Annuity - Structured Settlement Protection Act - Best Interest of Payee 170 (2020)

Classified Ads. 25
Attorney To Take Over Practice - *Chester County*
Meeting Space - *West Chester*

Legal Notices
See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

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In Re: Joint Petition of Blue Claw, LLC, and Javier Rosa

Personal injury settlement – Structured settlement – Annuity – Structured Settlement Protection Act – Best interests of payee

1. The Pennsylvania Structured Settlement Protection Act exists to ensure an injured individual will not be taken advantage of by a third party.
2. Structured settlements have a plethora of public policy advantages including ensuring that a settlement is properly invested to take a person's future needs into account and lessening the chance of having to turn to state or federal assistance in the future.
3. The Structured Settlement Protection Act sets forth certain requirements when a recipient of a structured settlement payment desires to sell their rights to future payments to a third party including, but not limited to, the: amounts and due dates of payments to be transferred; aggregate amount of payments; discounted present value; gross amount payable; fees being deducted; net payable; and the quotient of payment to discounted present value.
4. A Court must review all of the factors within the Act to determine whether the transfer is in the best interests of the payee or his dependents.
5. When placed between the financial interests of an unsophisticated, injured lawsuit plaintiff and a concern that specializes in purchasing, for a discount, plaintiff's annuities, the court must not take lightly its statutory mandate to determine whether the person selling the annuity will reap the full benefit of the bargain—*i.e.*, whether the transfer is truly in his best interests based upon the facts.
6. The Structured Settlement Protection Act defines best interests as the standard applicable to transfers of structured settlement payment rights based on judicial findings regarding the payee and his dependents, unless if at the time the payee and the transferee enter into the transfer agreement a different standard is contained in the Internal Revenue Code of 1986 or in a United States Treasury regulation adopted pursuant thereto, then such different standard.
7. There appears to be a consensus on two main factors in considering the best interests of a payee pursuant to the Act. One is the need for funds in light of both the strength and immediacy of that need. The second is the discount being given to receive funds now along with the possibility of other available and less costly options.
8. A joint Petition to Transfer Structured Settlement Payment Rights was filed by the payee and the transferee. Following a hearing on the Petition, the Court Held, that the Petition was denied.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2020-01657-PS; In Re: Joint Petition of Blue Claw, LLC, and Javier Rosa

Vanya Dugalic for Blue Claw, LLC

Javier Rosa, *pro se*

Binder, J., March 19, 2020:-

[68 Ches. Co. Rep. **In Re: Joint Petition of Blue Claw, LLC, and Javier Rosa**

In Re: Joint Petition of Blue Claw, LLC, and Javier Rosa : IN THE COURT OF COMMON PLEAS
 : CHESTER COUNTY, PENNSYLVANIA
 :
 : CIVIL TRIAL DIVISION
 :
 : No. 2020-01657-PS

ORDER

AND NOW, this 19th day of March, 2020, following a hearing on March 5, 2020 on the Petition to Transfer Structured Settlement Payment Rights jointly filed by Blue Claw, LLC, and Javier Rosa, for the reasons in the attached memorandum, it is hereby **ORDERED** that the Petition is **DENIED**.

BY THE COURT:

/s/ BRET M. BINDER, J.

MEMORANDUM

This matter arises out of the Joint Petition to Transfer Structured Settlement Payment Rights (the “Petition”), filed by Blue Claw, LLC (“Blue Claw” or “Transferee”), and Javier Rosa (“Mr. Rosa” or “Payee”). Based upon the evidence and testimony presented at a hearing on March 5, 2020, this Court determines that a transfer is not in the best interests of Mr. Rosa pursuant to 40 P.S. § 4003(a).

BACKGROUND

Mr. Rosa is the beneficiary of two annuities – one owned by MetLife Tower Resources Group, Inc., and issued by Metropolitan Life Insurance Company (the “MetLife Annuity”), and one owned by Prudential Assigned Settlement Services Corporation, and issued by Prudential Life Insurance Company of America (the “Prudential Annuity”). These annuities stem from a personal injury settlement resulting in payment from Prudential of \$4,000.00 per month, from June 2010 for life (with a guaranty of payments through June of 2035), and from MetLife of \$6,740.04 per month, from June 2010 for life (with a guaranty of payments through June of 2035).

Mr. Rosa has previously transferred the rights to portions of the total \$10,740.04 per month of his annuity payments such that he is left with approximately \$4,000.00 per month in payments. The full history of attempted and successful transfers are as follows:

CASE NAME	DOCKET #	RESULT	LUMP SUM SOUGHT	STATED REASON FOR TRANSFER
In Re: Javier Rosa (Blue Claw purchaser for MetLife Annuity)	2018-11026-PS	APPROVED 12/19/2018	\$216,108.00	Buy back home, pay taxes, and repair fire damage
Re: Joint Petition of J.G. Wentworth Originations, LLC, and Javier Rosa (MetLife Annuity)	2018-05882-PS	DISMISSED 8/21/2018	\$77,500.00	Delinquent taxes and fire damage to home
Re: Joint Petition of J.G. Wentworth Originations, LLC and Javier Rosa (Prudential Annuity)	2018-05883-PS	DISMISSED 8/21/2018	\$22,500.00	Delinquent taxes and fire damage to home
Re: Joint Petition of J.G. Wentworth Originations, LLC and J. Rosa (Prudential Annuity)	2018-00821-PS	APPROVED 3/5/2018	\$30,000.00	Credit card debt, replace HVAC in home
Re: Joint Petition of J.G. Wentworth Originations, LLC, and J. Rosa (MetLife Annuity)	2018-00822-PS	APPROVED 3/5/2018	\$30,000.00	Credit card debt, HVAC replacement
Re: Joint Petition of J.G. Wentworth Originations, LLC, and Javier Rosa (MetLife Annuity)	2017-03811-MJ	APPROVED 10/16/2017	\$96,000.00	Funding business, applying for patent

[68 Ches. Co. Rep. In Re: Joint Petition of Blue Claw, LLC, and Javier Rosa

Re: Joint Petition of J.G. Wentworth Originations, LLC and Javier Rosa (Prudential Annuity)	2017-03812-MJ	APPROVED 10/16/2017	\$69,000.00	Funding business, applying for patent
Re: Joint Petition of Sahara I, LLC. And Javier Rosa (MetLife Annuity)	2016-07791-PS	APPROVED 9/29/2016	\$77,500.00	Funding business
Re: Joint Petition of Sahara I, LLC. And Javier Rosa (Prudential Annuity)	2016-07792-PS	APPROVED 9/29/2016	\$172,500.00	Funding business
Re: Joint Petition of J.G. Wentworth Originations, LLC and Javier Rosa (Prudential)	2016-00091	APPROVED 4/18/2016	\$47,500.00	Funding furniture store
Re: Joint Petition of J.G. Wentworth Originations, LLC, and J. Rosa (Metropolitan Life Insurance Company)	2016-00036-MJ	APPROVED 2/16/2016	\$47,500.00	Funding furniture store
Re: Joint Petition of J.G. Wentworth Originations, LLC and Javier Rosa (Prudential)	2012-10156-PS	APPROVED THEN VACATED 11/19/2012 ¹	\$217,500.00	Funding furniture store

¹ This Petition was initially approved; however, subsequent to the approval the proposed purchaser discovered that any assignment of rights to proceeds of the annuities were subject to approval by Mr. Rosa's ex-wife and children pursuant to a Property Settlement Agreement entered into by Mr. Rosa during divorce proceedings. Accordingly, the purchaser asked the Court to vacate the order as the approvals were not and could not be obtained. It is unclear if the approvals were necessary or, if so, obtained for the subsequent petitions including the one sub judice.

Re: Joint Petition of J.G. Wentworth Originations, LLC, and Javier Rosa (MetLife Annuity)	2012-10472-PS	APPROVED THEN VACATED 11/19/2012 ²	\$217,500.00	Funding furniture store
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In total, Mr. Rosa has received \$857,347.00 in transfers for reasons varying from paying debt, doing home repairs, starting or funding a business, paying medical bills, and paying off his home and back taxes.

In the instant Petition, Mr. Rosa seeks to transfer the rights to portions of the Prudential Annuity consisting of: forty-seven monthly payments of \$500.00 beginning 7/15/2020 through and including 5/15/2024; thirty-five monthly payments of \$1,500.00 beginning 6/15/2024 through and including 4/15/2027; fifty-five monthly payments of \$500.00 beginning 5/15/2027 through and including 11/15/2031; and forty-three monthly payments of \$1,000.00 beginning 12/15/2031 through and including 6/15/2035. These payments have a face value of \$146,500.00 and a discounted present value of \$124,802.39 (using the currently applicable federal rate of 2.0%). The net amount proposed to be received by Mr. Rosa in exchange for the above transfer is \$54,290.96 or 43.5% of the estimated current value of the payments. Blue Claw alleges an effective interest rate being paid to it as transferee of 14.99% annually based on the timing and amounts being sold.

Additionally, Mr. Rosa seeks to transfer the rights to portions of the MetLife Annuity consisting of: twenty-two monthly payments of \$1,500.00 beginning July 15, 2020 through and including April 15, 2022; twenty-four monthly payments of \$1,000.00 beginning May 15, 2022 through and including April 15, 2024; fifty monthly payments of \$500.00 beginning May 15, 2027 through and including June 15, 2031; forty-eight monthly payments of \$1,500.00 beginning July 15, 2031 through and including June 15, 2035. These payments have a face value of \$154,000.00 and a discounted present value of \$130,594.68 (using the applicable federal rate of 2.0%). The net amount proposed to be received by Mr. Rosa is \$60,636.64 or 46.4% of the estimated current value of the payments. Blue Claw alleges an effective interest rate being paid to it as transferee of 14.99% annually based on the timing and amounts being sold.

In his petition and at the hearing, Mr. Rosa states that he desires the money to pay for home repairs due to a house fire from approximately two years prior. Mr. Rosa alleges that the insurance company has been slow in paying and that further damage is happening to the home. Moreover, Mr. Rosa asks for money to pay for his current rental home which he and his wife rent at approximately \$3,000.00 per

² See Fn 1.

month.

Mr. Rosa testified that his home needs approximately \$88,000.00 in repairs and that the home would be worth an estimated \$650,000.00 upon completion. Mr. Rosa and his wife own the home outright having previously paid off the mortgage. Upon questioning by the Court, Mr. Rosa claimed he spoke to an unnamed bank regarding a mortgage or home equity line but anticipated trouble in receiving a home loan due to poor credit stemming from a divorce over seven years prior.

Mr. Rosa estimated that his current business (started and advanced with funds from prior transfers of this settlement agreement) pays him approximately \$4,500.00 per month, he is currently receiving approximately \$4,000.00 per month in structured settlement payments, and his wife makes over \$16,667.00 per month. This leads to total household income of approximately \$25,000.00 per month.

DISCUSSION

The Pennsylvania Structured Settlement Protection Act (the “Act”), 40 P.S. §§ 4001-09, exists to ensure an injured individual will not be taken advantage of by a third party. Structured settlements have a plethora of public policy advantages including ensuring that a settlement is properly invested to take a person’s future needs into account and lessening the chance of having to turn to state or federal assistance in the future. See In re: Petition of Brie HILTON, 76 Pa. D. & C. 4th 378 (C.P. Mercer Cty 2005) (citing *Paul J. Lesti, Structured Settlements § 19:9* and ultimately holding that a transfer was not in the best interests of the payee due to the lack of current needs dire and urgent enough to turn over 54% of the present value of the payment at issue); In re Fee, 2006 WL 3478944 (C.P. Lackawanna Cty 2006) (unreported) (denying a requested fourth and final transfer of all future payments and discussing in great detail the dangers of individuals squandering large lump sum personal injury settlements leading to the adoption of the Act).

The Act sets forth certain requirements when a recipient of a structured settlement payment desires to sell their rights to future payments to a third party including but not limited to the: amounts and due dates of payments to be transferred; aggregate amount of payments, discounted present value; gross amount payable; fees being deducted; net payable; and the quotient of payment to discounted present value. 40 P.S. §4003(2).

The Court must review all of the above and determine that “the transfer is in the best interests of the payee or his dependents.” 40 P.S. § 4003(3). As persuasively noted by the Court of Common Pleas in Philadelphia County:

When placed between the financial interests of an unsophisticated, injured lawsuit plaintiff and a concern that specializes in purchasing, for a discount, plaintiff’s annuities, this court does not take lightly its statutory mandate to determine whether the person selling the annuity will reap the full benefit of the bargain—*i.e.*, whether the transfer is truly in his “best interests” based upon the facts.

In re Petition to Transfer Structured Settlement Payment Rights of Curto, 67 Pa. D. & C. 4th 65 (C.P. Phila. Cty 2004) (denying a petition to transfer settlement funds due to, inter alia, the high risk of dissipating all proceeds from the sale).

The Structured Settlement Protection Act defines “best interests” as “[t]he standard applicable to transfers of structured settlement payment rights based on judicial findings regarding the payee and his dependents, as required by section 3(a)(3), unless if at the time the payee and the transferee enter into the transfer agreement a different standard is contained in the Internal Revenue Code of 1986 (Public Law 99-514, 26 U.S.C. § 1 *et seq.*) or in a United States Treasury regulation adopted pursuant thereto, then such different standard.” 40 P.S. § 4002.

In reviewing decisions by various trial courts in the Commonwealth regarding Section 4003 and analyzing the “best interests” of the petitioner, there appears to be a consensus on two main factors in considering the best interests of a payee pursuant to the Act. One is the need for funds in light of both the strength and immediacy of that need. The second is the discount being given to receive funds now along with the possibility of other available and less costly options. See Hilton, supra; Curto, supra; In re Marshall, 2006 WL 1682793 (C.P. Lackawanna Cty 2006) (unreported) (holding that an annuity transfer for 62 cents on the dollar of an entire annuity would be denied but the strong need to reduce monthly living expenses through the purchase of residence justified the discount for a portion of the annuity); In re Macumber, 66 D. & C. 4th 249 (C.P. Monroe Cty 2003) (finding that a discounted present value of fifty-five cents on the dollar was not in the best interests of the petitioner when no valid need existed to justify the discount); In Re Johnny Bush, 152 Pitts.Leg.J. 207 (C.P. Allegheny Cty 2004) (opining that an effective interest rate of 16.32% annually is exorbitant when payment is virtually guaranteed); In re Bendowski, 2006 WL 2988465 (unreported) (stating that a lack of exigency existed for immediate cash paying 12.73% rendered the proposed assignment not in the best interests of the petitioner).

Presently, this Court finds that the Petition fails on both fronts. The need expressed to complete the home repairs because insurance is taking too long to pay for damage is not a great one.³ The household income exceeds \$25,000.00 per month. Petitioner currently lives in housing costing \$3,000.00 per month and no testimony suggested that the housing currently occupied by Petitioner and his family is inadequate. Moreover, it will take some amount of time for the construction work to be completed and Petitioner expressed confidence that the amounts paid for repairs would be reimbursed by his insurance company. Crucially, the \$25,000.00 per month in household income should suffice to cover all repairs and all living expenses for the length of time needed to resolve any insurance issues and/or complete repairs.

³ It is also unclear why further funds are needed as Petitioner has transferred portions of his annuities previously for funds to repair fire damage. Petitioner would also be left in a position of having further depleted his structured settlement payments for immediate cash and then receive further cash in hand if/when the insurance company reimburses for repairs.

Secondly, the proposed transfers are for a **56.5% and 53.6%** discount on the present day value of the amounts being sold. These are exorbitant discounts on virtually guaranteed money. Even accepting Petitioner's calculation of an imputed 15% per year interest on these loans, given: (i) the extraordinarily low cost of funding available as we experience a time of near 0% federal reserve interest rates; (ii) record low mortgage and home equity line rates; (iii) the high income of the household; (iv) the virtual certainty of payment on the annuities; and (v) the fact that Petitioner owns a home worth north of \$500,000.00 in its present condition free and clear, the cash offer cannot be in the best interest of Petitioner. No evidence beyond the bald statement that Petitioner has a poor credit rating due to a prior divorce and that he spoke to one unnamed potential lender was provided regarding efforts to obtain alternate financing through a traditional loan, home equity line, mortgage, or the like.⁴ It is unlikely that materially better terms for a loan could not be obtained (even assuming that such loan could not be paid off in full or nearly in full with insurance proceeds if/when received further reducing the net cost of a loan). Moreover, it is uncertain that a loan is even necessary given the monthly income of the household and lack of pressure to move immediately back into the home.

Lastly, Petitioner has sold over 60% of the monthly income from his structured settlement. Whereas Petitioner originally received a very comfortable amount of approximately \$11,000.00 per month that would provide a very good lifestyle, he currently receives approximately \$4,000.00 per month.⁵ That amount, although sufficient to live, is certainly greatly reduced and further reduction could leave Petitioner without a safety net inherently important to structured settlement payment and a concern of the Act.

Accordingly, the Petition is **Denied** as the proposed transfer is not in the best interests of Petitioner pursuant to 40 P.S. § 4003(3).

BY THE COURT:

/s/ BRET M. BINDER, J.

⁴Petitioner did also state that he had contacted other factoring companies (purchasers of annuity payments) and that Blue Claw offered the best rate. This Court is certain that other factoring companies may offer worse rates and terms but that alone does not make this offer in Petitioner's best interests compared to the myriad of other possible options unexplored by Petitioner.

⁵The Court notes and appreciates that payments for prior transfers were used to start a business, which is apparently successful and able to generate \$4,500 per month in salary to Petitioner.

TABLE OF CONTENTS
LEGAL NOTICES

Corporation Notice 2
Estate Notices **1st Publication** 2
Estate Notices **2nd Publication** 2
Estate Notices **3rd Publication** 3
Fictitious Notice 3
Corporation Notice Limited Liability 4
Nonprofit Corporation Notice 4
Notice of Filing of Articles of Amendment 4
Sheriff’s Sales 5
1st Publication

NOTICES

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 3/23/2020 under the Domestic Business Corporation Law, for Ward's Diesel And Auto Services, Inc., and the addr. of the registered office is 651 W. Avondale Rd., West Grove, PA 19390.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Tuesday, April 7, 2020, effective Wednesday, April 8, 2020 for Prime Motor Club Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Prime Motor Club Inc. will provide various automobile related services to its members, including, but not limited to, roadside assistance.

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

BOLTZ, Marion P., late of West Grove. Randy S. Boltz and Lauren B. Blomer, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96,

Kennett Square, PA 19348, co-Executors. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

FALEY, Michael J., late of West Goshen Township. Daniel Faley, 100 N 2nd Street, Apt. 3, North Wales, PA 19454, care of GREGORY J. SPADEA, Esquire, 204 E. Chester Pike, Suite 3, Ridley Park, PA 19078, Administrator. GREGORY J. SPADEA, Esquire, Law Offices of Spadea & Assoc., LLC, 204 E. Chester Pike, Suite 3, Ridley Park, PA 19078, atty.

FLETCHER, Ronald E., late of Penn Township. Duke Schneider, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 West Miner Street, West Chester, PA 19382, atty.

GIRAFALCO, Victor Chester, late of West Chester. Elizabeth Chirich, 1701 16th Street NW, # 256, Washington, DC 20009, Administratrix.

McCANN, Brendan M., late of West Chester. Tracy Wolski, 30 Cherry Farm Lane, West Chester, PA 19382, Administrator. ERIKA STRICKLAND, Esquire, Law Office of Erika Strickland, LLC, 1650 Market Street, Suite 3600, Philadelphia, PA 19103, atty.

REED, Diane T., late of Phoenixville. Thomas M. Reed, Jr. and Thomas M. Reed, Sr., care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

RUSKIN, Nancy, late of Kennett Square. Neil W. Head, 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.

SCHILLACI, Josephine P., late of Uwchlan Township. Christine Schillaci, care of JOEL S. TODD, Esquire, 212 West Gay Street, West Chester, PA 19380, Executrix. JOEL S. TODD, Esquire, Tuptiza & Associates, PC, 212 West Gay Street, West Chester, PA 19380, atty.

2nd Publication

ELLIS, Jean E., late of West Caln Township. Miriam E. Wealer, 160 Cedar Knoll Road, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

MORRONI, Bettie L., a/k/a Bettie Louise Morroni, late of West Bradford Township. John J. Morroni, JR., care of STACEY WILLITS McCONNELL, Esquire, 24 East Market Street, P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 East Market Street, P.O. Box 565, West Chester, PA 19381-0565, atty.

ROBINSON, Zelma Marie, a/k/a Zelma Crossan Robinson, late of Kennett Township. Claude W. Robinson, care of JENNIFER E. SMITH, Esquire, 2751 Centerville Road, Suite 401, Wilmington, DE 19808, Executor. JENNIFER E. SMITH, Esquire, McColom D'Emilio Smith Uebler LLC, 2751 Centerville Road, Suite 401, Wilmington, DE 19808, atty.

TAYLOR, Charles Richard, late of West Chester. Mark R Taylor, 13 Creekside Drive, West Grove, PA 19390, Executor.

WILLIAMS, David J., late of West Caln Township. Davida D. Washington, 139 Zaleski Road, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

ZAJAC, John S., late of East Marlborough Township. Vicky L. Zajac, 302 Aster Circle, Kennett Square, PA 19348, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, 790 East Market Street, Suite 250, West Chester, PA 19382, atty.

ZUBYK, Rosalie M., late of Charlestown Township. Stephanie Z. Moore, care of JOEL S. TODD, Esquire, 212 West Gay Street, West Chester, PA 19380, Executrix. JOEL S. TODD, Esquire, Tupitza & Associates, PC, 212 West Gay Street, West Chester, PA 19380, atty.

3rd Publication

ARMSTRONG, James Alphonsas, a/k/a Jim, late of Lincoln University. James M. Armstrong, 333 Clearfield Drive, Lincoln University, PA 19352 and Linda A. Lowrie, 205 Valley Green Drive, Coatesville, PA 19320, Executors.

CLEMENT-HOFF, Louise Darling, a/k/a Louise D Hoff, late of West Chester. Gina L Clement, 315 W Nields St, West Chester, PA 19382, Executrix.

LARKIN, Mary Theresa, a/k/a Mary Theresa Larkin Podlesny, late of Glenmoore. Elise L. Bradley, care of ELISE L. BRADLEY, Esquire, 253 E. Marthart Avenue, Havertown, PA 19083, Executrix. ELISE L. BRADLEY, Esquire, 253 E. Marthart Avenue, Havertown, PA 19083, atty.

MULFORD, Richard A., late of Tredyffrin

Township. William R. Haller, care of ERIN E. McQUIGGAN, Esquire, 30 South 17th Street, Philadelphia, PA 19103, Executor. ERIN E. McQUIGGAN, Esquire, Duane Morris LLP, 30 South 17th Street, Philadelphia, PA 19103, atty.

RUMIANO, Ruth Ann, late of Devon. The Haverford Trust Company, care of STEPHEN G. YUSEM, Esquire, 920 Lenmark Drive, Blue Bell, PA 19422, Executor. STEPHEN G. YUSEM, Esquire, 920 Lenmark Drive, Blue Bell, PA 19422, atty.

WARD, Olga Katherine, late of East Brandywine Township. Wesley R. Hatch, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WATSON, Hezekiah, late of Coatesville. Aneesah Salter, 1050 S. George Street, York, PA 17403, Administrator. ELIZABETH T. STEFANIDE, Esquire, 339 W, Baltimore Avenue, Media, PA 19063, atty.

FICTITIOUS NOTICE

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

DIVORCE MONEY MATTERS, with its principal place of business at 111 E Uwchlan Avenue, Exton, PA 19341. The application has been (or will be) filed on: Thursday, December 13, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jeromia J Burger, uFinancial Group, 111 E Uwchlan Avenue, Exton, PA 19341.

THE DREADFUL POINT, with its principal place of business at 344 Madison St., Coatesville, PA 19320. The application has been (or will be) filed on: Wednesday, January 15, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Robert York, 344 Madison St., Coatesville, PA 19320.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on Tuesday, April 21, 2020 a Certificate of Organization was filed in the Pennsylvania Department of State Living Access Solutions LLC, in accordance with the provisions of the Limited Liability Act of 1994.

NONPROFIT CORPORATION NOTICE

Friends of the Farmhouse has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Lamb McErlane PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19382

NONPROFIT CORPORATION NOTICE

Vision Academy Charter School of Excellence has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

The MacMain Law Group LLC
433 West Market Street
Suite 200
West Chester, PA 19382

NONPROFIT CORPORATION NOTICE

Young Scholars of Southeastern Pennsylvania Charter School has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

The MacMain Law Group LLC
433 West Market Street
Suite 200
West Chester, PA 19382

**NOTICE OF FILING OF
ARTICLES OF AMENDMENT**

Notice is hereby given that on April 24th , 2020, Coatesville Savings Bank, with its principal place of business located at 185 East Lincoln Highway, Coatesville, Pennsylvania in Chester County, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendment is the change of the corporate title of the Bank to "Prosper Bank."

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Application Divison, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290. In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Web site at www.pabulletin.com to determine the due date for filing comments.

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, May 21st, 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, June 22nd, 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. 20-5-226

Writ of Execution No. 2017-06229

DEBT \$1,392.59

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

Tax Parcel No. 16-10-203

PLAINTIFF: City of Coatesville
VS

DEFENDANT: **Thelma Jane Bookman**

SALE ADDRESS: 420 Community Lane, Coatesville, PA 19320

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

SALE NO. 20-5-227

Writ of Execution No. 2017-01641

DEBT \$1,493.49

ALL THAT CERTAIN lot of land with the buildings thereon erected, SITUATED in Drumpellier, in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-7-46

PLAINTIFF: City of Coatesville
VS

DEFENDANT: **Anthony D. Stukes**

SALE ADDRESS: 1220 E. Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 20-5-228

Writ of Execution No. 2017-00104

DEBT \$1,090.70

ALL THAT CERTAIN tract of land Situated in the Township of Valley, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 38-2-10.1A

PLAINTIFF: Township of Valley
 VS
 DEFENDANT: **Robert M. Savill, Jr. & Elizabeth Savill**
 SALE ADDRESS: 125 Highland Drive, Valley Township, PA 19320
 PLAINTIFF ATTORNEY:
PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 20-5-230

Writ of Execution No. 2018-00554

DEBT \$1,569.49

ALL THAT CERTAIN lot or place of ground Situate in Caln Township, Chester County, Pennsylvania.

Tax Parcel No. 39-4B-11

PLAINTIFF: Caln Township Municipal Authority & Township of Caln

VS

DEFENDANT: **Jose E. Montalvo & Justine Montalvo**

SALE ADDRESS: 603 Bailey Road N., Caln Township, PA 19335

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

SALE NO. 20-5-231

Writ of Execution No. 2011-02414

DEBT \$9,805.82

ALL THAT CERTAIN lot or piece of ground with the stone messuage and improvements thereon erected, situate in Valley Township, CHESTER County, Pennsylvania.

Tax Parcel No. 38-3J-18

PLAINTIFF: Township of Valley

VS
 DEFENDANT: **Kelly L. Butler & Tammy L. Butler**
 SALE ADDRESS: 1005 Manor Road, Valley Township, PA 19320
 PLAINTIFF ATTORNEY:
PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 20-5-233

Writ of Execution No. 2018-11469

DEBT \$2,237.79

ALL THAT CERTAIN lot or piece of land situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 67-4-88

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Andrea L. Ciarrocchi**

SALE ADDRESS: 911 S. Concord Road, Westtown Township, PA 19382

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

SALE NO. 20-5-234

Writ of Execution No. 2017-06169

DEBT \$1,323.41

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

Tax Parcel No. 50-9B-25

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Thomas M. Eliason & Nancy Ann Eliason**

SALE ADDRESS: 1404 Carriage Lane, West Bradford Township, PA 19382

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

SALE NO. 20-5-235

Writ of Execution No. 2019-06692

DEBT \$16,329.18

Seized and taken in execution as the property of: Anthony J. Molloy, Jr. & Patricia T. Molloy.

UPI # 32-4-794

IMPROVEMENTS thereon: Res. Condo Townhouse

PLAINTIFF: The Courts at Byers Station, Inc.

VS

DEFENDANT: **Anthony & Patricia Molloy**

SALE ADDRESS: 2315 Brookshire Drive, Chester Springs, PA 19425

PLANTIFF ATTORNEY:
MARCUS & HOFFMAN 610-565-4660

SALE NO. 20-5-236

Writ of Execution No. 2019-11435

DEBT \$204,186.36

ALL THAT CERTAIN lot or parcel of land situated in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 9, 1998 and recorded in the Office of the Chester County Recorder of Deeds on December 18, 1998, in Deed Book Vol-

ume 4475 at Page 2087, Instrument No. 96416.

Tax Parcel No. 67-4C-134

PLAINTIFF: Forethought Life Insurance Company

VS

DEFENDANT: **Jacqueline A. Barker & James V. Barker**

SALE ADDRESS: 542 Coventry Lane, West Chester, PA 19382

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

SALE NO. 20-5-237

Writ of Execution No. 2017-03736

DEBT \$217,604.91

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Fallowfield Township, Chester County, Pennsylvania, as shown on Map and plan made for Percy Bair, dated November 5, 1963 and made by Edgar Laub, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the title line in the bed of New Gap and Newport Pike, being a corner of lands now or late of Charles Null; thence extending through the bed of said road on the arc of a circle curving to the left having a radius of 5729.65 feet, the arc distance of 119.91 feet to a point a corner of lands of M. & Percy Bair; thence along the same and lands of Carroll Greenleaf, leaving the bed of said road and crossing over a spike, South 38 degrees 41 minutes 59 seconds West 309.66 feet to a point on the title line of the Old Newport Pike; thence along the same and through the bed thereof, North 51 degrees 18 minutes 1 seconds West 257.70 feet to a

spike, a corner of lands now or late of John Wilson; thence along the same and leaving said road, North 41 degrees 20 minutes and 29 seconds East 202.78 feet to an iron pin a corner of lands of said Charles Null; thence along the same, the three following courses and distance; (1) South 30 degrees 37 minutes 1 seconds East 43.98 feet to an iron pin; (2) South 75 degrees 27 minutes 1 seconds East

54.08 feet to an iron pin; and (3) North 56 degrees 13 minutes 29 seconds East 147.77 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.566 Acres. Tax ID # 44-7D-34

PLAINTIFF: CIT Bank, N.A. VS

DEFENDANT: **Ronald E. Hays**

SALE ADDRESS: 241 Cochran Street, Cochranville, PA 19330

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

SALE NO. 20-5-238

Writ of Execution No. 2018-08008

DEBT \$408,045.56

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which was heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963,

P.L. 196 be recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 272, a First Amend-

ment thereto dated July 7, 1972 and recorded July 7, 1972 in Misc. Book 198 Page 472, a Second Amendment thereto dated July 16, 1973 and recorded July 16, 1973 in Misc. Deed Book 206 Page 652, and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 202, and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 Page 68, a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 Page 102, a Declaration Plan dated October of 1971, executed and acknowledged June 27, 1972, and recorded June 28, 1972 in Plan Book 43 Page 24, a First Amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 51 Page 1, and a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 Page 24, a Third Amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan No. 236 and a Code of Regulations dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 306, a First Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 210, being and designated on such Declaration Plan as Unit No. 102, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall, time to time hereafter, be amended together with an initial proportionate undivided interest to the Common Elements (as defined in such Declaration) of .3087%.

BEING the same premises which G. Elaine Fanelli, by Indenture bearing date the 22nd day of May A.D. 1980 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on the 29th day of July, A.D., 1980 in Deed Book E-60 Page 287-288 and granted and conveyed

unto Carl M. Williams and Mary C. Williams, his wife.

BEING Tax Parcel 53-6-1521.2A

PLAINTIFF: Deek Investments Limited Partnership

VS

DEFENDANT: **Carl M. Williams & Mary C. Williams**

SALE ADDRESS: 1450 West Chester Pike #102, West Chester PA 19382 a/k/a 102 Summit House, West Chester, PA 19382

PLANTIFF ATTORNEY: **SIRLIN LESSER & BENSON, PC 215-864-9700**

SALE NO. 20-5-239

Writ of Execution No. 2018-11820

DEBT \$411,988.05

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Knollwood Estate, made by Serdy & Bursich, Inc., Engineers, Planners and Surveyors dated 12/22/78 last revised 11/18/78 and recorded 4/3/81 in Plan File No. 3437-3438 as follows, to wit:

BEGINNING at a point on the South-easterly side of Southern Drive (50 feet wide) a corner of Lot #20; thence from the beginning point and extending along Lot #20 South 25 degrees 57 minutes 26 seconds East 2356 feet to a point a corner of Lot #25; thence 167.684 to a point a corner of proposed Windermere Subdivision; thence extending along same North 27 degrees 40 minutes West 284.00 feet to a point on the South-

easterly side of Southern Drive; thence along same on the arc of a circle curving to the left having a radius of 375 feet the arc distance of 183.295 feet to the point and place of beginning.

BEING Lot No. 19 on said Plan. CONTAINING 43,152 square feet of land. BEING Parcel Number 41-8E-89.

BEING the same property conveyed to Mary Elaine Tinus and Eugene Tinus, husband and wife, tenants by the entireties from Laura McClellan and Thomas McClellan, husband and wife, by Deed dated August 12, 1998 and recorded October 1, 1998 in the Office of the Recorder of Deeds of Chester County in Book 4428 at Page 1475, as Document ID: 73135.

Mary Elaine Tinus having departed this life on March 17, 2006. Eugene P. Tinus having departed this life on June 6, 2018.

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firm or Associations Claiming Right, Title and Interest Under Eugene P. Tinus and Estate of Eugene P. Tinus c/o Matthew Tinus, Administrator and Known Heir of the Estate Eugene P. Tinus and Matthew Tinus, Administrator and Known Heir of Estate of Eugene P. Tinus and Sienna Tinus, Known Heir of the Estate Eugene P. Tinus**

SALE ADDRESS: 718 Southern Drive, West Chester, PA 19380

PLANTIFF ATTORNEY: **THE PINCUS LAW GROUP, PLLC 484-575-2201**

SALE NO. 20-5-240**Writ of Execution No. 2019-07976****DEBT \$190,713.19**

All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl B. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees fifty minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin on the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82° 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degree forty-eight minutes West (N 01'48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80° E), forty-seven (47) feet to a pin; thence continuing along land of Skiles North ten degrees West (N 10 W),

one hundred twenty-five (125) feet to a point in the center of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Tax ID: 36-05-0135.060

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 on Book 431 and Page 541.

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 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY:
PARKER MCCAY PA 856-596-8900

SALE NO. 20-5-241

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.

Tax Parcel No. 67-4D-22

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Joseph Stephen Wolf & Sandra Wolf**

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

PLANTIFF ATTORNEY:
MILSTEAD & ASSOCIATES, LLC
856-482-1400

SALE NO. 20-5-242

Writ of Execution No. 2018-13001
DEBT \$190,962.66

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a stake on the South side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said South line of Main Street North 70 degrees 7 minutes East, 100 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 South 19 degrees 53 minutes East, 150 feet to a stake in the North line of Mifflin Street; thence by the said North line of Mifflin Street South 70 degrees 7 minutes West, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 North 19 degrees 53 minutes West, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less.

Title to said Premises vested in Crystal G. Brown by Deed from Sarah L. Lyons dated April 28, 1997 and recorded May 7, 1997 in the Chester County Recorder of Deeds in Book 4173, Page 0375.

Tax Parcel # 38-5C-6

SALE NO. 20-5-244

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

Writ of Execution No. 2019-05804

DEBT \$52,042.61

VS

DEFENDANT: **Crystal G. Brown a/k/a Crystal Brown**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

PLANTIFF ATTORNEY:
MILSTEAD & ASSOCIATES, LLC
856-482-1400

ALL THOSE TWO CERTAIN lots of land designated at Lots No. 78 & 79 on a tract of land called "Meadowbrook Addition No. 1" of Chester County, Pennsylvania, in Plan Book No. 2, page 73, situated in Valley Township, Chester County, Pennsylvania, and more particularly bounded and described as follows:

SALE NO. 20-5-243

Writ of Execution No. 2019-03484

DEBT \$900,919.45

ALL THAT CERTAIN lot or piece of ground with the Improvements thereon erected thereon, SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania.

BEGINNING at a point on the south line of Chestnut Street, said point being distant one hundred fifty-four and four tenths (154.4) feet eastwardly along the said north line of Chestnut Street from its point of intersection with the east line of First Avenue, said point also being at the northeast corner of Lot #77; thence along the south curb line of Chestnut Street North eighty-eight degrees fifty-two minutes East fifty feet; thence along the west line of Lot #80 South one degree eight minutes East one hundred fifty feet to the north line of Star Alley; thence along the same South eighty-eight degrees fifty-two minutes West fifty feet; thence along Lot # 77 North one degree eight minutes West one hundred feet to the point and place of beginning.

BEING Lot 3 on said plan.

CONTAINING an area of 82,060 square feet more or less (1.8838 acres more or less) Tax Parcel # 55-4-130

CONTAINING seventy-five hundred square feet of land, be the same more or less.

PLAINTIFF: Apex Realty, LLC

VS

DEFENDANT: **Bradford L. Costello & Ardis A. Costello**

SALE ADDRESS: 509 Newtown Road, Berywn, PA 19312

PLANTIFF ATTORNEY: **DANIEL C. KERRICK, ESQ. 302-656-7540**

AND AS TO PREMISES "B" ALL THAT CERTAIN lot of land designated as Lot #80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in plan book no 2, page 73 situated in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line

of Chestnut Street said point being distant 204.4 feet eastwardly from the intersection of the south line of Chestnut Street with the East line of First Avenue; thence along the south line of Chestnut Street 88 degrees, 52 minutes east 25 feet to a point at the northwest corner of lot no. 81; thence along the west line of lot no. 81 South 1 degree 8 minutes east 150 feet to a point in the north line of Star Alley; thence along the same south 88 degrees 52 minutes west 150 feet to the place of beginning.

CONTAINING 3750 square feet of land be the same more or less.

Title to said Premises vested in Shaun L. Rutherford by Deed from James C. Rutherford et al dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds in Book 8633, Page 1828 as Instrument Number 11246645.

Tax Parcel # 38-2Q-7

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **James C. Rutherford, Shaun L. Rutherford and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 974 West Chestnut Street, Coatesville, PA 19320

PLANTIFF ATTORNEY:
MILSTEAD & ASSOCIATES, LLC
856-482-1400

SALE NO. 20-5-245

Writ of Execution No. 2019-10630

DEBT \$179,279.13

All that certain message and tract of land situate in the Borough of West

Grove, County of Chester, and Commonwealth of PA, as more fully described in a Deed dated September 29, 2006, and recorded on October 6, 2006, in Record Book 6975, Page 295 form Milly E. MacBean to Roger W. Gunther.

Tax Parcel # 5-3-2

PLAINTIFF: Wilmington Savings Fund Society, fsb

VS

DEFENDANT: **Roger W. Gunther**

SALE ADDRESS: 288 Guernsey Raod, West Grove, PA 19390

PLANTIFF ATTORNEY:
WILLIAM J. LEVANT, ESQ. 610-260-6000

SALE NO. 20-5-246

Writ of Execution No. 2019-02143

DEBT \$165,846.97

ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of Lot No. 38 on plan of lots of the Yost & Finkbinder farm in the Borough of Spring City aforesaid, bounded and described as follow:

BEGINNING at a point in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two feet six inches to a point directly opposite the center of the division wall of the dwelling house on the hereby granted premises and the dwelling house on the

property adjoining on the East (property of Howard Barclay); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises with Robert H. Kline, Trustee and Sheila P. Kline, Trustee, of the Robert H. Kline and Sheila P. Kline Living Trust, and Robert H. Kline, individually, and Sheila P. Kline, individually, by Deed dated 12/16/06 and recorded 01/03/07 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7048 Page 1621, granted and conveyed unto Rosemarie T. Wilhelm, in fee.

AND being the same premises which Rosemarie T. Wilhelm, by Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for The County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

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

SALE NO. 20-5-248

Writ of Execution No. 2016-01815

DEBT \$413,333.64

PROPERTY SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH TAX PARCEL # 61-02-0070

SOLD AS THE PROPERTY OF: LISA M. TETI and STEVEN P. TETI

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Lisa M. Teti & Steven P. Teti**

SALE ADDRESS: 313 Marlborough Road, Kennett Square, PA 19348

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

SALE NO. 20-5-249

Writ of Execution No. 2019-03466

DEBT \$133,295.50

PROPERTY SITUATE IN BOROUGH OF DOWNINGTOWN TAX PARCEL # 11-10-13

SOLD AS THE PROPERTY OF: ERIC HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased, STACEY HOWINGTON Solely in Her Capacity as Heir of Gail R. Anderson Deceased, STEPHEN HOWINGTON Solely in His Capacity as Heir of Gail R. Anderson Deceased and MICHAEL L. HOWINGTON, JR Solely in His Capacity as Heir of Gail R. Anderson Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: Eric Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased Stacey Howington Solely in Her Capacity as Heir of Gail R. Anderson Deceased Stephen Howington Solely in His Capacity as Heir of Gail R. Anderson Deceased Michael L. Howington, Jr. Solely in His Capacity as Heir of Gail R. Anderson Deceased

SALE ADDRESS: 11 King Street, Downingtown, PA 19335

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

SALE NO. 20-5-250

Writ of Execution No. 2019-05792

DEBT \$218,029.88

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

All that certain lot or piece of ground situate in West Bradford Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan of Roman Chase made by Berger & Hayes Surveyors dated 8-14-1973 and recorded in Chester County in Plan Book 53 page 1, as follows to wit:

Beginning at a point in the North side of Hunt Drive a corner of Lot 2 as shown on said plan, thence along Hunt Drive the following courses and distances (1) on the arc of a circle curving to the right radius of 125 feet the arc distance of 130.90 feet to a point of tangent

(2) South 65 degrees 05 minutes 15 sec-

onds West 348.34 feet to a pint a curve (3) on the arc of a circle curving to the right radius of 25 feet the arc distance of 26.69 feet to a point of tangent on the North side of Strasburg Road, thence along the North side of Strasburg Road, North 53 degrees 44 minutes 20 seconds West 80.62 feet to a point a corner of the lands of William Pusey, thence along said lands the following courses and distances (1) North 64 degrees 02 minutes 30 seconds East 380.27 feet (2) North 51 degrees 32 minutes West 92.57 feet to a point a corner of Lot 2, thence along Lot 2 the following courses and distances (1) North 38 degrees 28 minutes East 20 feet (2) South 84 degrees 54 minutes 45 seconds East 237.84 feet to the point and place of beginning.

Being Lot 1 on said plan.

BEING THE SAME PROPERTY CONVEYED TO NEAL GRUBB WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NEHEMIAH REAL ESTATE RESTORATION LLC, DATED MARCH 31, 2009, RECORDED APRIL 1, 2009, AT DOCUMENT ID 10913628, AND RECORDED IN BOOK 7628, PAGE 2046, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 50-05-124

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: Neal Grubb, AKA Neal Eric Grubb

SALE ADDRESS: 1006 Hunt Drive, Coatesville, PA 19320

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

SALE NO. 20-5-251

Writ of Execution No. 2016-05742

DEBT \$169,856.31

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, Situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard and Beers, Oxford, PA, dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the Westerly side of the cul-de-sac of Branford Way, said point being a corner of Lot #26 (as shown on said plan): thence from said point of beginning extending along said road on a line curving to the left having a radius of 50.00 feet an arc distance of 23.59 feet to a point, being a corner of Lot #24; thence leaving said cul-de-sac extending along Lot #24 passing through the partition wall dividing the buildings on Lots #24 and #25 North 09 degrees 52 minutes 13 seconds west 103.30 feet to a point in line of Open Space, being a corner of Lot #24; thence extending partially along said Open Space North 80 degrees 07 minutes 47 seconds East 20.00 feet to a point, being a corner of Lot #26; thence leaving said open space extending along Lot #26 passing through the partition wall dividing the buildings on Lots #25 and #26 South 09 degrees 52 minutes 13 seconds East 91.21 feet to the first mentioned point and place of beginning.

BEING Lot #25 on the above-mentioned plan

BEING THE SAME PREMISES which Harkins Property, LLC, by Deed dated March 30, 2004 and recorded April 6, 2004 in the Office of the Recorder

of Deeds in and for Chester County in Deed Instrument # 10396903, granted and conveyed unto JUDITH T. SARKEES.

TAX PARCEL NO.: 9-10-47.25

IMPROVEMENTS thereon: Residential Property

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

Wachovia Bank, National Association VS

DEFENDANT: **Judith T. Sarkees**

SALE ADDRESS: 14 Branford Way, Coatesville, PA 19320

PLANTIFF ATTORNEY:
POWERS KIRN, LLC 215-942-2090

SALE NO. 20-5-252

Writ of Execution No. 2019-02294

DEBT \$105,835.94

Property situate in the SOUTH COATESVILLE BOROUGH, CHESTER County, Pennsylvania

BLR # 9-10-47.7

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Ditech Financial LLC f/k/a Green Tree Servicing LLC

VS

DEFENDANT: **Brandon A. Leech, in Capacity as Executor and Devisee of the Estate of Debra A. Leech a/k/a Debra Leech**

SALE ADDRESS: 32 Branford Way, Coatesville, PA 19320

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

SALE NO. 20-5-253

Writ of Execution No. 2017-02252

DEBT \$178,915.30

Property situate in the OXFORD BOROUGH, CHESTER County, Pennsylvania BLR # 6-4-56

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Daniel A. Graham & Sherry L. Graham**

SALE ADDRESS: 251 Maple Street, Oxford, PA 19363

PLANTIFF ATTORNEY:
PHELAN HALLINANDIAMOND & JONES, LLP 215-563-7000

SALE NO. 20-5-254

Writ of Execution No. 2015-03916

DEBT \$85,039.38

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the North curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the East and distant 54 feet and 1/8 inches Westwardly from the West line of Thompson Place; thence along the North curb line of Oak Street, South 77 degrees 13 minutes West, 14 feet 1-6/8 inches more or less to a corner of lands

now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the West; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, North 13 degrees 10 minutes West 152 feet more or less to the South line of Alley "B"; thence by the same North 80 degrees 49 minutes East 14 feet 1- 6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the East, South 13 degrees 10 minutes East 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING THE SAME PREMISES which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in a for Chester County in Deed Book 8896, Page 1897, granted and conveyed into JOSEPH JONES, JR.

BEING Tax Parcel # 16-11-12.

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Jones, Jr.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

PLANTIFF ATTORNEY:
POWERS KIRN, LLC 215-942-2090

SALE NO. 20-5-255

Writ of Execution No. 2019-10534

DEBT \$134,174.05

PREMISES "A"

ALL THAT CERTAIN message and tract of land with the buildings, improvements, hereditaments and appurtenances thereon erected, Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING 91 feet from an iron pin in the middle of the State Road leading from Lionville to Downingtown (Route 113), this iron pin being a corner of property belonging to Claude A. Mabry; thence extending by land of the said W. Elroy Butterman, North 29 degrees 51 minutes West 172.9 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, North 82 degrees 24 minutes East 92 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, South 29 degrees 10 minutes East 147.1 feet to a point in the middle of the said state road aforesaid; thence extending along the middle of same the next two courses and distances, to wit: (1) South 47 degrees 27 minutes West

71.9 feet to an iron pin; (2) South 60 degrees 34 minutes West 19.1 feet to the place of beginning.

BEING Tax Parcel No.: 33-4-85.1 PREMISES "B"

ALSO ALL THAT CERTAIN parcel of ground situate in the Township, County and Commonwealth aforesaid, bounded and described as follows:

COMMENCING at a point on the title line in the bed of Pennsylvania Highway Route 113 (L.R. 270), a common corner of land of W. Elroy Butterman, et ux

and Claude A. Mabry; thence from said point of beginning along said common property line North 29 degrees 51 minutes West 151.89 feet to a point; thence by remaining land of W. Elroy Butterman, North 66 degrees 30 minutes 37 seconds East 91.56 feet to a point a corner of land of Harold E. Krauser, Jr., et ux; thence by said Krauser's land South 29 degrees 51 minutes East 172.90 feet to a point on the title line in the bed of Pennsylvania Highway Route 113 aforesaid; thence by said title line South 60 degrees 34 minutes West 91.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel No.: 33-4-85.4

BEING the same premises which Harold E. Krauser, Jr. and Carol M. Krauser, his wife, by Indenture bearing date 11/25/1977 and recorded 12/1/1977 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book C-52 page 488 etc., granted and conveyed unto HAROLD E. KRAUSER, JR. and CAROL M. KRAUSER, in fee.

TITLE TO SAID PREMISES IS VESTED IN MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM HAROLD E. KRAUSER, JR. AND CAROL M. KRAUSER, HUSBAND AND WIFE, DATED JULY 28, 2006 RECORDED AUGUST 16, 2006 IN BOOK NO.6927 PAGE 821

TO BE SOLD AS PROPERTY OF: MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon**

SALE ADDRESS: 525 West Uwchlan Avenue, Downingtown, PA 19335

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

SALE NO. 20-5-256

Writ of Execution No. 2019-09809

DEBT \$274,498.55

PROPERTY SITUATE IN TOWNSHIP OF EAST VINCENT TAX ID 21-01-0211

SOLD AS THE PROPERTY OF: **KAREN A GRIBOSKI and KENNETH ROBERT WEISS**

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Roundpoint Mortgage Servicing Corporation

VS

DEFENDANT: **Karen A. Griboski & Kenneth Robert Weiss**

SALE ADDRESS: 611 Washington Square, Spring City, PA 19475

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

SALE NO. 20-5-257

Writ of Execution No. 2019-10342

DEBT \$189,426.56

PROPERTY SITUATE IN TOWNSHIP OF HONEY BROOK TAX PARCEL # 22-8-60

SOLD AS THE PROPERTY OF: **RICHARD A. ROSS and REBECCA L. ROSS**

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **Richard A. Ross & Rebecca L. Ross**

SALE ADDRESS: 138 Cupola Road, Honey Brook, PA 19344

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

SALE NO. 20-5-258

Writ of Execution No. 2019-09447

DEBT \$137,619.24

PROPERTY SITUATE IN CALN TOWNSHIP TAX PARCEL # 39-3M-59

SOLD AS THE PROPERTY OF: **TRESSA STANFORD**

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Tressa Stanford**

SALE ADDRESS: 1505 Olive Street, Coatesville, PA 19320

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

SALE NO. 20-5-259

Writ of Execution No. 2016-05458

DEBT \$292,672.13

Property situate in the UWCHLAN TOWNSHIP, CHESTER County, Pennsylvania BLR # 33-3-117

IMPROVEMENTS thereon: Residen-

tial Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **John C. Riley, Jr. & Teresa A. Riley**

SALE ADDRESS: 1013 Welsh Ayres Way, Uwchlan, PA 19335-4489

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

SALE NO. 20-5-260

Writ of Execution No. 2019-06469

DEBT \$198,611.39

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on Final Subdivision Plan of "Applegate" by G.D. Houtman & Son, Inc., Civil Engineers and land Surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Applegate Drive said point being a corner of Lot No. 19 of said plan; thence along the Northerly side of Applegate Drive South 68 degrees 35 minutes 00 seconds West 99.63 feet to a point of curvature; thence by a curve deflecting to the right connecting the Northerly side of Applegate Drive with the Easterly side of Ember Drive having a radius of 25.00 feet and an arc distance of 39.27 feet to a point; thence along the Easterly aside of Ember Drive North 21 degrees 25 minutes 00 seconds

West 150.00 feet to a point of curvature; thence by a curve deflecting to the right connecting the Easterly side of Ember Drive with the Southerly Proposed Right of Way line of Westtown Road (SR 2007) having a radius of 25.00 feet and an arc distance of

39.27 feet to a point; thence along the said Southerly proposed right of way line of Westtown Road (SR 2007) North 68 degrees 35 minutes 00 seconds East 99.63 feet to a point; thence along Lot No. 19 of said Plan South 21 degrees 25 minutes 00 seconds East

200.00 feet to a point the place of beginning. BEING Lot No. 18 of said Plan.

TITLE TO PREMISES IS VESTED IN Thanh H. Nguyen by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated 12/22/1999, recorded 2/22/2000 in Record Book 4715 page 1690.

COUNTY UPI # 52-5-345

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A., as successor by merger to COMMERCE BANK, N.A. VS

DEFENDANT: **Thanh H. Nguyen**

SALE ADDRESS: 160 Applegate Drive, West Chester, PA 19382

PLANTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 20-5-261

Writ of Execution No. 2018-07062

DEBT \$205,481.32

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania BLR # 38-1-162

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Christian Johnson & Lyncesha Johnson**

SALE ADDRESS: 210 Bardel Drive, Coatesville, PA 19320

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

SALE NO. 20-5-262

Writ of Execution No. 2019-03933

DEBT \$239,847.30

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

BLR # 52-3-154

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: HBSC Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for the Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2007-He2, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Terez Castelli**

SALE ADDRESS: 1129 Nottingham Drive, West Chester, PA 19380-4054

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

SALE NO. 20-5-264

Writ of Execution No. 2019-03245

DEBT \$525,232.44

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE

TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF "FOLLY HILL FARMS" MADE BY GEORGE E. REGESTER, JR., AND SONS, INC., REGISTERED LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO. 13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCES: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF

21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO. 11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S. BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE

SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT;

(2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO.12 ON SAID PLAN. TITLE TO SAID PREMISES IS VESTED IN WILLIAM C. HUYLER III AND ROBIN LEIGH HUYLER, HUSBAND AND WIFE, BY DEED FROM DAVID R. TWING AND WENDY K. TWING DATED AUGUST 28, 2017 AND RECORDED SEPTEMBER 28, 2017 IN DEED

BOOK 9623, PAGE 259.
TAX PARCEL NO.: 61-06-0037.01B
PLAINTIFF: Harleysville Bank

VS
DEFENDANT: **William C. Huyler III & Robin Leigh Huyler**

SALE ADDRESS: 1845 Huntsman Lane, West Chester, PA 19382
PLANTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 20-5-265

Writ of Execution No. 2018-13450

DEBT \$152,870.82

Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania BLR # 28-8J-11

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley Abs Capital I Inc. Trust 2007-he7 Mortgage Pass-Through Certificates, Series 2007-He7

VS
DEFENDANT: **Joseph E. Matonak, Jr.**

SALE ADDRESS: 110 Karen Circle, Coatesville, PA 19320-5506

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

SALE NO. 20-5-266

Writ of Execution No. 2017-01576

DEBT \$258,719.65

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

BLR # 71-3-24.3G
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Pennymac Loan Services, LLC
VS
DEFENDANT: **Barry A. Bolt**

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

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

SALE NO. 20-5-268

Writ of Execution No. 2019-09241
DEBT \$180,438.43

Property situate in the VALLEY TOWNSHIP, CHESTER County, Pennsylvania
BLR # 38-2G-82

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **Alberto Mulero Rivera & Jessica Marie Grierson**

SALE ADDRESS: 318 Revere Court, Coatesville, PA 19320-5918

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

SALE NO. 20-5-269

Writ of Execution No. 2019-06886
DEBT \$376,893.70

Property situate in the PENN TOWNSHIP, CHESTER County, Pennsylvania
BLR # 58-3-419

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Mare M. Elicier & Alison L. Elicier**

SALE ADDRESS: 233 Larchmont Lane, West Grove, PA 19390-8825

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

SALE NO. 20-5-270

Writ of Execution No. 2015-04327
DEBT \$640,115.52

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

BLR # 41-5-70.17

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **Ruth Barrett & Vancouver Barrett**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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

SALE NO. 20-4-154

Writ of Execution No. 2018-03458
DEBT \$19,158.28

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of "Octorara Glen" made by Chester Valley Engineers Inc., dated 1/17/2003, last revised 2/27/2004 and recorded as Plan File #17023, as follows, to wit:

BEGINNING at a point on the South-easterly side of Wick Drive at a common corner of Open Space and Lot

#35 (about to be described); thence from said beginning point and extending along the side of said road North 50 degrees 44 minutes 10 seconds East 96.16 feet to a point, a corner of Lot #36; thence extending along the same South 39 degrees 15 minutes 50 seconds East, 225.00 feet to a point, a corner of Lot #27; thence extending along same South 50 degrees 44 minutes 10 seconds West, 96.16 feet to a point in line of the aforesaid Open Space; thence extending along the same North 39 degrees 15 minutes 50 seconds West 225.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #35 on said Plan.

Fee Simple Title Vested in Marcus Lane-by deed from, Damian G. Mataraza and Sandra F. Mataraza, Husband and Wife, dated 04/27/2011, recorded 08/04/2011, in the Chester County Recorder of deeds in Deed Book 8222, Page 1530.

ALSO KNOWN AS 44 Wick Drive,
Parkesburg, PA 19365-9108

Parcel No. 37-4-223

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Marcus N. Lane a/k/a
Marcus Lane**

SALE ADDRESS: 44 Wick Drive,
Parkesburg, PA 19365-9108

PLANTIFF ATTORNEY: **STERN
EISENBERG 215-572-8111**