



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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A.J. Ober, *Immediate Past Chair*

**Gain, et al. vs. Paoli Woods Homeowners Association, et al.**

Preliminary objections - Third party beneficiaries to contract - Unreported panel decision

1. Failing to state that there is a limitation on third party beneficiaries or that no third party beneficiaries are intended is very different from expressly stating that a third party is, and is intended to be, a beneficiary of the contract.
2. An unreported panel decision may be cited for its persuasive value but not as binding precedent.
3. There is a two-step process for determining if a party qualifies for third party beneficiary status where one is not expressly named as such. First, the beneficiary's right must be appropriate to effectuate the intention of the parties. Second, the performance by promisor must satisfy an obligation of the promisee to pay money to the beneficiary or the circumstances indicate that the promisee intends to give the beneficiary the benefit of the promised performance.
4. In deciding defendants' preliminary objections, the Court *Held* Plaintiffs did not pass the first step referenced above and granted the various preliminary objections in whole or part, respectively.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action 14-01601; Thomas Gain, et al. vs. Paoli Woods Homeowners Association, et al.

Malcolm S. Gould for the plaintiffs

Lauren Moser for the defendants

Shenkin, J., November 25, 2014:-

THOMAS GAIN, et al., : IN THE COURT OF COMMON PLEAS  
 Plaintiffs : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 14-01601

PAOLI WOODS HOMEOWNERS :  
 ASSOCIATION, et al., Defendants : CIVIL ACTION

Malcolm S. Gould, Esquire, Attorney for Plaintiffs

Lauren A. Moser, Esquire, Attorney for Defendants

### **ORDER**

AND NOW, this 25th day of November, 2014, upon consideration of the preliminary objections of defendants Cardinal Real Estate, LLC and Basile to plaintiffs' amended complaint and the response of plaintiffs thereto, it is hereby ORDERED that the preliminary objections are SUSTAINED and the amended complaint is hereby DISMISSED as to defendants Cardinal Real Estate, LLC and Basile.<sup>1</sup>

AND FURTHER, upon consideration of the preliminary objections of defendants Paoli Woods Homeowners Association, Beitman, Waters, Rowland, and Hill to plaintiffs' amended complaint and the response of plaintiffs thereto, it is hereby ORDERED the preliminary objections are SUSTAINED in part. Counts 2, 3 and 5 are STRICKEN as to defendant Paoli Woods Homeowners Association. The amended complaint is DISMISSED in its entirety as to defendants Beitman, Rivers, Rowland, and Hill with prejudice.

Pursuant to Pa.R.C.P. No. 1028(e), defendant Association shall have the right to plead over to Counts 1 and 4 of the amended complaint within twenty (20) days from the date of this order.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

<sup>1</sup> The amended complaint sets forth no basis for holding Cardinal liable for any breach of the Association's duty to plaintiffs. Plaintiffs' complaint alleges that they are "an express beneficiary as well as an intended third party beneficiary of" an agreement between the Association and Cardinal. Nothing in any written contract between Cardinal and the Association supports that contention. Moreover, in their response to these preliminary objections, plaintiffs assert that the agreement "does not include any language limiting third party beneficiaries or specifically indicating that no third party beneficiaries are intended."

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Failing to state that there is a limitation on third party beneficiaries or that no third party beneficiaries are intended is a far cry from expressly stating that a third party is and is intended to be a beneficiary of the contract. Neither *Scarpitti v. Weborg*, 530 Pa. 366, 609 A.2d 147 (1992) nor *College Woods Homeowners Association v. Trappe Borough*, \_\_\_ A.3d \_\_\_, 2014 WL 3056140 (Pa. Commw. Ct. 2014) are apposite to this case. In *Scarpitti*, homeowners were found to be third party beneficiaries of a contract between a subdivision developer and an architect on the basis that the circumstances were so compelling that recognition of the beneficiary's right was appropriate to effectuate the intention of the parties and the circumstances indicated that the developer intended to give the homeowners the benefit of the promised performance. The facts alleged in plaintiffs' complaint do not give rise to those same conclusions in this case. Indeed, the written documents included as part of plaintiffs' complaint strongly suggest otherwise. In *College Woods*, cited by plaintiffs without indicating, as should have been done, that the opinion is an unreported panel decision and, as such, may be cited for its persuasive value but not as binding precedent, a homeowners' association was found to be a third party beneficiary of an agreement between a developer and a borough by which the borough agreed to accept dedication of streets and emergency accessways. In *College Woods*, the developer had been released by the borough from any further obligation with respect to the streets and the homeowners' association was obligated to maintain the streets until their dedication was accepted. There is a two-step process for determining if a party qualifies for third party beneficiary status where not expressly named as such. First, the beneficiary's right must be appropriate to effectuate the intention of the parties. Second, the performance by promisor must satisfy an obligation of the promisee to pay money to the beneficiary or the circumstances indicate that the promisee intends to give the beneficiary the benefit of the promised performance. Plaintiffs do not pass the first test. Plaintiffs claim that under the facts of this case, they have the right to enforce the rights of defendant Homeowners' Association against defendant Cardinal. Under the second step — which we do not actually reach — there being no promise to pay money, the circumstances extrinsic to the contact must indicate that the Homeowners' Association intended to give plaintiffs the benefit of Cardinal's performance. Again, we find that the facts pled in the complaint do not establish any such intention.

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## NOTICES

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**1st Publication**

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

**NOTICE OF FILING ACCOUNTS**

**ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, FEBRUARY 4, 2015**

**Courtroom 16 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE KATHERINE B. L. PLATT**

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

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<b>ESTATE OF ELIZABETH JANE BENGE LETO, DECEASED</b>	<b>1511-1599</b>
FIRST AND FINAL ACCOUNT	
OF: JAMES E. BENGE, EXECUTOR	
ROBERT LETO, EXECUTOR	
ATTORNEY(S):	
THOMAS EDWIN MARTIN JR, ESQUIRE	

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<b>ESTATE OF ALICE W. NEVIN, DECEASED</b>	<b>1512-1777</b>
A/K/A ALICE NEVIN	
FIRST AND FINAL ACCOUNT	
OF: LAWRENCE E. WOOD, ADMINISTRATOR CTA	
ATTORNEY(S):	
W. PETER BARNES, ESQUIRE	

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<b>ESTATE OF ETHEL B. HOPKINS, DECEASED</b>	<b>1514-0924</b>
A/K/A ETHEL BAILEY HOPKINS	
FIRST AND FINAL ACCOUNT	
OF: W. PETER BARNES, EXECUTOR	
ATTORNEY(S):	
W. PETER BARNES, ESQUIRE	

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<b>ESTATE OF BLAIR BURWELL MAY, DECEASED</b>	<b>1513-1668</b>
FIRST AND FINAL ACCOUNT	
OF: CAROLINE M. HARRIS, EXECUTOR	
BEVILLE MAY, EXECUTOR	
ATTORNEY(S):	
STACEY W. MCCONNELL, ESQUIRE	

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**IN RE: WILBERTO ROSALES LENDER, MINOR** **1593-1010**  
 SECOND AND FINAL ACCOUNT  
 OF: PNC BANK, GUARDIAN  
 MADELYNE MALAVE LENDER, GUARDIAN  
 ATTORNEY(S):  
 PAUL LAWRENCE FELDMAN, ESQUIRE

---

**ESTATE OF CARL M. RESSLER, DECEASED** **1512-1881**  
 FIRST ACCOUNT  
 OF: SHERRI BARRETT, EXECUTOR  
 MARGARET COLLEEN RESSLER, EXECUTOR  
 ATTORNEY(S):  
 EDITH M CHEW, ESQUIRE

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**ESTATE OF HOWARD JOHN DEITZ JR, DECEASED** **1513-0634**  
 FIRST AND FINAL ACCOUNT  
 OF: DIANA K. BETTIN, EXECUTOR  
 ATTORNEY(S):  
 MATTHEW CANAN, ESQUIRE

---

**ESTATE OF ELIZABETH R. NEPA, DECEASED** **1511-1088**  
 FIRST ACCOUNT  
 FOR TRUST UNDER WILL  
 OF: TERESA A. ZAPPATERRINI, TRUSTEE  
 ATTORNEY(S):  
 ROBERT ANTHONY BURKE, ESQUIRE

---

**ESTATE OF SAMUEL HORNER JR, DECEASED** **1535-20310**  
 FOURTH AND FINAL ACCOUNT  
 and PETITION TO CHANGE SITUS OF TRUST  
 OF: STEPHEN P. PORTER, TRUSTEE  
 BNY MELLON, N.A., TRUSTEE  
 ATTORNEY(S):  
 OBADIAH GILDERSLEEVE ENGLISH, ESQUIRE  
 JAMES FRANCIS MANNION, ESQUIRE

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#### CERTIFICATE OF AUTHORITY

**MCSHEA ASSOCIATES INC.**, a foreign business corporation incorporated under the laws of New Jersey, with its princ. office located at 700 Rt. 130, Ste. 109, Cinnaminson, NJ 08077-3314, has applied for a Certificate of Authority in Pennsylvania under the PA Bus. Corp. Law of 1988. The registered office in PA is located at 47 Marchwood Rd., Ste. 2A11, Exton, PA 19341-1837, and shall be deemed for venue and official publication purposes to be located in Philadelphia County.

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#### CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on December 19, 2014 for **3N Style, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

JEN ROSENBERGER, Solicitor

BeneTrends

1180 Welsh Road, Suite 280

North Wales, PA 19454

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **Mirabella Investments, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.  
 FOX ROTHSCHILD, LLP, Solicitors  
 2000 Market Street, 20th Floor  
 Philadelphia, PA 19103

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **Iddings Investments, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.  
 FOX ROTHSCHILD, LLP, Solicitors  
 2000 Market Street, 20th Floor  
 Philadelphia, PA 19103

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **Escotia Investments, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.  
 FOX ROTHSCHILD, LLP, Solicitors  
 2000 Market Street, 20th Floor  
 Philadelphia, PA 19103

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for **Weston Investments, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.  
 FOX ROTHSCHILD, LLP, Solicitors  
 2000 Market Street, 20th Floor  
 Philadelphia, PA 19103

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on December 8, 2014 for **ANNA KNOWS HOMES INC.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: to earn a profit.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT, on January 9, 2015, Articles of Incorporation were filed with the Department of State for **AOPOC US, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988.  
 FOX ROTHSCHILD LLP, Solicitors  
 747 Constitution Drive, Ste. 100, P. O. Box 673  
 Exton, PA 19341-0673

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**DISSOLUTION NOTICE**

NOTICE is hereby given that the shareholders and directors of **JMA Properties Inc.**, a Pennsylvania corporation, with an address of 535 North Church Street, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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**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**

**ABBOTT**, Winslow Kirk, late of East Goshen Township. Arthurs Ferguson Abbott and Winslow Kirk Abbott, Jr. and Richard Supplee Abbott, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street P.O. Box 562, West Chester, PA 19381-0562 Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street P.O. Box 562, West Chester, PA 19381-0562, atty.

**GABLE, JR.**, Joseph W., late of Honey Brook Township. Susan Gible and William F. Gable, care of KENNETH R. WERNER, Esquire, 203 Miner Street, West Chester, PA 19382-2924 Executors. KENNETH R. WERNER, Esquire, Werner & Wood, 203 Miner Street, West Chester, PA 19382-2924, atty.

**HILLS**, Charles D, late of West Goshen Township. Robert F. Reusche, care of JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028, Executor. JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028, atty.

**HUEY**, George M., late of the Township of Birmingham, Chester County, PA. Richard T. Frazier, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102, Executor. RICHARD T. FRAZIER, Esquire, Saul Ewing LLP, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102, atty.

**KAETEN**, Gisela E.M., late of the Borough of West Chester, Chester County, PA. Eva S. Sirinek, care of MICHAEL C. MCBRATNIE, Esquire, P. O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

**LEVASSEUR**, Jeannette P., late of West Goshen Township. Douglas S. Kiernan, 130 Swinehart Road, Coatesville, PA 19320, Executor.

**MILLER**, Keith R., late of North Coventry Township. Jenna L. Miller, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., P. O. Box 776, Pottstown, PA 19464, Administratrix. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 E. High St., P. O. Box 776, Pottstown, PA 19464, atty.

**RANIERI**, Joseph J., late of the Township of West Brandywine, Chester County, PA. Mary Alice Cross, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341 Executrix. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

**SCALPELLO**, Melanie, late of the Borough of West Chester, Chester County, PA. Linda Woolbaugh, care of LYN B. SCHOENFELD, Esquire, 25 West Second Street, P. O. Box 900, Media, PA 19063 Administratrix. LYN B. SCHOENFELD, Esquire, SCHOENFELD, SURKIN, CHUPEIN & DeMIS, P.C., 25 West Second Street, P. O. Box 900, Media, PA 19063, atty.

**SEMON**, Margaret Carberry, a/k/a Margaret C. Semon, late of Willistown Township. Mary Creamer, 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.

**SOKOLOSKI**, Theodore D., late of West Whiteland Township. Gail R. Sokoloski, care of J. STODDARD HAYES, JR., Esquire, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, Executrix. J. STODDARD HAYES, JR., Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, atty.

**STAUFFER**, Sue A., a/k/a Sue Ann Stauffer, late of East Caln Township. Terrence R. Stauffer, 21 Red Maple Dr., Downingtown, PA, 19335 Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

## 2nd Publication

**ANDERSON**, Marjorie M., late of Kennett Square Township. Corey B. Barber, 504 Magnolia Street, Kennett Square, PA, 19348 Executrix. WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square, PA 19348, atty.

**BARNHART, JR.**, George H., a/k/a George Barnhart, late of West Chester, Chester County, Pennsylvania. Susan B. Weise, 718 Chessie Court, West Chester, 19380 Administratrix.

**BARNOSKY**, Laura Nellie, late of Elverson Borough. George S. Barnosky, care of BRUCE W. LAVERTY, Esquire, 701 East Lancaster Ave., Downingtown, PA 19335, Executor. BRUCE W. LAVERTY, Esquire, Laverty Law Offices, 701 East Lancaster Ave., Ste. B, Downingtown, PA 19335, atty.

**BENDER**, Vera F., late of East Pikeland Township. Jacob Edward Bender, Jr., 406 Dogwood Drive, Cross Junction, VA 22625 Executor. SAMUEL J. TRUEBLOOD, Esquire, Morrow, Tompkins, Trueblood & Lefevre, LLC, PO Box 987, Valley Forge, PA 19482, atty.

**BORDEN**, David M., a/k/a David Morris Borden, late of Spring City. Travis Borden, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464 Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

**BURNS**, Margaret A., late of West Brandywine Township. Donald E. Wilgis, care of The Law Firm of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335 Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**COURTLESS**, Joan D., a/k/a Joan Diane Courtless, late of Downingtown Borough. Jacquelynn E. Moyer, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**FALLETTA**, Irene, late of Paoli. James Falletta, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack St., Ste. 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack St., Ste. 101, West Chester, PA 19382, atty.

**FOLTZ**, Roy G., late of East Goshen Township. Jeffrey Foltz, care of WILLIAM B. COOPER, Esquire, P. O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

**GUISER**, Marjorie R., late of Charlestown Township. Scott D. Guiser and Mary Ellen Lonsdale, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460 Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**HASS**, Stephen Allan, a/k/a Stephen Allan Hass, CPA, late of Parkesburg Borough. Jean P. Hass, care of JANIS M. SMITH, Esquire, Parkesburg, PA 19365 Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**HENSSLER**, John H., a/k/a John Henssler, Sr., late of Chester Springs. John Harmen Henssler, Jr. and Jayne Stoltzfus and Joy Christine Hildebeutel, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack St., Ste. 101, West Chester, PA 19382 Administrators. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack St., Ste. 101, West Chester, PA 19382, atty.

**JACOBSON**, Donald M., a/k/a Donald Mark Jacobson, late of North Coventry Township. Alfred R. Jacobson, 901 Catfish Lane, Pottstown, PA, Executor. DAVID S. KAPLAN, Esquire, O'DONNELL, WEISS & MATTEI, P.C., 41 East High St., Pottstown, PA 19464-5426, atty.

**KELLEY**, Kathleen Alita, a/k/a Alita Kelley, late of East Whiteland Township. Gianna DeLuchi Lomellini, 808 Marina Drive, Boulder City, NV, 89005 Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 South Church St., West Chester, PA 19382, atty.

**KELLY**, Christine J., a/k/a Christine Jane Kelly, late of Honey Brook, Honey Brook Township. D. Kelly Ely, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**KOHAN**, Melvin I., late of Penn Township. Allen M. Kohan, care of DAVID B. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348 Executor. DAVID B. MYERS, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**LIVINGSTON**, Beverly A., late of East Goshen Township. Carol Cozzone and Gail Livingston, care of KEVIN J. RYAN, Esquire, 220 W. Gay St., West Chester, PA 19380-2917 Executors. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

**NEAL**, Melvin W., late of West Caln Township. Franklin W. Neal, 303 Stuart Avenue, Downingtown, PA, 19335 Executor. TIMOTHY H. KNAUER, Esquire, 218 W. Miner Street, West Chester, PA 19382, atty.

**PILOTTI**, Elsie J., late of West Brandywine Township. Andrea P. Cary, 255 Vincent Drive, Honey Brook, PA 19344 Executrix. **HELEN J. ESBENSHADE**, Esquire, Conrad O'Brien, PC, 200 N. High St., Ste. 300, West Chester, PA 19380, atty.

**SCHIPPNICK**, Patricia M., late of Schuylkill Township. Charlotte A. Schippnick, care of **SHERI L. PECARSKY**, Esquire, 308 Harper Drive, Ste. 200, Moorestown, NJ 08057 Administratrix. **SHERI L. PECARSKY**, Esquire, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Drive, Ste. 200, Moorestown, NJ 08057, atty.

**WELLS**, Eleanor Y., a/k/a Eleanor Yarnell Wells, late of Penn Township. Amy Weston Wells, care of **JOHN A. TERRILL, II**, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428 Executrix. **JOHN A. TERRILL, II**, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

### 3rd Publication

**BIERBAUM**, Rosina A., late of Downingtown Borough. Veronica M. Bierbaum and Rosina M. Bierbaum, care of **JOSEPH E. KLUGER**, Esquire, 600 Third Avenue, Kingston, PA 18704, Executors. **JOSEPH E. KLUGER**, Esquire, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704, atty.

**BIXLER**, Robert, late of Honey Brook. Susan E. Chukinas, 1522 Wyndham Ln., West Chester, PA 19380 Executrix.

**BOWMAN**, Rita V., late of West Whiteland Township. Carol A. Bowman, 143 Whiteland Hills Circle, Exton, 19341, Executor. **JERRY L. JOHNSON**, Esquire, 114 West Lancaster Avenue, P.O. Box 218, Downingtown, PA 19335, atty.

**COFFEY**, Mary Allen, a/k/a Betty Coffey, a/k/a Mary Elizabeth Allen Coffey, late of East Goshen Township. Elizabeth C. Beaugard, 800 N New St., West Chester, 19380, Executrix.

**COSTELLO**, Joseph G., late of Chester County. **STEPHEN J. BUSHINSKI**, Esquire, Office of Chief Counsel, Department of Military and Veterans Affairs, Building 7-36 , Annville, PA, 17003-5002, Administrator. **STEPHEN J. BUSHINSKI**, Esquire, Office of Chief Counsel,

Department of Military and Veterans Affairs, Building 7-36 , Annville, PA, 17003-5002, atty.

**HART**, Julia C., late of Lower Oxford Township. Joyce McCord, P.O. Box 293, Broomall, PA 19008 and Rosalie M. Hart, 424 Heatherwood Lane, Devon, PA 19333, Executrices. **EDWARD R. DOUGHERTY**, Esquire, 614 Darby Road, Havertown, PA 19083, atty.

**HAUSNER**, Irene G., late of Oxford Borough. Elizabeth Hausner, care of **IRA D. BINDER**, Esquire, 227 Cullen Road, Oxford, PA 19363, Administrator. **IRA D. BINDER**, Esquire, 227 Cullen Road, Oxford, PA 19363, atty.

**HOESS**, Barbara E., late of Chadds Ford, Delaware County, Pennsylvania. Ronald H. Hoess, care of **GEORGE S. DONZE**, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. **GEORGE S. DONZE**, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

**HOWE**, Gregory B., late of Chester County. Stephen J. Bushinski, Esquire, Office of Chief Counsel, Department of Military and Veterans Affairs, Building 7-36 , Annville, PA, 17003-5002, Administrator. **STEPHEN J. BUSHINSKI**, Esquire, Office of Chief Counsel, Department of Military and Veterans Affairs, Building 7-36 , Annville, PA, 17003-5002, atty.

**KENWORTHY, SR.**, Fred W., late of Township of West Brandywine, Chester County, PA. Catherine M. Gomez, 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.

**LAWRENCE, JR.**, Frank H., late of Oxford Borough. Douglas C. Lawrence c/o **LARMORE SCARLETT LLP**, P. O. Box 384, Kennett Square, PA 19348, Executor. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**LEID**, Cordell S., late of Penn Township. Lois Dunn, care of **WINIFRED MORAN SEBASTIAN**, Esquire, 208 E. Locust Street, Oxford, PA 19363 Executrix. **WINIFRED MORAN SEBASTIAN**, Esquire, 208 E. Locust Street, P.O. Box 381, Oxford , PA 19363, atty.

**MASCIANTONIO**, Van J., late of

Tredyffrin Township. Rita Grassi, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, Phoenixville, PA 19460 Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**MERRYMAN**, Kenneth Nelson, late of East Bradford Township. Donald W. Merryman, 2605 Whiteford Road, Whiteford, MD, 21160 Executor. JODY A. LEIGHTY, Esquire, Stock & Leader, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994, atty.

**MILES**, Dorothy B., late of Exton. Robert L. Bruce, 11 Stanton Avenue, West Chester, PA, 19382 Executor. DANIEL P. MANNIX, V, Esquire, BUTLER, GRIFFEN & MANNIX, 18 W. Market Street, West Chester, PA 19382, atty.

**PIDGE-MOORE**, Nancie H., late of West Caln Township. Carl F. Pidge, 10 Greenfield Road, Cochranville, PA, 19330, Executor. TIMOTHY H. KNAUER, Esquire, 218 W. Miner Street, West Chester, PA 19382, atty.

**RESETCO**, Loretta K., late of West Bradford Township. Brian Resetco, care of SHILPA P. KHARVA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. SHILPA P. KHARVA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**RUYAK**, George C., late of the Township of North Coventry, Chester County, PA. Marcia Wanish and Kathryn Derecola, care of STEPHEN H. KALIS, Esquire, P.O. Box 673, Exton, PA 19341, Executrices. STEPHEN H. KALIS, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

**SAGGESE**, Elizabeth M., a/k/a Elizabeth Mabel Saggese, late of East Bradford Township, Chester County, PA. Eva Marie Saggese and Mary Beth Bunker, care of JOSEPH A. BELLINGHIERI, Esquire, West Chester, PA 19382 Executrices. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

### NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 17, 2014 for the purpose of obtaining Articles of Incorporation-Nonprofit Corporation pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 5306.

The name of the Nonprofit Corporation is **Phoenixville Women's Outreach**.

The corporation has been organized for charitable, benevolent, beneficial and civic purposes, including providing of housing and supportive services to women in need.

ELIZABETH R. HOWARD, Solicitor  
301 Gay St., P O Box 507  
Phoenixville, PA 19460

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### 3rd Publication

#### ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE

Trust Estate of **FRANK H. LAWRENCE, JR.**, deceased, late of Oxford Borough, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **FRANK H. LAWRENCE, JR.** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Douglas C. Lawrence and Susan B. Lawrence,  
Co-Trustees  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

L. Peter Temple, Esquire  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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**3rd Publication**

**TRUST NOTICE**

JOHN F. RODENBAUGH ADMINISTRATIVE TRUST DTD. 10/24/97, AS AMENDED 10/3/01, RESTATED 10/16/02 AND AMENDED 3/12/09.

JOHN FRANCIS RODENBAUGH,  
DECEASED.

Late of the Borough of Phoenixville, 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 WELLS FARGO BANK, N.A. and PATRICIA A. RODENBAUGH, Trustees, P.O. Box 41629, Austin, TX 78704-9926.

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**3rd Publication**

**ADVERTISEMENT FOR  
GRANT OF LETTERS**

HAUSNER, Irene G., late of Oxford Borough, Chester County, Pennsylvania, Letters of Administration granted to Elizabeth Hausner, c/o 227 Cullen Rd, Oxford, PA 19363. Ira D. Binder, Esquire, 227 Cullen Rd, Oxford, PA 19363

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, January 29, 2015** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, March 23, 2015**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. 10% payment must be paid in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. The final payment made payable to Sheriff of Chester Co. & due twenty-one (21) days from the date of sale by 2PM.

CAROLYN B. WELSH, SHERIFF

**2nd Publication**

**SALE NO. 15-2-83**  
**Writ of Execution No. 2012-10529**  
**DEBT \$1,256.20**

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a final plan of Barley Greens made by Berger & Hayes, Inc. March 26, 1988

TAX Parcel No. 39-4B-41  
PLAINTIFF: Caln Township  
Municipal Authority and Township of Caln  
VS  
DEFENDANT: **ANGELIQUE JONES and CHRISTOPHER JONES and NANCY DINGMAN**

SALE ADDRESS: 2726 North Barley Sheaf Road, Caln Township, Pennsylvania 19320  
PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

**SALE NO. 15-2-84**  
**Writ of Execution No. 2014-04857**  
**DEBT \$517,763.29**

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

TAX Parcel No.: 58-3-33.67  
PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS  
DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI and MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19320

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

**SALE NO. 15-2-85**  
**Writ of Execution No. 2012-08309**  
**DEBT \$1,837.54**

ALL THAT CERTAIN Unit in the property known named and identified in the Declaration Plan referred to below as Westtown Mews Condominium located at West Chester Pike (Route 3) and Manley Road, Westtown Township, Chester County Commonwealth of Pennsylvania.

TAX Parcel No. 67-2-220  
PROPERTY address: 1518 Manley Road, A-21, Westtown Township, Pennsylvania 19382

PLAINTIFF: Westtown Township  
VS  
DEFENDANT: **THERESA ANNE SASSA**

SALE ADDRESS: 1518 Manley Road, A-21, Westtown Township, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

**SALE NO. 15-2-86**  
**Writ of Execution No. 2014-06900**  
**DEBT \$235,599.53**

ALL THAT CERTAIN lot or piece of ground, situate in West Brandywine Township, Chester County, Pa., described according to a Subdivision Plan made by Lester R. Andres, P.E. for Wynnewood Ponds.

BEGINNING at a point on the southerly side of Wynnewood Drive (50 feet wide) said

point being the total distance of 1233.76 feet from the westerly end of a 25 foot radius curve (37.57 feet long) connecting said Wynnewood Drive with Baker Road (50 feet wide), thence south 04 degrees 57 minutes 18 seconds west, 199.71 feet to a point, a corner; thence north 85 degrees 02 minutes 42 seconds west, 218.95 feet to a point a corner; thence north 04 degrees 57 minutes 18 seconds east, 199.27 feet to a point a corner; thence south 85 degrees 02 minutes 42 seconds east, 120.00 feet to a point, a corner; thence along the arc of a circle curving to the right having the arc radius of 50 feet, the arc distance of 93.91 feet to a point of compound curve; thence along the arc of a circle, curving to the right, having the arc radius of 25 feet, the arc distance of 21.03 feet to the first mentioned point and place of beginning.

BEING Lot #9 on said Plan.  
 BEING Parcel #29-07-0145.0190  
 BEING UPI #29-7-145.19  
 BLR# 29-7-145.19

BEING the same premises which James M. Massinello and Ida J. Massinello, his wife, granted and conveyed unto Steven D. Barker and Kathleen M. Hayes, his wife, by Deed dated November 29, 1991 and recorded December 2, 1991 in Chester County Record Book 2686, Page 434 for the consideration of \$150,000.00.

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

VS  
 DEFENDANT: **STEVEN D. BARKER and KATHLEEN M. HAYES**

SALE ADDRESS: 116 Wynnewood Drive, Coatesville, PA 19320

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

**SALE NO. 15-2-87**  
**Writ of Execution No. 2014-02689**  
**DEBT \$51,606.44**

ALL THAT CERTAIN lot or piece of ground, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a map made for Wedgwood Estates made by Yerkes Associates, Inc., Surveyors dated 12-01-1975 as follows, to wit:

BEGINNING at a point in line of other lands of Wedgwood Estates, a corner of Unit 55 on said Plan; thence from the beginning and extending along said lands of Wedgwood Estates, north 1 degree 46 minutes 23 seconds west 20 feet to a point, a corner of Unit 57 on said Plan; thence extending along said Unit, north 88 degrees 13 minutes 37 seconds east 100 feet to a point in line

of lands of Wedgwood Estates; thence extending along said lands south 1 degree 46 minutes 23 seconds east 20 feet to a point a corner of Unit 55 aforesaid; thence extending along said Unit, south 88 degrees 13 minutes 37 seconds west 100 feet to the first mentioned point and place of beginning.

BEING Unit 56 Building A-3 on said

Plan.  
 UPI No. 39-5E-24  
 BLR# 39-5E-24

BEING the same premises which Zelda Langford now known as Zelda Mayo granted and conveyed unto Zelda Mayo by Deed dated February 8, 2012 and recorded February 15, 2012 in Chester County Record Book 8359, Page 2349 for the consideration of \$1.00.

PLAINTIFF: Citadel Federal Credit

Union  
 VS  
 DEFENDANT: **ZELDA MAYO**  
 SALE ADDRESS: 332 Apple Drive, Exton, PA 19341

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

**SALE NO. 15-2-88**  
**Writ of Execution No. 2014-03931**  
**DEBT \$338,063.26**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, described according to a Plan for Devereux Foundation Glenlock West Campus by Nave Newell & Stampfl, Ltd., dated January 25, 1995 last revised May 12, 1995 and recorded in Plan No. 13362 as follows, to wit:

TAX I.D. #: 40-4-17.360  
 PLAINTIFF: E\*Trade Bank c/o Wells

Fargo Bank, N.A.  
 VS  
 DEFENDANT: **MICHAEL ROSS, a/k/a MICHAEL F. ROSS and JENNAFER ROSS, a/k/a JENNAFER D. ROSS**

SALE ADDRESS: 6 Southwind Lane, Downingtown, Pennsylvania 19335

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 15-2-89**  
**Writ of Execution No. 2013-04272**  
**DEBT \$199,409.18**

PROPERTY situate in West Bradford Township, Chester County, Pennsylvania  
 BLR# 50-5-78



IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **MARK A. INMAN and MICHELE INMAN**

SALE ADDRESS: 1246 Marshallton Thorndale Road, Downingtown, PA 19335-3752

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

**SALE NO. 15-2-90**

**Writ of Execution No. 2014-04315**

**DEBT \$155,062.21**

PROPERTY situate in Tredyffrin Township, Chester County, Pennsylvania

BLR# 43-4-86.4

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **RALPH E. JEAN**

SALE ADDRESS: 2236 Yellow Springs Road, Malvern, PA 19355-8763

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

**SALE NO. 15-2-91**

**Writ of Execution No. 2013-01729**

**DEBT \$236,225.18**

PROPERTY situate in Township of Sadsbury

TAX Parcel #37-004-0040-10A

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **COLLEEN M. CAUTO and DONNA M. PRATT**

SALE ADDRESS: 409 Fox Trail, Parkesburg, PA 19365

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

**SALE NO. 15-2-92**

**Writ of Execution No. 2012-00863**

**DEBT \$160,023.84**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and being designated as Lot 6, on a Plan thereof made by Chester V. Engineers, Inc., Civil Engineers and Surveyors, Paoli, Pennsylvania, dated 8-15-1957 and last revised 8-22-1958.

TAX I.D. #: 42-07-0015.070

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **LAURIE A. SMITH a/k/a LAURI A. SMITH**

SALE ADDRESS: 1049 West King Road, Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 15-2-94**

**Writ of Execution No. 2012-10404**

**DEBT \$125,659.02**

PROPERTY situate in Phoenixville Borough, Chester County, Pennsylvania

BLR# 15-12-167

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **MARK F. RONCASE**

SALE ADDRESS: 527 Nutt Road, Phoenixville, PA 19460-3330

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

**SALE NO. 15-2-95**

**Writ of Execution No. 2014-06689**

**DEBT \$307,732.70**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Pelham Place, made by D. L. Howell & Associates, Inc., dated September 26, 2002, last revised April 22, 2006, and recorded September 15, 2006, as Plan

No. 17946, as follows, to wit:

BEGINNING at a point on the north-easterly side of Wanda Way, a corner of Lot No. 31 on said Plan; thence extending along Wanda Way, on the arc of a circle curving to the left, having a radius of 50.00 feet, the arc distance of 99.97 feet to a point, a corner of Lot No. 33; thence, extending along Lot No. 33, north 20°05'18" east, crossing a 25 feet wide landscape buffer easement, 88.29 feet to a point on the southerly side of Oaklyn Road; thence, extending along same, on the arc of a circle curving to the left, having a radius of 7801.02 feet, the arc distance of 76.54 feet to a point of tangent; (2) south 67°19'27" east, 58.83 feet to a point, a corner of Lot No. 29; thence, extending along Lot No. 29, south 12°32'43" west, recrossing said buffer easement, 126.58 feet to a point, a corner of Lot No. 30; thence, extending along Lot No. 30 and also along Lot No. 31, north 85°02'15" west, 110.23 feet to the point and place of beginning.

BEING lot No. 32 as shown on said Plan.

TAX ID/Parcel No. 47-6-215

BEING the same premises which DeLuca Enterprises Inc. granted and conveyed unto Christopher W. Cooper and Danette M. Cooper, husband and wife, by Deed dated September 25, 2008 and recorded September 30, 2008 in Chester County Record Book 7522, Page 638 for the consideration of \$399,118.00.

BLR# 47-6-215

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

VS

DEFENDANT: **CHRISTOPHER W. COOPER and DANETTE M. COOPER**

SALE ADDRESS: 92 Wanda Way, Coatesville

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

**SALE NO. 15-2-96**

**Writ of Execution No. 2013-06299**

**DEBT \$79,644.85**

PROPERTY situate in the Township of West Nantmeal, Chester County, Pennsylvania

BLR# 23-6-11.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A., Formerly Known as Sovereign Bank, N.A.

VS

DEFENDANT: **KEVIN T. GRIEST, IN HIS CAPACITY AS ADMINISTRATOR**

**CTA AND HEIR OF THE ESTATE OF DONNA E. KONKEL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA E. KONKEL, DECEASED**

SALE ADDRESS: 273 Killian Road, Honey Brook, PA 19344-9636

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

**SALE NO. 15-2-97**

**Writ of Execution No. 2013-02275**

**DEBT \$330,250.83**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E., August 18, 1943, as follows:

TAX I.D. #: 31-4-137

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its trustee

VS

DEFENDANT: **DARYL KATZ and UNITED STATES OF AMERICA**

SALE ADDRESS: 1200 Creek Road, Glenmoore, Pennsylvania 19343

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 15-2-98**

**Writ of Execution No. 2013-05822**

**DEBT \$436,664.90**

PROPERTY situate in Township of West Pikeland

TAX Parcel #34-4K-1

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, not its individual capacity, but solely as legal title trustee for LVS Title Trust I

VS

DEFENDANT: **GERY SASKO and LAURA SASKO**

SALE ADDRESS: 740 Kimberton Road, Chester Springs, PA 19425

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

**SALE NO. 15-2-99**  
**Writ of Execution No. 2011-11565**  
**DEBT \$305,565.75**

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania  
 BLR# 33-5N-67.5  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS  
 DEFENDANT: **THADDEUS J. PICKLO and DANIELLE PICKLO**  
 SALE ADDRESS: 400 Howell Road, Exton, PA 19341-1716  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-2-101**  
**Writ of Execution No. 2012-04514**  
**DEBT \$366,524.01**

PROPERTY situate in the Downingtown Borough, Chester County, Pennsylvania

BLR# 11-6-78  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of the Mastr Asset Backed Securities Trust 2007-New, Mortgage Pass-Through Certificates, Series 2007-New  
 VS  
 DEFENDANT: **ROBERT MCMICHAEL**  
 SALE ADDRESS: 431 Highland Avenue, Downingtown, PA 19335-2408  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-2-102**  
**Writ of Execution No. 2013-06488**  
**DEBT \$673,827.29**

PROPERTY situate in Township of Charlestown  
 TAX Parcel #35-5-26  
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association  
 VS  
 DEFENDANT: **MARY ELLEN ERICKSON**  
 SALE ADDRESS: 4243 Howells

Road, Malvern, PA 19355  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 15-2-103**  
**Writ of Execution No. 2009-10974**  
**DEBT \$311,433.85**

PROPERTY situate in East Nottingham Township  
 TAX Parcel #69-3-234  
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-4

VS  
 DEFENDANT: **GREGORY B. GILLEY and REBECCA R. GILLEY**  
 SALE ADDRESS: 103 Darlington Circle, Lincoln University, PA 19352  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 15-2-105**  
**Writ of Execution No. 2012-08878**  
**DEBT \$144,748.68**

PROPERTY situate in the Phoenixville Borough, Chester County, Pennsylvania  
 BLR# 15-11-84.31  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: GMAC Mortgage, LLC  
 VS  
 DEFENDANT: **HAMILTON PLESS**  
 SALE ADDRESS: 106 Elton Drive, Phoenixville, PA 19460-4065  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-2-106**  
**Writ of Execution No. 2013-01164**  
**DEBT \$404,144.60**

PROPERTY situate in Birmingham Township, Chester County, Pennsylvania  
 BLR# 65-4-273  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee for Ramp 2006Rz4

VS  
 DEFENDANT: **JOHN MARK OEBBECKE a/k/a JOHN M. OEBBECKE**  
 SALE ADDRESS: 313 Lea Drive,  
 West Chester, PA 19382-8245  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN, 215-563-7000**

**SALE NO. 15-2-107**  
**Writ of Execution No. 2012-09484**  
**DEBT \$161,380.09**

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

BLR# 69-6-249

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Sovereign Bank N.A., formerly known as Sovereign Bank

VS

DEFENDANT: **WILLIAM J. QUINDLEN, JR., AND MELISSA C. HENRY**  
 SALE ADDRESS: 25 Jason Drive,  
 Oxford, PA 19363-2800

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

**SALE NO. 15-2-108**  
**Writ of Execution No. 2014-07094**  
**DEBT \$152,054.80**

PROPERTY situate in New London Township, Chester County, Pennsylvania

BLR# 71-2-65.1J

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **ALONZO T. HARDING, IV a/k/a ALONZO T. HARDING and MICHELE D. HARDING**

SALE ADDRESS: 36 Pickwick Lane,  
 Lincoln University, PA 19352-9393

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

**SALE NO. 15-2-110**  
**Writ of Execution No. 2012-08763**  
**DEBT \$217,702.58**

PROPERTY situate in the North Coventry Township, Chester County, Pennsylvania

BLR# 17-4-20.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

VS

DEFENDANT: **CHARLES J. VASZILY, JR., and BOBBI-JOI VASZILY**

SALE ADDRESS: 1084 Keim St, a/k/a 1084 S. Keim St, Pottstown, PA 19465-7785

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

**SALE NO. 15-2-111**  
**Writ of Execution No. 2013-10718**  
**DEBT \$1,124,302.37**

ALL THAT CERTAIN lot or tract of land, together with the buildings and improvements thereon erected situate in East Pikeland Township, Chester County, Pennsylvania.

TAX Parcel: #26-2-242 & #26-2-242.4

PLAINTIFF: South Eastern Economic Development Co. of PA

VS

DEFENDANT: **LE-JO PROPERTIES, LP**

SALE ADDRESS: 765 Pike Springs Road, Phoenixville, PA

PLAINTIFF ATTORNEY: **JOHN E. D. LARKIN, ESQ., 610-696-8225**

**SALE NO. 15-2-112**  
**Writ of Execution No. 2012-06858**  
**DEBT \$728,411.00**

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

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

**SALE NO. 15-2-113**  
**Writ of Execution No. 2014-03788**  
**DEBT \$142,692.71**

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, Chester County, Pennsylvania, as shown on plan of "Penn Field" made for Larry Elliot Jones and William Elliot Jones by Yorkes Associates, Inc., Surveyor, dated 2/7/1997 as more fully described as follows, to wit:

BEGINNING at a point on the title line in the bed of State Road (LR #15200) said point also marking a corner of Lot #1 on said Plan, thence from said point of beginning long the said title line south forty-three degrees thirty-seven minutes fifty seconds west, one hundred fifty feet to a point, thence leaving the title line in the bed of State Road (LR #15200) crossing the northwesterly side thereof, and along Lot #3 on said Plan north forty-six degrees twenty-two minutes ten seconds west, two hundred ninety and forty one-hundredths feet to a point, thence north forty-three degrees thirty-seven minutes fifty seconds east, one hundred fifty feet to a point, thence along Lot #1 on said Plan, south forty-six degrees twenty-two minutes ten seconds east, two hundred ninety and forty one-hundredths feet recrossing the northwesterly side of State Road (LR 15200) to the first mentioned point and place of beginning.

BEING Lot #2 on said Plan.

BEING part of the same premises which Larry Elliot Jones and William Elliot Jones, Co-Partners by their indenture bearing date the 23rd Day of May A.D. 1977, and duly recorded at West Chester, in and for the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book A-51 Page 96, granted and conveyed unto John T. Duffy and Carolyn J. Duffy, his wife, in fee.

TITLE to said premises vested in Thomas J. Darlington, Jr., and Estelle Darlington, his wife by Deed from John T. Duffy and Carolyn J. Duffy, his wife dated 01/31/1980 and recorded 02/04/1980 in the Chester County Recorder of Deeds in Book J56, Page 279.

PLAINTIFF: CitiMortgage, Inc., Successor by Merger with ABN AMRO Mortgage Group, Inc.

VS

DEFENDANT: **PEG DARLINGTON, EXECUTRIX OF THE ESTATE OF ESTELLE C. DARLINGTON a/k/a ESTELLE DARLINGTON, DECEASED MORTGAGOR AND REAL OWNER AND THOMAS M. DARLINGTON, DEVISEE OF ESTATE OF**

**ESTELLE C. DARLINGTON a/k/a ESTELLE DARLINGTON, DECEASED MORTGAGOR**

SALE ADDRESS: 706 W. State Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**SALE NO. 15-2-114**  
**Writ of Execution No. 2014-06834**  
**DEBT \$289,841.33**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Tredyffrin Township, Chester County State of PA, bounded and described according to a minor Subdivision Plan made for Lonnie Lowry, by Yerkes Associates, Inc., West Chester, PA dated 5-26-1989 and last revised 1-10-1991 and recorded as Plan No. 11140, as follows, to wit:

BEGINNING at a point on the northwesterly side of Howell Road (T-433) at a common corner of Lot Nos. 1 and 2 as shown on said Plan; thence from said beginning point and extending along the side of said road south 20 degrees 36 minutes 50 seconds west, 137.42 feet to a monument to be set at a corner of lands now or formerly of Joseph L. Frisko; thence extending along lands of the same north 85 degrees 07 minutes 10 seconds west, 425.51 feet to an iron pin (found) in line of lands now or formerly of Thomas A. Fillipo; thence extending along lands of the same north 11 degrees 36 minutes 40 seconds east, 162.59 feet to a point, a corner of Lot No. 1, aforesaid; thence extending along the same the five (5) following courses and distances: (1) north 82 degrees 28 minutes 30 seconds east, 111.09 feet to a point (2) north 08 degrees 06 minutes 30 seconds west, 22.46 feet to a point (3) north 81 degrees 53 minutes 30 seconds east, 43.54 feet to a point (4) south 08 degrees 06 minutes 30 seconds east, 10 feet to a point; and (5) south 70 degrees 53 minutes 10 seconds east crossing over a driveway, 304.96 feet to a point on the northwesterly side of Howell Road being the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING the same premises which Lonnie A. Lowry and Helen R. Lowry, husband and wife, by Deed dated December 9, 1994 and recorded December 29, 1994 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3846 Page 1312, granted and conveyed unto Mary Beth Heilmann-Finn

PARCEL No. 4303000301A

PLAINTIFF: Deutsche Bank National

Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **MARY BETH HEILMANN-FINN**

SALE ADDRESS: 2120 Howell Road, a/k/a 2100 Howell Road, Malvern, PA 19355

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

**SALE NO. 15-2-115**

**Writ of Execution No. 2012-10314**

**DEBT \$354,672.22**

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

BLR# 47-5-281

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for the Holders of the Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **PAMELA BROWN**  
SALE ADDRESS: 31 Shoreham Drive, Coatesville, PA 19320-3953

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

**SALE NO. 15-2-116**

**Writ of Execution No. 2014-05266**

**DEBT \$412,196.14**

ALL THAT CERTAIN lot or piece of ground situate with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, described according to a survey thereof made by Alva L. Rogers, Civil Engineer, Ardmore, PA, dated January 12, 1957, as follows, to wit:

BEGINNING at a point on the southerly side of Conestoga Road, as shown on said Plan, which point is measured the two following courses and distances from the point formed by the intersection of the center line of said Conestoga Road with the center line of Woodside Avenue;

(1) EXTENDING from said point of intersection in a westerly direction along the said center line of Conestoga Road, seven hundred forty and ninety-

five one-hundredths feet to a point; and (2) SOUTH four degrees, twenty minutes east, thirty feet and thirteen one-hundredths of a foot to the point and place of beginning;

THENCE extending from said beginning point south four degrees, twenty minutes east, two hundred seven and seventy-two one-hundredths feet to a point;

THENCE extending south eighty-five degrees, forty-four minutes west, on hundred feet to a point;

THENCE extending along the same, the two following courses and distances:

(1) SOUTH eighty degrees, east, sixty-six and eighty-nine one-hundredths feet to a point; and

(2) NORTH eighty degrees, nineteen minutes east, thirty-five and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Karen J. Grozinski by Deed from Charles M.W. Russel and Frances M. Russell, husband and wife dated 06/20/1994 and recorded 06/27/1994 in the Chester County Recorder of Deeds in Book 0691, Page 49818.

PLAINTIFF: Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2007-AMC2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **KAREN J. GROZINSKI**

SALE ADDRESS: 328 W. Conestoga Road, Devon, PA 19333

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**SALE NO. 15-2-117**

**Writ of Execution No. 2009-14685**

**DEBT \$614,578.28**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA dated 6-20-2000 and last revised 9-10-2002, and recorded in Plan #16751 as follows, to wit:

TAX I.D. #: 28-5-222

PLAINTIFF: LSF8 Master Participation Trust

VS  
 DEFENDANT: **DARLENE BATTLE**  
**and GEORGE R. BATTLE**  
 SALE ADDRESS: 101 Captiva Way,  
 Coatesville, Pennsylvania 19320  
 PLAINTIFF ATTORNEY: **McCABE,**  
**WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 15-2-118**  
**Writ of Execution No. 2014-07595**  
**DEBT \$122,629.83**

ALL THAT CERTAIN piece, parcel or tract of land by a survey made December 14, 1942, by Jerre P. Trout, situate in South Coatesville Borough, County of Chester, Commonwealth of Pennsylvania described as follows:

BEGINNING at an iron pin a corner of land of Robert H. Lewis and Wife; thence by same north four degrees fifty five minutes west two hundred feet to an iron pin; thence by remaining lands of Hugh Washington and wife of which this is a part, north sixty degrees fifty six minutes east fifty feet to an iron pin and by same south four degrees fifty five minutes east two hundred feet to an iron pin; thence by land of Alfred Nicholson and wife south sixty degrees fifty six minutes west fifty feet to the place of beginning.

BEING UPI #9-3-17

FEE simple title vested in Andrew L. Henderson and Theresa E. Henderson as tenants by the entirety by Deed from, Sylvia F. Washington, dated 4/4/2008, recorded 4/7/2008, in the Chester County Recorder of Deeds in Deed Book 7404, Page 615.

UPI# 9-3-17

PLAINTIFF: Nationstar Mortgage

LLC

VS  
 DEFENDANT: **ANDREW L. HENDERSON** a/k/a **ANDEREW L. HENDERSON**  
**and THERESA E. HENDERSON**

SALE ADDRESS: 142 Modena Road,  
 Coatesville, PA 19320

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

**SALE NO. 15-2-119**  
**Writ of Execution No. 2013-09463**  
**DEBT \$110,280.81**

ALL THAT CERTAIN brick dwelling house, tenement and tract of land situate in the Township of North Coventry aforesaid, bounded, limited and described as follows, to wit:

TAX ID #: 17-03D-0133.0000

PLAINTIFF: OneWest Bank, FSB  
 VS  
 DEFENDANT: **BENJAMIN J. PHILLIPS, JR., EXECUTOR OF THE ESTATE OF BARBARA C. PHILLIPS, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 82 East Main Street,  
 Pottstown, Pennsylvania 19465

PLAINTIFF ATTORNEY: **McCABE,**  
**WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 15-2-120**  
**Writ of Execution No. 2013-09461**  
**DEBT \$208,211.65**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Pikeland County of Chester and State of Pennsylvania, described according to a preliminary layout plan of lots made for Andrew L. Coffman by Henry H. Hopkins, Registered Professional Engineer, Kimberton, Pennsylvania, dated March 24th, 1961 and last revised October 4th, 1961 as follows, to wit:

TAX I.D. #: 26-2-56.24

PLAINTIFF: Lake Michigan Credit  
 Union

VS  
 DEFENDANT: **PATRICIA A. HENNESSEY**

SALE ADDRESS: 1098 Hares Hill  
 Road, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE,**  
**WEISBERG & CONWAY, P.A., 215-790-1010**

**SALE NO. 15-2-121**  
**Writ of Execution No. 2014-05666**  
**DEBT \$216,748.52**

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, situate in the Oxford Borough, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a semi-detached, two story, single family, residential dwelling. Being more fully described in Chester County Deed Book Volume 5982, at Page 1561.

TAX Parcel No. 6-9-11

PLAINTIFF: LSF8 Master  
 Participation Trust

VS  
 DEFENDANT: **STEPHEN W. CARTER** and **JACQUELINE L. CARTER**

SALE ADDRESS: 451 Hodgson

Street, Oxford, PA 19363-1719  
 PLAINTIFF ATTORNEY: **BARBARA  
 A. FEIN, P.C., 215-653-7450**

**SALE NO. 15-2-122**  
**Writ of Execution No. 1999-10680**  
**DEBT \$105,547.69**

PROPERTY situate in the Borough of  
 South Coatesville, Chester County, Pennsylvania  
 BLR# 9-2-84.3  
 IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: HSBC Bank USA,  
 National Association as Trustee for Citigroup  
 Mortgage Loan Trust Inc., Asset-Backed Pass-  
 Through Certificates, Series 2005-SHL1

VS  
 DEFENDANT: **JAMES LEROY  
 CLINTON DAVIS, IN HIS CAPACITY AS  
 ADMINISTRATOR CTA AND DEVISEE OF  
 THE ESTATE OF JAMES LEROY DAVIS**

SALE ADDRESS: 26 Parkway Drive,  
 a/k/a 26 Parkway Avenue, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **PHELAN  
 HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-2-123**  
**Writ of Execution No. 2013-05586**  
**DEBT \$304,776.49**

PROPERTY situate in the Schuylkill  
 Township, Chester County, Pennsylvania  
 BLR# 27-6C-1  
 IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: Deutsche Bank Trust  
 Company Americas as Trustee Rali 2006-QS5  
 VS

DEFENDANT: **DEBRA LYNN  
 CAUSLAND**

SALE ADDRESS: 74 South Forge  
 Manor Drive, Phoenixville, PA 19460-2702  
 PLAINTIFF ATTORNEY: **PHELAN  
 HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-2-124**  
**Writ of Execution No. 2014-07575**  
**DEBT \$316,510.73**

PROPERTY situate in Willistown  
 Township  
 TAX Parcel #54-8-337  
 IMPROVEMENTS: a residential  
 dwelling.

PLAINTIFF: Pennymac Loan

Services, LLC  
 VS  
 DEFENDANT: **GEORGE DESEN-  
 BERG**

SALE ADDRESS: 147 Hedgerow  
 Lane, West Chester, PA 19380  
 PLAINTIFF ATTORNEY: **KML LAW  
 GROUP, P.C., 215-627-1322**

**SALE NO. 15-2-125**  
**Writ of Execution No. 2013-10054**  
**DEBT \$222,586.93**

PROPERTY situate in Parkesburg  
 Borough, Chester County, Pennsylvania  
 BLR# 8-6-81  
 IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS  
 DEFENDANT: **SHERRI LYONS and  
 DAVID LYONS**

SALE ADDRESS: 391 5th Avenue,  
 Parkesburg, PA 19365-1438  
 PLAINTIFF ATTORNEY: **PHELAN  
 HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-2-126**  
**Writ of Execution No. 2014-08481**  
**DEBT \$838.10**

ALL THAT CERTAIN lot or piece of  
 ground, situate in the Township of Tredyffrin,  
 County of Chester and State of Pennsylvania,  
 bounded and described according to a Title Plan  
 Parcel 1-2 Springdell Village at Chesterbrook,  
 made by Yerkes Associates, Inc., Bryn Mawr,  
 Pennsylvania, dated 1/10/19980 and last revised  
 2/14/1980 and recorded in the Office for the  
 Recording of Deeds for Chester County as Plan  
 No. 3093, as follows, to wit:

BEGINNING at a point on the north-  
 westerly side of Elgin Court (64 feet wide), a cor-  
 ner of Lot No. 70 on said Plan; thence leaving the  
 said Elgin Court and extending north 19 degrees  
 41 minutes 42 seconds west, along line of Lot No.  
 70 on said Plan, crossing over a 5 feet wide access  
 easement, 106.44 feet to a point; thence extending  
 north 65 degrees 33 minutes 28 seconds east, along  
 line of Parcel 1-3 on said Plan and the northwest-  
 erly line of the said 5 feet access easement, 24.08  
 feet to a point; thence extending south 19 degrees  
 41 minutes 42 seconds east, along line of Lot No.  
 72 on said plan and re-crossing over the said 5 feet  
 wide access easement, 108.43 feet to a point on the  
 northwesterly side of Elgin Court, aforesaid;



thence extending along the said side of Elgin Court, measured south 70 degrees 18 minutes 18 seconds west, 24.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 71 on said Plan.

BEING the same premises which Keith R. Isleib and Kathleen E. Isleib, husband and wife, by indenture dated 7/25/2003 and recorded 8/6/2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5825 Page 1984, granted and conveyed unto Dishon Dawson and Erika Dawson, in fee.

BEING known as: 204 Elgin Court, Tredyffrin Township, Chester County, PA 19087

BEING UPI No. 43-5L-172

BEING Parcel Number; 43-05L-0172,000

RESIDENTIAL dwelling

PLAINTIFF: Springdell Valley Homeowners Association

VS

DEFENDANT: **DISHON DAWSON & ERIKA DAWSON**

SALE ADDRESS: 204 Elgin Court, Wayne, Tredyffrin Township, Chester County, PA 19087

PLAINTIFF ATTORNEY: **SCOTT F. WATERMAN, ESQ., 610-566-6177**

**SALE NO. 15-2-127**

**Writ of Execution No. 2014-00996**

**DEBT \$154,775.82**

ALL THAT CERTAIN message double frame dwelling and lot or piece of land situate in the First Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania bounded and described in accordance with a survey made by John H. Harden in March 1908 as follows: (Said dwelling being No. 171 & 173 Prospect Street).

BEGINNING at a point in the north side of Prospect Street which said street is laid out 20 feet wide and at a corner of lands of Maggie Leslie's Estate; thence along said side of said street parallel with and 10 feet distant from the center line of the same south 86 degrees west 39 feet 6 inches to a corner of lands of Jacob E. Wall's Estate; thence along said latter land north 4 degrees west 68.5 feet to a corner of lands of Jacob Raubfogel; thence along said latter lands and lands of Benjamin Phillips north 86 degrees east 39 feet 6 inches to a corner of Maggie Leslie's land, aforesaid; thence along the latter lands south 4 degrees east 68.5 feet to a point in the northern side of Prospect Street, the place of beginning.

BEING Parcel No. 15-9-226.

BEING the same premises which James K. Overstreet and The Estate of William R. Rambo, deceased, by Barbara Ann Rambo, Executrix by Deed dated December 12, 1996, and recorded in the Office of the Recorder of Deed for the County of Chester, Pennsylvania, on December 17, 1996 in Record Book 4119, at Page 1351, granted and conveyed unto Robert J. Mento and Rose Mento, his wife, in fee.

IMPROVEMENTS consisting of two (2) single family residential dwellings.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: **ROBERT J. MENTO and ROSE MENTO**

SALE ADDRESS: 171 Prospect Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-692-1371**

**SALE NO. 15-2-128**

**Writ of Execution No. 2014-02246**

**DEBT \$129,788.53**

PARCEL No. 6-9-48

ALL THAT CERTAIN message, tenement and tract of land, with the buildings and improvements thereon erected, situate on the south side of Broad Street now known as and numbered 642 Broad Street, formerly 632 Broad Street in the Borough of Oxford, Chester County, Pennsylvania, bounded and described in accordance with survey made 1/8/1948, by Arthur Crowell, Surveyor, as follows, to wit:

BEGINNING at a point in the center line of Broad Street aforesaid 449.1 feet east of the intersection of Broad and Sixth Streets; thence by land now or late of Clarence Kent, and passing through party wall of a double house erected on this land and land now or late of said Clarence Kent, south 11 degrees west, 212.25 feet to an iron pin in line of land now or late of Joseph Morton; thence by land now or late of Joseph Morton; thence by land now or late of said Joseph Morton, south 79 degrees, 36 minutes east, 23.9 feet to an iron pin in line of land of William Dutton, Jr.; thence by land of said William Dutton, Jr., north 11 degrees east, 212 feet to a point in the center line of said Broad Street; thence along the center line of said Broad Street north 79 degrees west, 23.9 feet to the first mentioned point and place of beginning.

BEING UPI No. 6-9-48

BEING the same premises which Donald L. McPherson and Judy S. McPherson, his

wife, by indenture bearing date 6/5/1973 and recorded 6/5/1973 in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book L-41 Page 108 etc., granted and conveyed unto Tina M. Hall, in fee.

UPI# 6-9-48

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB

VS

DEFENDANT: **EDGAR L. LEWIS, JR.**

SALE ADDRESS: 642 Broad Street, Oxford, PA 19363

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

**SALE NO. 15-2-129**

**Writ of Execution No. 2014-03529**

**DEBT \$133,824.24**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, described according to a Title Plan for Complex II and Complex III, Willistown Woods, made by Henry S. Conley, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated January 7, 1982, last revised March 19, 1982 and recorded April 1, 1982 in Chester County as Plan No. 3924, as follows:

BEGINNING at a point, a corner of Unit 205D (as shown on said Plan), said point being measured the seven following courses and distances from the intersection of the center line of Drive "A" and the center line of Drive "B": (1) north 30 degrees 29 minutes 35 seconds west 60.56 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 70.00 feet, the arc distance of 64.78 feet to a point of tangent; (3) north 83 degrees 30 minutes 0 seconds west 47.75 feet to a point of curve; (4) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 32.32 feet to a point of tangent; (5) south 85 degrees 55 minutes 0 seconds west 126.45 feet to a point; (6) south 4 degrees 5 minutes 0 seconds east 23.11 feet to a point, a corner of Unit 201F; (7) thence along same and other Units south 88 degrees 27 minutes 23 seconds west 98.33 feet to the point of beginning; thence extending along Unit 205D south 1 degree 32 minutes 37 seconds east 82.00 feet to a point; thence extending south 88 degrees 27 minutes 32

seconds west 18.00 feet to a point, a corner of Unit 207E; thence extending along same north 1 degrees 32 minutes 37 seconds west 82.00 feet to a point; thence extending north 88 degrees 27 minutes 23 seconds east 18.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 206D as shown on said Plan.

TOGETHER with the right and easement of enjoyment with others in and to the common area which shall be appurtenant to and shall pass with the title to the above described unit as set forth in Declaration of Restrictions, Covenants and Easements recorded in Misc. Book 496 Page 219 and Amendments thereto recorded in Misc. Book 521 Page 255.

TILE to said premises is vested in Alan W. Thompson and Jayne A. Thompson, husband and wife by Deed from Ruth M. Swan dated 6/26/2000 and recorded 7/10/2000 in the County of Chester in Record Book 4780 Page 1913.

BEING UPI No. 54-8E-7

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **ALAN W. THOMPSON and JAYNE A. THOMPSON**

SALE ADDRESS: 206 Hampstead Place, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CHRISTOPHER J. TIPPETT, ESQ., 610-458-7500**

**SALE NO. 15-2-130**

**Writ of Execution No. 2014-06830**

**DEBT \$263,735.34**

PROPERTY situate in East Pikeland Township

TAX Parcel #26-3-402

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)

VS

DEFENDANT: **WILLIAM SCOTT DAVIS**

SALE ADDRESS: 1913 Revolutionary Court, Powder Mill, Phoenixville, PA 19460

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

**SALE NO. 15-2-131**  
**Writ of Execution No. 2014-05670**  
**DEBT \$140,922.69**

PROPERTY situate in Coatesville City,  
 Chester County, Pennsylvania  
 BLR# 16-6-329  
 IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: Deutsche Bank National  
 Trust Company, as Trustee for Hsi Asset  
 Securitization Corporation Trust, 2007-Wf1,  
 Mortgage Pass-Through Certificates, Series 2007-  
 Wf1

VS

DEFENDANT: **MABEL A. JOHN-  
 SON**

SALE ADDRESS: 40 South 5th  
 Avenue, a/k/a 40 S. Fifth Avenue, Coatesville, PA  
 19320-3649

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

**SALE NO. 15-2-132**  
**Writ of Execution No. 2014-06283**  
**DEBT \$216,554.68**

PROPERTY situate in the Valley  
 Township, Chester County, Pennsylvania  
 BLR# 38-1-180  
 IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: Pennymac Loan  
 Services, LLC

VS

DEFENDANT: **CHRISTOPHER J.  
 BRUCE**

SALE ADDRESS: 241 Bardel Drive  
 #241, Coatesville, PA 19320-1632

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

**SALE NO. 15-2-133**  
**Writ of Execution No. 2014-07458**  
**DEBT \$32,473.69**

PROPERTY situate in South  
 Coatesville Borough, Chester County,  
 Pennsylvania

BLR# 9-10-160

IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: PHH Mortgage  
 Corporation (f/k/a Cendant Mortgage Corporation)

VS

DEFENDANT: **KAREN LEE RUF-**

**FIN**

SALE ADDRESS: 57 Wood Street,  
 Coatesville, PA 19320-4042

PLAINTIFF ATTORNEY: **PHELAN  
 HALLINAN, 215-563-7000**

**SALE NO. 15-2-134**  
**Writ of Execution No. 2014-07900**  
**DEBT \$206,755.83**

PROPERTY situate in West Vincent  
 Township

TAX Parcel #25-3-19.5

IMPROVEMENTS: a residential  
 dwelling.

PLAINTIFF: Green Tree Servicing  
 LLC

VS

DEFENDANT: **DANIEL G. BEEBE**  
 SALE ADDRESS: 6 Springwood  
 Lane, Chester Springs, PA 19425

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

**SALE NO. 15-2-135**  
**Writ of Execution No. 2013-07384**  
**DEBT \$250,011.30**

PROPERTY situate in Caln Township,  
 Chester County, Pennsylvania

BLR# 39-4D-90

IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: Pennymac Corp.

VS

DEFENDANT: **GUISEPPE D'AN-  
 GELO**

SALE ADDRESS: 247 Park Drive,  
 Downingtown, PA 19335-2167

PLAINTIFF ATTORNEY: **PHELAN  
 HALLINAN, 215-563-7000**

**SALE NO. 15-2-136**  
**Writ of Execution No. 2013-09725**  
**DEBT \$299,650.26**

ALL THAT CERTAIN tract of land situ-  
 ated in the Township of Highland, County of  
 Chester, Commonwealth of Pennsylvania, bound-  
 ed and described according to a Plan made August  
 1, 1967, by DeArmit and Hayes, Consulting  
 Engineers and Surveyors, as follows:

BEGINNING at a p.k. nail on the center  
 line intersections of State Road 182 and Public  
 Route T-358; thence along the said center line of  
 Public Road T-358, south 6 degrees 15 minutes

east 263.22 feet to a p.k. nail, a corner of land remaining of Della Emerson Wilson; thence leaving the said center line of Public Road T-358 and along the land remaining of Della Emerson Wilson, south 74 degrees 36 minutes west 255.00 feet to an iron pin; thence continuing along the land remaining of Della Emerson, north 2 degrees 45 minutes west 154.10 feet to a p.k. nail in the aforesaid center line of State Road 182, north 52 degrees 00 minutes east, 285.00 feet to the first mentioned point and place of beginning.

CONTAINING 1,172 acres of land be the same more or less

BEING Parcel Number 45-07-0038.010

BEING the same premises Steven Petershiem and Anna Petersheim, husband wife, by Fee Simple Deed dated February 28, 2001 and recorded March 5, 2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4905 Page 914, granted and conveyed unto Jose L. Cruz and Sonia Cruz, as Tenants by the Entirety

PARCEL No. 45-07-0038.010

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI, by its servicer, Ocwen Loan Servicing LLC

VS

DEFENDANT: **JOSE L. CRUZ and SONIA CRUZ**

SALE ADDRESS: 408 Gum Tree Road a/k/a 391 Wilson Road, Coatesville, PA 19320

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

**SALE NO. 15-2-137**

**Writ of Execution No. 2014-02523**

**DEBT \$218,998.69**

ALL THAT CERTAIN tract of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a survey made by July 1, 1966 by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

PREMISES "A"

BEGINNING at an iron pin on the east right of way line of a 10 foot wide right of way said point also being located south 19 degrees 50 minutes east, 162.47 feet as measured along the said east right of way line from the title line of public road T-409; thence along the land remaining of the grantors herein, north 80 degrees 10 minutes east, 142.99 feet to an iron pin in line of land now

or late of the City of Coatesville; thence along the same south 9 degrees 50 minutes east, 126 feet to an iron pin in line of land now or late of Coatesville Plate Washer Company; thence along the same south 80 degrees 10 minutes west, 180 feet to an iron pin a corner of land now or late of Samuel Alston and a corner of land of Hugh Ken worth; thence along land of Hugh Ken worth north 9 degrees 50 minutes east, 79.61 feet to an iron pin a corner of land now or late of Thomas G. Middleton; thence along the same crossing the south end of the aforesaid 10 feet wide right of way north 52 degrees 31 minutes 10 seconds east, 46.75 feet to an iron pin on the east right of way line; thence along the same north 19 degrees 50 minutes west, 25.85 feet to the first mentioned point and place of beginning.

CONTAINING 21,207 square feet of land, be the same more or less.

TOGETHER with the ingress and egress at all times over and across the said right of way for a foot path, roadway and for the use of vehicles and any other maps of conveyance. Said right of way is to be installed and maintained by utilizer.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for Coatesville Plate Washer Company, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors dated 11/30/1987 and being more fully described as follows, to wit:

BEGINNING at an interior point said point also being the northeast corner of Parcel "A" as shown on said Plan; thence extending along lands now or formerly of Stephen J. Olinick south 00 degrees 13 minutes 21 seconds east 79.61 feet to a point along Lot No. 3; thence extending along same north 78 degrees 37 minutes 26 seconds west, 22.65 feet to a corner of Parcel "D"; thence extending along same and along Parcel "C" north 2 degrees 12 minutes 45 seconds east, 75.93 feet to a corner of Parcel "A"; thence extending along same south 87 degrees 47 minutes 15 seconds east, 18.98 feet to the first mentioned point and place of beginning.

BEING Parcel "B" as shown on said Plan.

BEING UPI Numbers 38-2-35.1

BLR No.: 38-2-35.1

BEING known as: 235 Mount Airy Road, Coatesville, PA 19320.

BEING the same premises which Hopewell Investment, LLC – Steve Harvey,, by

Deed dated February 23, 2006 and recorded March 10, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6786, Page 673, granted and conveyed unto Emily Doyle, as sole owner.

PLAINTIFF: Bank of America, N.A.,  
Successor by Merger to BAC Home Loans  
Servicing, LP FKA Countrywide Home Loans  
Servicing, LP

VS

DEFENDANT: **EMILY DOYLE**

SALE ADDRESS: 235 Mount Airy  
Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ZUCKER,  
GOLDBERG & ACKERMAN, LLC, 908-233-  
8500**

**SALE NO. 15-2-138**

**Writ of Execution No. 2013-01468**

**DEBT \$393,858.87**

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

BLR# 42-06-0049,440

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HUNTER D.  
WILLIAMS and CARRIE S. WILLIAMS**

SALE ADDRESS: 4 Anthony Drive,  
Malvern, PA 19355-1971

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

**SALE NO. 15-2-139**

**Writ of Execution No. 2013-05176**

**DEBT \$407,425.98**

ALL THAT CERTAIN lot or piece of  
ground.

SITUATE in the Township of  
Tredyffrin, County of Chester and State of  
Pennsylvania, bounded and described according to  
a Record Plan of Parcel 21-1 at Chesterbrook,  
known as "Bradford Crossing", made by Yerkes  
Associates, Inc, Consulting Engineers, dated 2-14-  
1985 and last revised 2-20-1985 and recorded 4-  
26-1985 in Chester County in Plan File No.  
5550-5551 as follows, to wit:

BEGINNING at a point on the north-  
east side of an unnamed roadway, at a corner of  
Lot No. 43 on said Plan; thence extending from  
said beginning point along Lot No. 43, north 70  
degrees, 52 minutes, 40 seconds east, 129.55 feet  
to a point in line of Lot No. 54; thence extending

along the same, south 07 degrees, 26 minutes, 19  
seconds east, 23.49 feet to a point, a corner of Lot  
No. 45; thence extending along the same, south 70  
degrees, 52 minutes, 40 seconds west, 110.73 feet  
to a point on the northeast side of the unnamed  
property, aforesaid, thence extending along the  
same, the two following courses and distances: (1)  
north 19 degrees, 07 minutes, 20 seconds west,  
8.20 feet to a point and (2) north 62 degrees, 39  
minutes, 12 seconds west, 20.42 feet to the first  
mentioned point and place of beginning.

BEING No. 44 Woodstream Drive.

BEING UPI Number: 43-5J-55

BEING the same premises which Paul  
W. Gennett Jr. and Marilyn A. Gennett, husband  
and wife, by Deed dated December 15, 2008 and  
recorded in the Chester County Recorder of Deeds  
Office on December 17, 2008 in Deed Book 7560,  
Page 806, granted and conveyed unto Marcos B.  
De Arruda.

PLAINTIFF: U.S. Bank National  
Association not in its individual capacity, but solely  
as Legal Title Trustee for LVS Title Trust I

VS

DEFENDANT: **MARCOS B. De  
ARRUDA**

SALE ADDRESS: 44 Woodstream  
Drive, Wayne, PA 19087

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

**SALE NO. 15-2-140**

**Writ of Execution No. 2014-08050**

**DEBT \$76,155.29**

PROPERTY situate in Borough of West  
Chester

TAX Parcel #01-05-0428

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **TONOA T. JACOBS**  
SALE ADDRESS: 235 East Market  
Street, West Chester, PA 19382

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

**SALE NO. 15-2-141**

**Writ of Execution No. 2013-05366**

**DEBT \$435,163.44**

PROPERTY situate in London Britain  
Township, Chester County, Pennsylvania

BLR# 73-2-1.13

IMPROVEMENTS thereon: residential

dwelling  
 PLAINTIFF: Bayview Loan Servicing,  
 LLC  
 VS  
 DEFENDANT: **PAULETTE  
 REDICK and RICHARD REDICK**  
 SALE ADDRESS: 2 Hunters Run  
 Drive, a/k/a 2 Hunters Run, Landenberg, PA  
 19350-9167  
 PLAINTIFF ATTORNEY: **PHELAN  
 HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-2-142**  
**Writ of Execution No. 2014-04858**  
**DEBT \$231,223.79**

ALL THAT CERTAIN lot or piece of ground with the buildings, improvements, hereditaments & appurtenances thereon erected, situate in the Township of Tredyffrin, Chester County, PA, bounded and described according to a Plan thereof made by G.H. Houtman & Son Civil Engineers & Surveyors Media, PA, dated 11/5/56, as follows to wit:

BEGINNING at a point on the northerly side of Greene Road (50 feet wide) which point is measured the two following courses and distances from a point of curve on the southwesterly side of Berwyn Howellville Road (60 feet wide); (1) extending from said point of curve on a line curving to the right having a radius of 40 feet, the arc distance of 53.37 feet to a point of tangent; and (2) south 71° 11' west, 75.01 feet to the point and place of beginning; thence extending from said beginning point along the northerly side of Greene Road, south 71° 11' west, 105.88 feet to a point; thence extending north 38° west, 372.51 feet to a point; thence extending south 68° 5' 42" east, 203.62 feet to a point; thence extending south 37° 29' 34" east, 231 feet to a point on the northerly side of Greene Road, the first mentioned point and place of beginning.

BEING Lot No. 18, as shown on said Plan.

BEING known as 218 Greene Road, Berwyn, PA 19312

BEING the same premises which Judy S.W. Lu, by Deed dated 11/8/2002 and recorded 3/10/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5601, Page 186, granted and conveyed unto Terry Herr.

PARCEL No.: 43-10F-56

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing  
 LLC

VS  
 DEFENDANT: **TERRY HERR**  
 SALE ADDRESS: 218 Greene Road,  
 Berwyn, PA 19312  
 PLAINTIFF ATTORNEY: **GREGO-  
 RY JAVARDIAN, 215-942-9690**

**SALE NO. 15-2-143**  
**Writ of Execution No. 2014-05394**  
**DEBT \$96,730.04**

ALL THAT CERTAIN message and lot piece of ground, hereditaments and appurtenances, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Chestnut Street, a corner of land now or late of Wilson G. Evans and wife, distant 26.35 feet measured south 41° 10 west along said center line of Chestnut Street from its point of intersection with the westerly curb line of Arch Street (extended); thence along line of land of said Wilson G. Evans and wife, and along the middle of the party wall between the house erected on the lot hereby conveyed and the house erected on the lot immediately adjoining it on the east, south 48° 50' west, 134.74 feet to a point in line of land now or late of Martin L. Andes; thence along the same, south 60° 20' 20" west, 4.32 feet to an iron pipe marker, a corner of land of Charles Miles, Jr.; thence along the same, for the following 2 courses and distances: (1) south 51° 17' 50" west, 29 feet to a point; and (2) north 47° 20' west, 108 feet to a point in the center line of Chestnut Street, aforesaid; thence along the center line of Chestnut Street, north 41° 10' east, 29.19 feet to the place of beginning.

BEING known as 700 Chestnut Street, Honey Brook, PA 19344

BEING the same premises which Larry C. Parham and Janet L. Parham, husband and wife, by Deed dated 11/24/1992 and recorded 12/2/1992 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3372, Page 283, granted and conveyed unto Ronald E. Piersol, Jr. and Victoria J. Piersol, husband and wife.

PARCEL No.: 12-2-116

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing  
 LLC

VS  
 DEFENDANT: **RONALD E. PIER-  
 SOL, JR., and VICTORIA J. PIERSOL**

SALE ADDRESS: 700 Chestnut Street, Honey Brook, PA 19344

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

**SALE NO. 15-2-144**

**Writ of Execution No. 2014-06176**

**DEBT \$116,537.55**

PROPERTY situate in Borough of Parkesburg

TAX Parcel #8-5-320.1

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MIGUEL ORBE and LUAYDA E. ORTIZ**

SALE ADDRESS: 423 4th Avenue, Parkesburg, PA 19365

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

**SALE NO. 15-2-145**

**Writ of Execution No. 2009-01947**

**DEBT \$215,633.53**

PROPERTY situate in the Township of Lower Oxford, Chester County, Pennsylvania

BLR# 56-4-56

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JESSICA L. PERYEA**

SALE ADDRESS: 1783 Baltimore Pike., Oxford, PA 19363-2500

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

**SALE NO. 15-2-146**

**Writ of Execution No. 2014-04030**

**DEBT \$179,755.70**

ALL THAT CERTAIN message, tenement and tract of land, with the buildings and improvements thereon erected, situated on the easterly side of Myrtle Avenue from the intersection of the easterly side of Myrtle Avenue with the southerly curb line of Market Street; thence leaving Myrtle Avenue, and by land now or late of Henry Coulin, and/or Earl Merlath, south 70 degrees 30 minutes east 125 feet to a stake (this

course in former Deeds being incorrectly stated as 175 feet) in line of land late of Dr. Kennedy now of William Alexander; thence by said land, south 20 degrees west 15 feet to a stake, a corner of land now or late of A. L. Johnson; thence by land of A. L. Johnson north 76 degrees west 19 feet to a stake; thence be the same 21 degrees west, 31.7 feet to an iron pin in line of land now or late of Haines Mackenzie; thence by land of Haines Mackenzie, and land now or late of R. Duvall and an alley or driveway north 71 degrees west 104.05 feet to an iron pin set in the easterly side of Myrtle Avenue north 17 degrees 30 minutes east 47.9 feet to the point or place of beginning.

TAX I.D. #: 6-5-185

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN HARTMAN a.k.a. JOHN C. HARTMAN and FELICIA HARTMAN a.k.a. FELICIA A. HARTMAN**

SALE ADDRESS: 37 Myrtle Street, Borough of Oxford, Pennsylvania 19363

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 15-2-147**

**Writ of Execution No. 2014-02799**

**DEBT \$423,889.67**

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

ALL THAT CERTAIN lot or piece of ground, situated in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property for Raymond W. Sipe, made by Chester Valley Engineers, Inc., Paoli, PA, dated /17/1993 revised 8/14/1996 and recorded in Chester County Plan File #13617, as follows, to wit:

BEGINNING at a point on the south-westerly side of Burke Road, said point being a corner of Lot #3; thence extending from said beginning point along Burke Road south 59 degrees 45 minutes 47 seconds east 115 feet to a point, a corner of land now or late of Elwood L. Boulden; thence extending along same south 30 degrees 14 minutes 13 seconds west 199.90 feet to a point, a corner of Lot #1; thence extending along same the 2 following courses and distances: (1) north 59 degrees 45 minutes 47 seconds west, 50.65 feet to a point; and (2) north 84 degrees 24 minutes 47 seconds west 154.61 feet to a point on the easterly side of Sussex Road; thence extending

along same on the arc of a circle curving to the left, having a radius of 300 feet, the arc distance of 15.37 feet to a point, a corner of Lot #2; thence extending along same the 2 following courses and distance: (1) south 84 degrees 24 minutes 47 seconds east 151.87 feet to a point; and (2) north 15 degrees 17 minutes 58 seconds east 116.50 feet to a point; thence extending along Lot #3 north 8 degrees 57 minutes 15 seconds east 78.83 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

BEING UPI Number 52-002-0011.0300

PARCEL No.: 52-002-0011.0300

BEING known as: 1306 Burke Road, West Chester, PA 19380.

BEING the same premises which Mazzenga Developers Inc., a PA Corp., by deed dated August 4, 2000 and recorded August 8, 2000 in and for Chester County, Pennsylvania, in Deed Book Volume 4798, Page 51, granted and conveyed unto John A. Salvaggio.

PLAINTIFF: Bank of America, N.A. successor by merger to Lasalle Bank Midwest, NA VS

DEFENDANT: **JOHN A. SALVAGGIO**

SALE ADDRESS: 1306 Burke Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

**SALE NO. 15-2-149**

**Writ of Execution No. 2013-07965**

**DEBT \$214,373.23**

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building Unit "P", drawing No. 2002219U081 dated 2/20/2004, prepared by Wilkinson Associates, Surveyor/Engineer and recorded as Instrument No. 10383989 in Plan File No. 16945 as follows, to wit:

BEING Lot No. 83

BUILDING "P".

PARCEL #37-4-40.16B

TITLE to said premises vested in Brian P. Eells, unmarried by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 04/30/2004 and recorded 06/07/2004 in the Chester County Recorder of Deeds in Book 6179,

Page 2275.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **BRIAN P. EELLS**

SALE ADDRESS: 307 Broad Meadow Drive, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**SALE NO. 15-2-150**

**Writ of Execution No. 2014-08422**

**DEBT \$286,130.66**

ALL THAT CERTAIN lot or piece of ground situate in Tredyffrin Township, County of Chester, Commonwealth of Pennsylvania described in accordance with a map of the Estate of Mrs. W. Davis, deceased, by Milton R. Yerkes, C.E., Bryn Mawr, PA on October 21, 1914, last revised July 11, 1956, as follows, to wit:

BEGINNING at an iron pin in the bed of Old Eagle School Road at the distance of one hundred three feet and twenty four one-hundredths of a foot measured south twelve degrees thirty minutes west along said bed of Old Eagle School Road from a stone marking the northeast corner of tract covered by above mentioned map; thence extending along other land late of the grantors north seventy nine degrees fifteen minutes west two hundred feet and twenty five one-hundredths of a foot to an iron pin and south twelve degrees thirty minutes west one hundred two feet and twenty seven one-hundredths of a foot to an iron pin; thence extending south eighty two degrees forty five minutes east along land now or late of Charles Wright, et ux, two hundred one feet to an iron pin in the bed of Old Eagle School Road; thence continuing along the bed of Old Eagle School Road north twelve degrees thirty minutes east ninety feet to the first mentioned iron pin and place of beginning.

CONTAINING 0.442 acres, more or less

BEING UPI #43-6P-94

BEING the same premises which Mary S. Leamy, by her agent, James Leamy, by Deed dated March 23, 2007 and recorded in the Chester County Recorder of Deeds Office on March 27, 2007 in Deed Book 7115, Page 1923, granted and conveyed unto Kevin M. O'Connell.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KEVIN M. O'CONNELL**

SALE ADDRESS: 528 Old Eagle



School Road, Wayne, PA 19087

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

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## DECEMBER

**YLD HOLIDAY HAPPY HOUR - THURSDAY, DECEMBER 18TH @ SIDEBAR RESTAURANT  
(ALL MEMBERS WELCOME!) FROM 5 - 7 PM**

## JANUARY

**B.U.L.L. SESSION- WEDNESDAY, JANUARY 7TH @ CCBA - LOWER LEVEL  
"SHOW ME THE MONEY - BOOKKEEPING BASICS" FROM 5 - 6 PM (CLE CREDIT AVAILABLE)**

**CCBA PRESIDENT'S DINNER - FRIDAY, JANUARY 9TH @ ARONIMINK GOLF CLUB  
COCKTAILS START AT 6:30 PM**

**STIVELY INN OF COURT - WEDNESDAY, JANUARY 21ST @ RADLEY RUN COUNTRY CLUB  
"JUDGES PANEL: OPENING STATEMENTS" FROM 5 - 8 PM**



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- Expungements
- Firearms cases
- Firearm permits

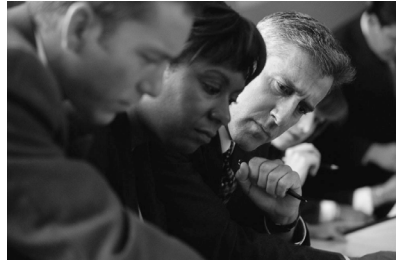
Traffic Cases

- Driver License Suspensions
- Traffic Tickets
- License Suspensions
- Penndot Appeals
- Occupational Licenses
- Probationary Licenses
- Medical Recall of Licenses
- Nunc Pro Tunc Appeals

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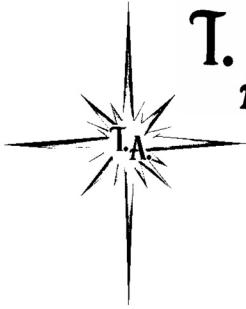
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## Chester County Legal Resources

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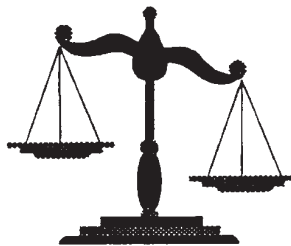
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# Chester County Law Reporter

The Official Legal Publication for Chester County

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