

**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-08279-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Subramani Thulasiram, father of minor child Vinumitha Thulasiram was filed in the above-named court and will be heard on November 6, 2017 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 23, 2017

Name to be changed from: **Vinumitha Thulasiram** to: **Laksha Thulasiram**

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-06808-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Taylor May Hanna-Baron was filed in the above-named court and will be heard on October 2, 2017 at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 10, 2017

Name to be changed from: **Taylor May Hanna-Baron** to: **Taylor May Baron**

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2017-07625-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Gavina Ivon Alpizar Flores was filed in the above-named court and will be heard on October 30, 2017 at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 3, 2017

Name to be changed from: **Gavina Ivon Alpizar Flores** to: **Gabriela Ivon Alpizar Flores**

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

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**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **EG Chester Springs Associates Inc**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

APRIL L. CHARLESTON, Solicitor

THE CHARLESTON FIRM

60 W. Boot Rd., Ste. 201

West Chester, PA 19380

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**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Tminus1 Creative, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

LENTZ, CANTOR & MASSEY, LTD.,  
Solicitors  
460 E. King Rd.  
Malvern, PA 19355-3049

**CORPORATION NOTICE**

**INNOCAT & Mat, Inc.** has been incorporated under the provisions of the Pennsylvania Business operation Law of 1988.

Reardon & Assocs. LLC  
985 Old Eagle School Rd.  
Suite 516  
Wayne, PA 19087

**CORPORATION NOTICE**

**Medi-Assist Transportation, Inc.** has been incorporated under the provisions of the Pennsylvania Business operation Law of 1988

Gregory M. McCauley, Esq.  
510 Kennett Pike  
P.O. Box 115  
Chadds Ford, PA 19317

**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**

**ANDERSON**, Keith J., late of West Chester Borough/West Goshen Township County. Lori Anderson-Greene, care of **JAMES J. RUGGIERO, JR.**, Esquire, 16 Industrial Blvd, Suite 211, Paoli, PA 19301-1609, Executrix. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd, Suite 211, Paoli, PA 19301-1609, atty.

**AUSTIN**, Helen C., a/k/a Helen F. Austin, late of Downingtown. Sherry L. Artus, care of **BARRY S. RABIN**, Esquire, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, Personal Representative. **BARRY S. RABIN**, Esquire, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, atty.

**CAHILL**, Robert T., late of Phoenixville, Chester County. Angela T. Cahill, 30 Terrace Drive, Spring City, PA 19475, Executrix. **MARK A. CRONIN**, Esquire, 26 S. Church Street, West Chester, PA 19382, atty.

**CHENGER**, John S., late of City of Coatesville. Charisse A. Lafferty, 1305 Oak St., Coatesville, PA 19320, Executrix. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**DOWLIN**, Annetta D., late of Honey Brook Township, Chester County, PA. Robert C. Dowlin, Jr., 31 North Maple Avenue, Apartment 137, Marlton, NJ 08053, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**FEILER**, John E., late of Tredyffrin Township. Gerald E. Feiler, care of **ELIZABETH Z. MILNE**, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Executor. **ELIZABETH Z. MILNE**, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

**GIFT**, Thomas W., late of New Garden Township. Donna L. Gift, care of **TOM MOHR**, Esquire, 301 W. Market St., West Chester, PA 19382, Administratrix. **TOM MOHR**, Esquire, 301 W. Market St., West Chester, PA 19382, atty.

**HARRINGTON**, Anne W., late of Pennsbury Township. Ian E. Harrington, 15 Castle Gate Road, Wayland, MA 01778, Executor. **TIMOTHY B. BARNARD**, Esquire, P. O. Box 289, 218 West Front Sreet, Media, PA 19063, atty.

**HERSHEY**, Elvin R., late of Pottstown. Ryan Shrum, 1483 S. Keim Street, Pottstown, PA 19465 and Donald L. Shrum, 1489 Keim Street, Pottstown, PA 19465, Executors. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Ste 200, West Chester, PA 19382, atty.

**HICKS**, Pearl W., late of West Chester, Chester County. William J. Hicks, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**HINEMAN**, Cindy F., late of West Chester, PA. Glen G. Hineman, care of JOHN R. TWOMBLY, JR., Esquire, 234 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 234 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**LEE**, Evelyn Arter, late of West Chester. Eric Lee, 630 Shropshire Drive, West Chester, PA 19382, Executor.

**LONGACRE**, William R., late of Borough of Honey Brook. Marlene Longacre Neal, Scott E. Longacre, Michael Longacre, and William G. Longacre, care of JAMES MCIHAEL CLEARY, Esquire, 25 Skippack Pike, Suite 204, Ambler, PA 19002, Executors. JAMES MCIHAEL CLEARY, Esquire, 25 Skippack Pike, Suite 204, Ambler, PA 19002, atty.

**MARCHETTO**, John R., late of East Goshen Township. Kerry R. Marchetto, care of DAVID B. MYERS, Esquire, 148 West State Street, Suite 102-B, Kennett Square, PA 19348, Administrator. DAVID B. MYERS, Esquire, 148 West State Street, Suite 102-B, Kennett Square, PA 19348, atty.

**MILLER**, Laura M., a/k/a Laura Miller, late of East Coventry Township. Patricia M. Breidegam, 76 Mitchell Drive, Pottstown, PA 19465 and Shirley A. Walters, 905 Englesville Hill Road, Boyertown, PA 19512, Executrices. RICHARD A. WELLS, Esquire, Wells, Hoffman, Holloway & Medvesky, LLP, 635 East High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**MOWDAY**, Raymond C., a/k/a Raymond C. Mowday, Jr., late of Valley Township. Bruce E. Mowday, 322 Jefferson Ave. Downingtown PA 19335, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Hwy., Thorndale, PA 19372, atty.

**MULLRAY**, Timothy Daniel, late of North Key Largo, Monroe County, Florida. Kathryn Lile and William Mullray, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD, 460 E. King Road, Malvern, PA 19355-3049, atty.

**PANARO**, John S., late of East Vincent Township. Kelly Meyer, 1509 Chestnut Hill Road, Pottstown, PA 19464, Executrix. PATRICK J. KURTAS, Esquire, Prince & Kurtas, 934 N. High Street, P.O. Box 696, Pottstown, PA 19464, atty.

**PURDUM**, Mary Elaine B., a/k/a Elaine B. Purdum, late of West Chester Borough. Donald M. Purdum, care of E. CRAIG KALEMJIAN, Esquire, The Barclay, 535 N. Church Street, West Chester, PA 19380, Executor. E. CRAIG KALEMJIAN, Esquire, The Barclay, 535 N. Church Street, West Chester, PA 19380, atty.

**SCARTOZZI**, Mario A., late of Easttown Township. Janet M. Stafford and Cynthia L. dePasquale, care of LINDA J. OLSEN, ESQUIRE, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110, Executors. LINDA J. OLSEN, Esquire, Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110, atty.

**SCOTT**, Ann Patricia, a/k/a Ann P. Scott, late of Phoenixville. David Grimes, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**SIERACKI**, Adele, late of Tredyffrin Township. Claire S. Sieracki-Hardy, care of GEORGE P. O'CONNELL, Esquire, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, Executrix. GEORGE P. O'CONNELL, Esquire, Howland, Hess, Guinan, Torpey, Cassidy & O'Connell, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

**SIGLE**, Melvin R., late of Downingtown, PA. Jacqueline Oswald, 230 S. Main St., Pleasantville, PA 16341, Executrix. **RICHARD W. ROEDER**, Esquire, P.O. Box 325, Titusville, PA 16354, atty.

**TERRY**, Kenneth, late of Glenmoore. Eleanor A. Terry, care of **JOHN BRIAN FROCK**, Esquire, 18 Wilmont Mews, West Chester, PA 19382, Executrix. **JOHN BRIAN FROCK**, Esquire, 18 Wilmont Mews, West Chester, PA 19382, atty.

**YOUNG**, Doris L., a/k/a Doris Louise Young, late of East Brandywine Township. Michael L. Young, care of **TOM MOHR**, Esquire, 301 W. Market St., West Chester, PA 19382, Executor. **TOM MOHR**, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

## 2nd Publication

**BROWN**, Frances R, late of Borough of Malvern. Lisa A. Banta, 108 Stonebridge Lane, Downingtown, PA 19335, care of **DAMA A. LEWIS**, Esquire, 6 Eisenhower Drive, Malvern, PA 19355, Executrix. **DAMA A. LEWIS**, Attorney at Law, 6 Eisenhower Drive, Malvern, PA 19355, atty.

**BRUNO**, Philomena I., late of Downingtown Borough. Jay G. Fischer, 342 E. Lancaster Avenue, Downingtown, PA 19335, Executor. **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**COLLINS**, William D., a/k/a William Dennis Collins, late of Tredyffrin Township. Meg Collins, 83 Highpoint Drive, Berwyn, PA 19312, Executrix. **MICHAEL J. SANGEMINO**, Esquire, 933 South High Street, First Floor North, West Chester, PA 19382, atty.

**EDWARDS**, Catherine G., late of Penn Township. L. Peter Temple, P. O. Box 384, Kennett Square, PA 19348, Executor. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**FERTELL**, Paul A., late of Chester Springs, West Pikeland Township, Chester County. David A. Fertell, 355 Valley View Lane, Chester Springs, PA 19425, Executor. **TIMOTHY J. SNYDER**, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King Street, Wilmington, DE 19801, atty.

**GARDNER**, Phyllis L., a/k/a Phyllis Cleo Gardner, late of Penn Township. Alan L. Gardner, care of **WINIFRED MORAN SEBASTIAN**, Esquire, P. O. Box 381, Oxford, PA 19363, Executor. **WINIFRED MORAN SEBASTIAN**, Esquire, P. O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**HART**, Ruth A., late of Westtown Township. Jean M. DiNicola, 108 Acorn Way, Honey Brook, PA 19344, Executrix. **WILLIAM T. KEEN**, Esq., Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**KROHN**, Ingrid K., a/k/a Ingrid Krohn, late of Tredyffrin Township, Chester County, PA. Jeffrey N. Krohn and Eric I. Krohn, care of **MARK HUTCHINSON**, Esquire, 335 Bair Rd., Berwyn, PA 19312, Administrators. **MARK HUTCHINSON**, Esquire, 335 Bair Rd., Berwyn, PA 19312, atty.

**MARSELLA**, Jordan A., late of West Pikeland Township. Linda K. Sturgeon, c/o Munnis Law, 1515 McDaniel Drive, West Chester, PA 19380, Administratrix. **JAMES J. MUNNIS**, Esquire, Munnis Law, 1515 McDaniel Drive, West Chester, PA 19380, atty.

**MILLER**, Floyd S., late of East Vincent Township, Chester County, PA. Eunice G. Miller, care of **WHITNEY P. O'REILLY**, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executrix. **WHITNEY P. O'REILLY**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**MORRIS**, Margaret S., a/k/a Margaret Dorothy Same, late of West Nantmeal Township, County of Chester, PA. Nancy M. Schneider, care of **JESSICA R. GRATER**, Esquire, P. O. Box 444, Pottstown, PA 19464, Executrix. **JESSICA R. GRATER**, Esquire, Wolf, Baldwin & Associates, PC, P. O. Box 444, Pottstown, PA 19464, atty.

**MORRIS**, Lois H., a/k/a Lois Helen Morris, late of West Chester, Chester County, PA. Sharyn L. Flaherty, care of **VINCENT CAROSELLA, JR.**, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executrix. **VINCENT CAROSELLA, JR.**, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

**MULCRONE**, Constance P., late of Phoenixville Borough, Chester County, PA. Beth Connelly and Dennis Smoyer, care of WHITNEY P. O'REILLY, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executors. WHITNEY P. O'REILLY, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**NIEWINSKI**, Julia M., late of Borough of Kennett Square, Chester County, PA. Phyllis M. Creato, care of JULES SILK, Esquire, 1600 Market Street, 36th Floor, Philadelphia, PA 19103, Executrix. JULES SILK, Esquire, 1600 Market Street, 36th Floor, Philadelphia, PA 19103, atty.

**PANACCIO**, Joan, a/k/a Joan T. Panaccio, late of Township of Tredyffrin, Chester County, PA. Steven Panaccio and John Panaccio, care of MICHAEL H. VanBUSKIRK, Esquire, 6510 Ridge Ave., Philadelphia, PA 19128, Executors. MICHAEL H. VanBUSKIRK, Esquire, 6510 Ridge Ave., Philadelphia, PA 19128, atty.

**SCHLOSSER, JR.**, Raymond, late of East Pikeland Township, Chester County, PA. Dorothy L. Arters, care of DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**VARGA**, Maria T., late of Coatesville. Zoltan I. Varga, Jr., care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**WILSON**, Raymond J., late of East Goshen. Regina Recchi, P. O. Box 208, Devon, PA 19333, Executrix. THOMAS F. LAWRIE, Esquire, 14 S. Orange Street, Media, PA 19063, atty.

**WOLFF**, Dorothy H., late of Easttown Township, Berwyn, Chester County, PA. Walter C. Woff, Jr., care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

**YOUNG, JR.**, Walter A., late of East Goshen Township, Chester County, PA. Ann Marie Young and Megan M. Scherer, care of GUY F. MATTHEWS, Esquire, 300 W. State Street, Ste. 300, Media, PA 19063, Executrices. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Ste. 300, Media, PA 19063, atty.

### 3rd Publication

**ANDERSON**, Keith J, late of West Chester, West Goshen Township. Lori Anderson-Greene, c/o Ruggiero Law Offices, LLC 16 Industrial Blvd., Suite 211, Paoli, PA 19301. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC 16 Industrial Blvd., Suite 211, Paoli, Pennsylvania, 19301, atty.

**BALSAVAGE**, Catherine, late of North Coventry Township. Fred W. Vetter, Sr., 1510 Laurelwood Road, Pottstown, PA 19465, Executor. LAURALEE F. DAMBRINK, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

**BERRY**, Elizabeth Anne, late of Downingtown. Patricia A. Smith, 1520 Verde Valley School Road, Sedona, AZ 86351, Administratrix.

**BRICKUS**, Ernest C., a/k/a Ernest Brickus, late of City of Coatesville. Terrylyn Brickus, 918 W. Lincoln Highway, Coatesville, PA 19320, Executrix. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**CIGAS**, Andrew F., late of West Brandywine Township. Craig J. Cigas, care of JAMES B. GRIFFIN, Esquire, 623 Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 Pottstown Pike, Exton, PA 19341, atty.

**DAVIDSON**, Kenton Doyle, late of Tredyffrin Township, Chester County, PA. William John Davidson, III and Craig E. Davidson care of WILLIAM B. COOPER, Esq., 747 Constitution Dr., Ste. 100, P. O. Box 673, Exton, PA 19341, Executors. WILLIAM B. COOPER, Esq., Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, P. O. Box 673, Exton, PA 19341, atty.

**HAUBERT**, Robert W., late of E. Marlborough Township. Veronica M. Haubert, 325 Astibe Drive, Kennett Square, PA 19348, Executrix. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P. O. Box 551, Wilmington, DE 19899, atty.

**HOUSTON**, Peter C., late of the Borough of Malvern, Chester County, PA. Deborah Mills Houston, 143 Carters Grove, Malvern, PA 19355, Executrix. GERALD E. DARLING, Esq., Archer & Greiner, P.C., One Centennial Square, Haddonfield, NJ 08033, atty.

**JASINSKY**, Serena B., late of Coatesville. Susan Heller, 98 Christine Drive, Reading, PA 19606, Personal Representative.

**KEENAN**, James Francis, a/k/a James F. Keenan, late of Caln Township. Regina Angiolillo, 151 Augusta Drive, Honey Brook, PA 19344, Executrix.

**LATHAM**, Eileen S., late of East Goshen Township. Gail E. Latham, care of STANLEY E. LUONGO, JR., Esquire, 213-215 West Miner St., West Chester, PA 19382, Executrix. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 213-215 West Miner St., West Chester, PA 19382, atty.

**MURRAY**, Robert F., late of Tredyffrin Township, Chester County, PA. Jenny Yuan, 10 E. Golf Club Lane, Paoli, PA 19301, Executrix. ALBERT P. MASSEY, JR., Esq., Lentz, Cantor, Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

**SCOTT**, Kenneth, late of East Marlborough Township, Chester County, PA. Allyson Leigh Donato, care of MICHAEL D. BONFRISCO, Esq., 111 E. 17<sup>th</sup> St., Ste. 100, North Wildwood, NJ 08260, Executrix. MICHAEL D. BONFRISCO, Esq., Barnes Law Group LLC, 111 E. 17<sup>th</sup> St., Ste. 100, North Wildwood, NJ 08260, atty.

**SIEGELE**, Robert W., a/k/a Robert Siegele and Robert Woll Siegele, late of Exton, Uwchlan Township. Joan Siegele, care of WILLIAM J. MARTIN, Esquire, 1020 North Bancroft Parkway, Ste. 100, Wilmington, DE 19810, Executrix. WILLIAM J. MARTIN, Esquire, Martin & Lunger, P.A., 1020 North Bancroft Parkway, Ste. 100, Wilmington, DE 19810, atty.

**WILSON**, Mary E., late of Lower Oxford. Robert A. Francois, 960 Leeds Road, Elkton, MA, 21921, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

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### FICTITIOUS NAME

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Gray Bird Photography**, with its principal place of business at 31 Lafayette Avenue, Coatesville, Pennsylvania 19320. The application has been (or will be) filed on: August 14, 2011. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Allison Graber, 31 Lafayette Avenue, Coatesville, PA 19320

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**Karamat Hess Photography**, with its principal place of business at 527 Colfax St., Coatesville, Pennsylvania 19320. The application has been (or will be) filed on: August 27, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Karamat Hess, Karamat Hess Photography, 527 Colfax St., Coatesville, Pennsylvania 19320

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#### FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **Sophia 1, Inc.**, a foreign corporation formed under the laws of the State of DE, where its principal office is located at 2003 Edmund Halley Dr., Ste. 500, Reston, VA 20191, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 8/24/2017, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at c/o CT Corporation System, Chester County.

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#### CORPORATION NOTICE LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on June 20, 2017, a Certificate of Organization-Domestic Limited Liability Company was filed with the Pennsylvania Department of State for TERRELS PAINTING, LLC, in accordance with the provisions of the Limited Liability Act of 1994.  
HUDSON L. VOLTZ, ESQUIRE, Solicitor  
HUDSON L. VOLTZ, P.C.  
110 Hopewell Road, Suite 200  
Downingtown, PA 19335-1047

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#### NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Chester County** attorneys have been

**Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 26 2017, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 25, 2017 for Compliance Group 3.

Grey, Caitlin Marshall  
Loughhead, Donald J.  
Messa, Jennifer A.  
Spaulding, David Alan

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**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 17-01843-RC**

LSF10 MASTER PARTICIPATION TRUST

Vs.

DELORES E. HORSEY and JAMES HORSEY

NOTICE TO: DELORES E. HORSEY and JAMES HORSEY  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 118 HUNTINGTON CIRCLE, COATESVILLE, PA 19320-4316

Being in EAST FALLOWFIELD TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania,  
47-7-55.25

Improvements consist of residential property.

Sold as the property of DELORES E. HORSEY and JAMES HORSEY

Your house (real estate) at 118 HUNTINGTON CIRCLE, COATESVILLE, PA 19320-4316 is scheduled to be sold at the Sheriff's Sale on 10/19/2017 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$127,306.91 obtained by, LSF10 MASTER PARTICIPATION TRUST (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

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**2<sup>nd</sup> Publication of 2**COURT OF COMMON PLEAS OF  
—  
LANCASTER COUNTY, PENNSYLVANIA  
—ORPHANS' COURT DIVISION  
—

NO. 1536 OF 2017

IN RE: KAIYAH AUBREE CULLEY

**NOTICE**

TO: ROBERT LEE COCHRAN

*Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child known as Kaiyah Aubree Culley (12/10/2015) The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom Number 11, Fourth Floor, at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Monday, October 2, 2017 at 8:30 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.*

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

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

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

LANCASTER COUNTY CHILDREN &  
YOUTH SOCIAL SERVICE AGENCY  
150 NORTH QUEEN STREET, SUITE 111  
LANCASTER, PA 17603  
(717) 299-7925

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

Notice is hereby given of the administration of the Trust of **Jean H. Huffman** late of Borough of Kennett Square, Chester County, PA. Trust dated August 18, 2004 (as restated on October 12, 2009) to the undersigned, all persons indebted to the decedent to make immediate payment and those having claims requested to present same to: Jean A. Huffman, Trustee, care of H. Michael Cohen, Esquire, 144 W. Market Street, West Chester, PA 19382.

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

Notice is hereby given of the administration of the Trust of **Mervyn Price** late of Honeybrook Township, Chester County, PA. Trust dated August 4, 2010 and amended on July 18, 2011, by the undersigned, all persons indebted to the decedent to make immediate payment and those having claims requested to present same to:

Tonnie Seery, Trustee, care of H. Michael Cohen, Esquire, 144 W. Market Street, West Chester, PA 19382, atty.

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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 W Market Street, West Chester, Pennsylvania, announced on Thursday, September 21, 2017 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, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 23, 2017. 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 must be made payable to Sheriff of Chester Co.** and is due twenty-one (21) days from the date of sale by 2PM.

**CAROLYN B. WELSH, SHERIFF**

**2nd Publication**

**SALE NO. 17-9-511**  
**Writ of Execution No. 2016-05506**  
**DEBT \$278,524.63**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan of Property of Ivy Hill made by Howard W. Doran, Registered Surveyor Professional Engineers, Newtown Square, Pa., dated 10-10-1985, last revised 5-2-198 recorded 2-13-1987 in Plan File #6923, as follows, to wit:

PLAINTIFF: Ditech Financial LLC  
VS

DEFENDANT: **MELISSA SNOW and MELISSA SNOW, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF**

**ROBERT A. SNOW**

SALE ADDRESS: 118 Cratin Lane,  
West Chester, Pennsylvania 19380

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

**SALE NO. 17-9-512**  
**Writ of Execution No. 2017-03498**  
**DEBT \$225,682.63**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania  
BLR# 54-3-4.1A

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **JASON A. COGGINS**

SALE ADDRESS: 11 Devon Road,  
Malvern, PA 19355-3011

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

**SALE NO. 17-9-513**  
**Writ of Execution No. 2017-03738**  
**DEBT \$71,439.26**

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-6-909

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation  
VS

DEFENDANT: **JUAN CARLOS SOLER**

SALE ADDRESS: 146 S 5th Ave a/k/a,  
146 S Fifth Ave, Coatesville, PA 19320-3652

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

**SALE NO. 17-9-514**  
**Writ of Execution No. 2017-03285**  
**DEBT \$206,688.55**

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

SITUATE in the Township of East

Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Hunt Country Estates, made by Pennoni Associates, Inc., Consulting Engineers, Philadelphia, Pennsylvania dated 4/28/1980, recorded 8/14/1980 and revised 8/25/1980 in Chester County Plan File No. 3139, as follows, to wit;

TAX I.D. #: 53-04-0132-07z

PLAINTIFF: Branch Banking and Trust Company  
VS

DEFENDANT: **KEVIN DOYLE and BRIDGET DOYLE**

SALE ADDRESS: 624 Thorncroft Drive, West Chester, Pennsylvania 19380

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

**SALE NO. 17-9-515**

**Writ of Execution No. 2017-02869**

**DEBT \$234,604.05**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., Kennett Square, PA, dated March 9, 1987, last revised June 11, 1987 and recorded in Plan File No. 7246-48 as follows, to wit:

TAX I.D. #: 38-02-0302

PLAINTIFF: CIS Financial Services, Inc.

VS

DEFENDANT: **CHLOE JACENDA BOSTIC**

SALE ADDRESS: 22 Donna Drive, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-9-516**

**Writ of Execution No. 2016-00843**

**DEBT \$222,286.03**

PROPERTY situate in Borough of West Chester

TAX Parcel #1-8-133

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar HECM

Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually but solely as trustee

VS

DEFENDANT: **JUANA MERCADO and DAMAZO WILLIAM a/k/a DAMAZO WILLIAM MERCADO**

SALE ADDRESS: 225 North New Street, West Chester, PA 19380

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

**SALE NO. 17-9-517**

**Writ of Execution No. 2016-03726**

**DEBT \$38,854.73**

PROPERTY situate in Coatesville City  
TAX Parcel #Tax ID / UPI Parcel No #: 16-10-0164/16-10-164

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **CONDUIT REALTY, LLC, STEVEN CONDUIT and JAMES MAGUIRE**

SALE ADDRESS: 226 New Street a/k/a 226 North New Street, Coatesville, PA 19320

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

**SALE NO. 17-9-518**

**Writ of Execution No. 2014-10954**

**DEBT \$214,166.39**

ALL THAT CERTAIN lot of land situate in the Borough of Kennett Square shown as Lots No. \_\_ and No. \_\_ on Plan of Building Lots of "Kennett Heights" as recorded in the Recorder's Office of Chester County and being bound and described as follows:

BEGINNING at a point on the southerly side of Richard Road as originally laid out, said point of beginning being a corner of Parcel B and being marked by the following 2 courses and distances, from an iron marking the intersection of the northerly side of Richards Road (45 feet wide) with the westerly side of Bloomfields Avenue (50 feet wide) to wit: (1) south 18 degrees 42 minutes 00 seconds east 43.10 feet (2) north 71 degrees 18 minutes 00 seconds east 50 feet to said point of

beginning and long the southerly side of Richards Road as originally laid out north 71 degrees 18 minutes 00 seconds east 50 feet to a point in a common driveway marking a corner of the lands of Donald R. and Patricia A. Farmer, thence along the same south 18 degrees 42 minutes 00 seconds east 1.90 feet to a point on the southerly side of Richards Road as presently laid out; thence continuing along the lands of Donald R. and Patricia A. Farmer leaving Richard Road passing through the aforementioned common drive and passing through a garage 148.10 feet to a point in line with the lands of Marvin B. and Willa Mae Claycomb; thence along same north 18 degrees 42 minutes 00 seconds west 148.10 feet to an iron pin on the southerly side of Richards Road as presently laid out thence continuing along Parcel B north 18 degrees 42 minutes 00 seconds west 1.90 feet to the first mentioned point and place of beginning.

BEING UPI #3-3-111

BEING the same premises which Gary R. Clark and Suzanne J. Clark, husband and wife, by Deed dated August 30, 2004 and recorded September 3, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6272, Page 416, granted and conveyed unto Teresa Mitchell

BEING known as: 530 Richards Road, Kennett Square, PA 19348

PARCEL No.: 3-3-111

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: TERESA

MITCHELL

SALE ADDRESS: 530 Richards Road, Kennett Square, PA 19348

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

**SALE NO. 17-9-520**

**Writ of Execution No. 2016-11269**

**DEBT \$391,028.84**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Schuylkill, County of Chester and Commonwealth of PA, bounded and described according to a subdivision plan for Loretta Stine, made by Earl R. Ewing, Inc., Phoenixville, PA, 08/28/1975 as follows, to wit:

BEGINNING at a point in the bed of Pennsylvania State Highway Route No. 23, a corner of land of Anthony Buono, said point being 483.4 feet measured southeastwardly along the bed of Pennsylvania State Highway Route No. 23 from a point in the center line of Pawling Road; thence extending from said point of beginning along land of Anthony Buono north 65 degrees 11 minutes 35 seconds east 279.50 feet to a point a corner of land William R. Weightman; thence extending south 64 degrees 48 minutes 25 seconds east 130.50 feet to a point; thence still along land of Rev. Hamilton G. Reeve, south 34 degrees 18 minutes 25 seconds east 50 feet to a point; thence extending along Lot No. 2 south 65 degrees 11 minutes 35 seconds west 350 feet to a point in the bed of Pennsylvania State Highway Route No. 23; thence extending along the same north 34 degrees 18 minutes 25 seconds west 150.90 feet to the first mentioned point and place of beginning.

BEING the same premises which James C. McCloskey and Elizabeth L. McCloskey, husband and wife, by Deed dated 2/25/2000 and recorded 3/10/2000, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4724, Page 0294, granted and conveyed unto Theodore Nemceff.

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-12, Mortgage Loan Pass-Through Certificates, Series 2005-12

VS

DEFENDANT: **THEODORE P. NEMCEFF a/k/a THEODORE NEMCEFF and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 1257 Valley Forge Road, Phoenixville, PA 19460

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

**SALE NO. 17-9-521**

**Writ of Execution No. 2017-05588**

**DEBT \$60,299.55**

ALL THAT CERTAIN unit, designated as Building Number 27, Unit Number 307, being a Unit in Old Forge Crossing Condominium, situate in the Township of Tredyffrin and County of Chester and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Old Forge Crossing Condominium, bearing dated the

26th day of May A.D., 1981 and recorded on the 27th day of May A.D. 1981 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania on the 27th day of May A.D., 1981 and recorded on the 27th day of May A.D., 1981 in Condominium Plan Book 3516.

TOGETHER with all right, title and interest being a .1867% undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this Unit in the Declaration of Condominium and/or Plats and Plans.

UNDER AND SUBJECT, nevertheless, to the right and powers of the Executive Board of, in and to the Reserved Common Elements as defined in the Declaration of Condominium.

ALSO, UNDER AND SUBJECT to all easements, agreements, covenants, conditions and restrictions of record and to the provisions, easements and covenants as contained in the Declaration of Condominium, the Declaration Plan and the Bylaws and any amendments thereto.

CHESTER County Tax Parcel 43-5-816.

IMPROVEMENTS consisting of a residential condominium unit.

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **CORNELIUS SERLE and EDWARD SERLE**

SALE ADDRESS: Unit 307, Building 27, Old Forge Crossing, Devon, PA 19333

PLAINTIFF ATTORNEY: **NANCY J. GLIDDEN, ESQ., 610-692-1371**

**SALE NO. 17-9-522**

**Writ of Execution No. 2017-00024**

**DEBT \$109,341.65**

ALL THAT CERTAIN unit known and named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording of the Declaration dated June 27, 1972, and recorded

June 28, 1977, in Misc. Deed Book 198, Page 272, as amended, and a Declaration Plan dated October 1971 and recorded on June 28, 1972, in Plan Book 43, Page 24, and a Table of Regulations dated June 27, 1972, and recorded June 28, 1972, in Misc. Deed Book 198, Page 306, as amended, being designated on such Declaration Plan as Unit 504, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements of 0.6945%.

TAX I.D. # - 53-6-1525.4E

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **JOHN E. ABRAHAM, TRUSTEE OF THE JOHN E. ABRAHAM REVOCABLE LIVING TRUST**

SALE ADDRESS: 504 Summit House, West Chester, Pennsylvania 19382

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

**SALE NO. 17-9-523**

**Writ of Execution No. 2016-04028**

**DEBT \$140,969.19**

PROPERTY situate in the Oxford Borough, Chester County, Pennsylvania

BLR# 6-4-61

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LOUIS THOMAS ALEXANDER, JR. and SARAH ALEXANDER**

SALE ADDRESS: 113 North 3rd Street, a/k/a 113 N Third Street, Oxford, PA 19363-1425

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

**SALE NO. 17-9-525**

**Writ of Execution No. 2015-05628**

**DEBT \$199,041.52**

VALLEY Township, Cty of Chester & Cmwlth of PA. HET a dwg k/a 185 Grant Avenue, Coatesville, PA 19320.

TAX UPI No. 38-5B-20.

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society,

FSB, as Trustee for GFT Mortgage Loan Trust Series 2014-1

VS

DEFENDANT: **MICHAEL A. LAMBERT**

SALE ADDRESS: 185 Grant Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **VITTI & VITTI & ASSOCIATES, P.C., 412-281-1725**

**SALE NO. 17-9-526**

**Writ of Execution No. 2016-08630**

**DEBT \$184,142.06**

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

BLR# 41-6K-37

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **ERIN McCARTHY**

SALE ADDRESS: 1013 Elmwood Ave, West Chester, PA 19380-1414

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

**SALE NO. 17-9-529**

**Writ of Execution No. 2015-03912**

**DEBT \$164,685.72**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveczky Associates, Ltd. Land Planners and Engineers, Exton, Pennsylvania, dated 9/23/1988 and last revised 4/20/1992 and recorded in Chester County as Plan No. 11618 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 28 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a cor-

ner of Open Space; thence along said Open Space north 84 degrees 28 minutes 20 seconds east 67 feet to a point a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57.16 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and conveyed unto Peter J. Turner and Michelle N. Turner, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the adjustable rate mortgage trust 2007-1, adjustable rate mortgage-backed pass through certificates, series 2007-1

VS

DEFENDANT: **PETER J. TURNER and MICHELLE N. TURNER**

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-9-530**

**Writ of Execution No. 2016-00825**

**DEBT \$320,926.99**

PROPERTY situate in the New Garden Township, Chester County, Pennsylvania

UPI # 60-5-36.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DAVID A. NELSON and DONNA M. NELSON**

SALE ADDRESS: 506 Newark Road, Landenberg, PA 19350-9358

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

563-7000

**SALE NO. 17-9-531**  
**Writ of Execution No. 2014-03216**  
**DEBT \$511,422.81**

ALL THAT CERTAIN triangular shaped parcel or tract of land to be annexed from Lot No. 77 to Lot No. 78 in the Phil Davies subdivision, situate on the northwestern side of Nottingham Drive as shown on a plan prepared by C.L. Frantz & Associates, Inc., being drawing no. 15-19-7-D-1 and recorded in the Chester County Recorder of Deeds Office, said tract being situate in the Township of East Vincent, County of Chester, and Commonwealth of Pennsylvania.

ALL THAT CERTAIN lot or piece of ground, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described according to a Plan, Barton Meadows, made by C.L. Frantz & Associates, Inc. Engineers, Surveyors-Land Planners, dated 1/22/1987 and last revised 10/13/1988 and recorded in the Recorder of Deeds Office, Chester County as Plan #8776-8783

PARCEL Number: 21-004-0183

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2

VS

DEFENDANT: **CYNTHIA J. TAYLOR and THOMAS N. TAYLOR**

SALE ADDRESS: 107 Nottingham Drive, Spring City, Pennsylvania 19475-3420

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

**SALE NO. 17-9-532**  
**Writ of Execution No. 2017-00061**  
**DEBT \$177,503.31**

ALL THAT CERTAIN measuge and tract of land situate in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a new survey made thereof as one tract, as follows:

BEGINNING at a stone, by lands of James Burley and the north side of Rosemont Avenue; thence by lands of James Burley north 06 degrees 50 minutes west (passing over an iron pin south of the Newport Pike), 335.2 feet to a spike in

the Newport Pike; thence by said Newport Pike south 58 degrees 35 minutes 40 seconds east 63.66 feet to a spike; thence still by the Newport Pike south 58 degrees 31 minutes 20 seconds east, 63.72 feet to a spike; thence leaving the Newport Pike and by other lands of James Hurley south 06 degrees 50 minutes east (passing over an iron pin on the south side of the Newport Pike) 256.3 feet to an iron pin on the north side of Rosemont Avenue; thence by Rosemont Avenues' north side south 83 degrees 10 minutes west, 100 feet to a stone and point of beginning.

TAX ID: 07-03-0005

UPI# 7-3-5

TITLE to said premises is vested in Raymond F. Arnold, Sr. and Dana L. Arnold, by Deed from William H. Roth, Jr. and Jacqueline A. Roth was recorded 05/01/1996, in the Chester County Recorder of Deeds in Book 4025, Page 0134 as Instrument Number 24580.

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 c/o Special Loan Servicing, LLC

VS

DEFENDANT: **DANA L. ARNOLD and RAYMOND F. ARNOLD**

SALE ADDRESS: 427 Rosemont Avenue, Atglen, PA 19310

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

**SALE NO. 17-9-533**  
**Writ of Execution No. 2017-02359**  
**DEBT \$213,664.75**

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

PARCEL #: 38-2-149.17

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN W. SMITH**

SALE ADDRESS: 220 Peck Drive, Coatesville, PA 19320-1940

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



**SALE NO. 17-9-534**  
**Writ of Execution No. 2017-03189**  
**DEBT \$176,404.38**

ALL THAT CERTAIN message and lot or tract of land situate in the Borough of Downingtown, Chester County, Pennsylvania on the south side of Church Street being 50.00 feet on front on said street extending back of that width between parallel lines, 130.00 feet to the center of a public alley running between said Church Street and Prospect Avenue and parallel thereto

TAX I.D. #: 11-11-0068

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **EDWARD FLAGGE**

SALE ADDRESS: 224 Church Street, Downingtown, Pennsylvania 19335

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

**SALE NO. 17-9-536**  
**Writ of Execution No. 2016-10007**  
**DEBT \$101,910.35**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Leon K. Prout made 11-15-1962 and revised 12-1-1970 by Slack, DeArmit & Hayes as recorded 1-16-1973 in the Recorder of Deeds in and for Chester County at West Chester, Pa. in Plan Book 47 Page 20, as follows, to wit:

TAX I.D. #: 29-07-0148.180

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-9-538**  
**Writ of Execution No. 2016-01714**  
**DEBT \$477,667.30**

ALL THAT CERTAIN, lot or piece of ground, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Whiteland Ridge", made by Yerkes Associates, Inc., dated 5/28/1996 and recorded 2/27/1998 as Plan No. 14274 as follows, to wit:

BEGINNING at a point on the south-easterly side of Grand View Drive (50 feet wide) said point being a corner of Lot 18 (as shown on said Plan); thence from said point of beginning extending along said drive the 2 following courses and distances (1) north 68 degrees 19 minutes, 57 seconds east 47.86 feet to a point of curve; thence (2) on a line curving to the left having a radius of 619.02 feet an arc distance of 71.99 feet to a point, being a corner of open space the 2 following courses and distances (1) crossing a basin easement area and a 20 feet wide sanitary sewer easement, south 33 degrees, 06 minutes, 01 seconds east, 183.38 feet to a point; thence (2) south 88 degrees, 13 minutes, 24 seconds west 158.24 feet to a point, being a corner of Lot 18; thence leaving said open space extending along Lot 18 and recrossing said easement, north 21 degrees, 40 minutes, 03 seconds west 191.17 feet to the first mentioned point and place of beginning.

BEING Lot 19 on said Plan.

PARCEL No. 41-2-253

BEING the same premises which George E. Lucas, by Deed dated 11/11/13 and recorded 11/21/13 in the Office of the Recorder of Deeds in and for the County of Chester, Instrument No. 11318690, granted and conveyed unto David G. Lucas.

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage Investors Trust Series MLCC 2004-1

VS

DEFENDANT: **DAVID G. LUCAS**

SALE ADDRESS: 916 Grandview Drive, Exton, PA 19341

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

**SALE NO. 17-9-539**  
**Writ of Execution No. 2016-09707**  
**DEBT \$157,384.74**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a map made for Wedgwood Estates, made by Yerkes Associates, Inc., surveyors dated 12/1/1975 as follows, to wit:

BEGINNING at a point in line of land of Wedgwood Estates, a corner pf Unit # 19 on the said Plan; thence along the said land of Wedgwood Estates the 2 following courses and distances: (1) north 89 degrees 06 minutes 59 seconds east 56.57 feet to a point; and (2) south 01 degree 53 minutes 01 seconds east 52.51 feet to a point, a corner of Unit #18 on said Plan; thence along the said Unit #18 and Unit #17 on the said Plan, south 87 degrees 57 minutes 58 seconds west 56.43 feet to a point, a corner of said Unit #19; thence along the said Unit #19 north 02 degrees 02 minutes west 52.65 feet to the first mentioned point and place of beginning.

BEING Unit 20, Building D-5 on the said Plan.

BEING known as 116 Argyll Court.  
BEING UPI #39-5E-17

BEING the same premises which Nancy Lee, by Deed dated January 20, 2015, and recorded January 22, 2015, in the Chester County Recorder of Deeds in Book 9048, Page 541, granted and conveyed unto Lisa A. Burke and Julia A. Morton.

PLAINTIFF: Stearns Lending, LLC  
VS

DEFENDANT: **LISA A. BURKE and JULIA A. MORTON**

SALE ADDRESS: 116 Argyll Court, Downingtown, PA 19335

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

**SALE NO. 17-9-540**  
**Writ of Execution No. 2016-11792**  
**DEBT \$379,058.45**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described according to

a final title plan of Ridgewood, made by Edward B. Walsh and Associates, Inc., Civil Engineers, dated December 27, 1988, last revised June 5, 1990, and filed in Chester County as Plan No. 10661, as follows, to-wit:

BEGINNING at a point on the north side of Great Oak Drive, said point being a corner of Lot No. 2 as shown on said Plan; thence extending from said point of beginning along the north side of Great Oak Drive the two (2) following courses and distances; (1) on the arc of a circle curving to the left having a radius of 325 feet, the arc distance of 182.46 feet to a point of reverse cure; and (2) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 22.67 feet to a point a corner of Lot No. 4; thence extending along the same, north 07 degrees 11 minutes 56 seconds east, 443.96 feet to a point in line of land now or late of John and Debra Ann Caso; thence extending along the same south 84 degrees 17 minutes 00 seconds east, 175.06 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the same south 07 degrees 11 minutes 56 seconds west, 339.07 feet to the first mentioned point and place of beginning.

CONTAINING 1.508 acres of land more or less.

BEING the same premises as Krona Enterprise, Inc., by Deed dated April 27, 1992, and recorded on May 11, 1992, by the Chester County Recorder of Deeds in Deed Book 2962, at Page 68, granted and conveyed unto Dan E. McKinley and Dawn A. McKinley, as tenants by the entireties.

BEING known and numbered as 115 Great Oak Drive, Downingtown, PA 19335

UPI# 30-2-74.3  
PLAINTIFF: M&T Bank  
VS

DEFENDANT: **DAN E. MCKINLEY and DAWN A. MCKINLEY**

SALE ADDRESS: 115 Great Oak Drive, Downingtown, PA 19335

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

**SALE NO. 17-9-541**  
**Writ of Execution No. 2016-00328**  
**DEBT \$587,673.33**

PROPERTY situate in the London Grove Township, Chester County, Pennsylvania  
BLR# 59-11-22.29  
IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Lsf9 Master Participation

Trust

VS

DEFENDANT: **ELSA OTERO, IN HER CAPACITY AS HEIR OF HERMINIO OTERO a/k/a HERMINIO OTERO PEREZ, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERMINIO OTERO a/k/a HERMINIO OTERO PEREZ, DECEASED & CHARLES D. ALVAREZ**

SALE ADDRESS: 24 Bramble Lane, West Grove, PA 19390-9729

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

**SALE NO. 17-9-542**

**Writ of Execution No. 2012-06482**

**DEBT \$409,272.07**

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania

BLR# 62-5-79.14

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.

VS

DEFENDANT: **RONALD MARKS a/k/a RONALD C. MARKS and TERI MARKS a/k/a TERI M. MARKS**

SALE ADDRESS: 6 McCarthy Road, Chadds Ford, PA 19317-9264

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

**SALE NO. 17-9-543**

**Writ of Execution No. 2016-08573**

**DEBT \$110,330.45**

ALL THAT CERTAIN lot or piece of ground situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Carcella and Forbes, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors P.O. Box 505, 205 Barley Sheaf Road, Thorndale, Pa 19372-0505 (610) 384-3870, dated 2-19-1996, last revised 4-

22-1996, and recorded as Plan #16507, as follows to wit:

BEGINNING at a point on the northerly side of Coates Street, a corner of Lot 4, thence extending along the line of Coates Street, south 80 degrees 11 minutes west 25.00 feet to a point in the line of Lot 2, thence extending along the line of same, north 09 degrees 49 minutes west 152.42 feet to a point on the southerly line Poplar Street (unimproved), thence extending along the line of same, north 77 degrees 45 minutes east 25.025 feet to a point in the line of Lot 4, aforementioned, thence extending along the line of same, south 09 degrees 49 minutes east 153.21 feet to the point of beginning.

BEING Lot 3 on said Plan.

BEING UPI #16-2-98.2.

THE improvements thereon being known as 749 Coates Street, Coatesville, Pennsylvania – 19320.

BEING the same premises which Natasha Bookman, now by marriage, Natasha Miller, also known as Natasha C. Miller, and John Miller, also known as John R. Miller, by Deed dated October 24, 2006 and recorded October 30, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6993, Page 1070, granted and conveyed unto Natasha C. Miller and John R. Miller, husband and wife.

BEING known as: 749 Coates Street, Coatesville, PA 19320

PARCEL No.: 16-2-98.2

IMPROVEMENTS: Residential property.

PLAINTIFF: VINMAK RE HOLDINGS, LLC

VS

DEFENDANT: **NATASHIA C. MILLER and JOHN R. MILLER**

SALE ADDRESS: 749 Coates Street, Coatesville, PA 19320

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

**SALE NO. 17-9-544**

**Writ of Execution No. 2015-00821**

**DEBT \$156,922.86**

ALL THAT CERTAIN message and tract of land, with the hereditaments and appurtenances, thereon erected, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being known as 402 Ridge Avenue, Stening Hills,

bounded and described according to Plan thereof made by Reeder and Magarity, Darby, Penna., May 31, 1955 as follows:

SITUATE on the southeasterly side of Ridge Avenue (50 feet wide) at the distance of 1,115.76 feet measured south 81 degrees 15 minutes west, along same from its intersection with the southwesterly side of South Union Street (50 feet wide) both lines extended.

CONTAINING in front or breadth on the southeasterly side of Ridge Avenue, measured south 81 degrees 15 minutes west, 78 feet and extending of that width in length or depth south-eastwardly between parallel lines at right angles to Ridge Avenue 150 feet to the south line of a certain 20 feet wide right of way for water main, being the Borough limit.

BEING Parcel Number 3-6-13  
BLR# 3-6-13

BEING the same premises which Hector Gonzales and Mary C. Rhoades, granted and conveyed unto Hector Gonzales and Mary C. Rhoades by Deed dated August 2, 2006 and recorded August 4, 2006 in Chester County Record Book 6916, Page 723 for the consideration of \$1.00

PLAINTIFF: LSF9 Master Participation Trust  
VS

DEFENDANT: **HECTOR J. GONZALEZ a/k/a HECTOR GONZALEZ and KELLY LYNN RUIZ, IN HER CAPACITY AS HEIR AT LAW OF MARY C. RHOADES, DECEASED AND COLLEEN ANN RILEY, IN HER CAPACITY AS HEIR AT LAW OF MARY C. RHOADES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY C. RHOADES, DECEASED**

SALE ADDRESS: 402 Ridge Avenue, Kennett Square, PA 19348

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

**SALE NO. 17-9-546  
Writ of Execution No. 2016-09542  
DEBT \$64,453.29**

ALL THAT CERTAIN tract of land orate in London Grove Township, Chester County, Pennsylvania, bounded and described according to

a survey made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, on June 24, 1970, as follows, to wit:

BEGINNING at a spike set for a north-westerly corner of this about to be described tract and a corner of other land of Robert Wilson, grantor herein, of which this was a part, said spike being set in the center line of Public Road T-364 (being a 12' wide dirt road) leading in a north-westerly direction to Public T-321 end a southeasterly direction to Public Road T-323, said spike being set the following two (2) courses and distances to wit from a point set in the center line of said Public Road T-364 marking the original north-westerly corner of land of Robert Wilson and a southwesterly corner of land of A. Gioffredl Et Al, and said two (2) following courses and distances being measured along' the center line of said Public Road T-364:

1- SOUTH 07 degrees 12 minutes 00 seconds east, 178.30' to a spike.

2- SOUTH 08 degrees 38 minutes 00 seconds east 318.77' to said spike of beginning; thence leaving said spike of beginning and leaving the center line of said Public Road T-364 and by land of Robert Wilson, grantor herein, of which this was a part, the following three courses and distances to wit:

1- NORTH 78 degrees 36 minutes 00 seconds east, 266.00' to an iron pin. South 11 degrees 24 minutes 00 seconds east, 175.00' to an iron pin.

3- SOUTH 78 degrees 36 minutes 00 seconds east, 266.00' to a spike set for a south-westerly corner of this and being set in the center line of said Public Road T-364; thence by the center line of said Public Road T-364, north 11 degrees, 24 minutes, 00 seconds west, 175.00' to a spike being the place of beginning.

CONTAINING 1.069 acres of land be the same more or less.

BEING the same premises which Robert T. Wilson, Jr. and Martha R. Wilson, his wife, by Deed dated 01/15/1976 and recorded 01/15/1976 in the Office of the Recorder of Deed in and for the County of Chester, in Deed Book H-47, Page 103, granted and conveyed unto Robert T. Wilson, Jr. and Edith J. Wilson, his wife, in fee.

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

VS  
DEFENDANT: **EDITH J. WILSON**  
SALE ADDRESS: 559 South

Guernsey Road, West Grove, PA 19390  
 PLAINTIFF ATTORNEY: **SHAPIRO  
 & DeNARDO, LLC, 610-278-6800**

**SALE NO. 17-9-548**  
**Writ of Execution No. 2014-05551**  
**DEBT \$208,154.52**

PROPERTY situate in Township of  
 West Brandywine  
 TAX Parcel # Tax ID / UPI Parcel No.  
 29-07-0155.530/29-7-155.53  
 IMPROVEMENTS: a residential  
 dwelling.

PLAINTIFF: MTGLQ Investors, LP  
 VS  
 DEFENDANT: **LENA MARIA  
 McKIM and JOSEPH P. McKIM aka JOSEPH  
 PAUL McKIM**

SALE ADDRESS: 110 North  
 Hawthorne Road, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **KML LAW  
 GROUP, P.C., 215-627-1322**

**SALE NO. 17-9-549**  
**Writ of Execution No. 2016-10958**  
**DEBT \$312,978.61**

PROPERTY situate in the Wallace  
 Township, Chester County, Pennsylvania  
 BLR# 31-4-102.5A  
 IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: U.S. Bank National  
 Association, as Trustee for Credit Suisse First  
 Boston Mortgage Securities Corp., Home Equity  
 Asset Trust 2004-7, Home Equity Pass-Through  
 Certificates, Series 2004-7

VS  
 DEFENDANT: **LLOYD E. KEESEY**  
 SALE ADDRESS: 1580 Creek Road,  
 Glenmoore, PA 19343-1721

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

**SALE NO. 17-9-550**  
**Writ of Execution No. 2017-02858**  
**DEBT \$627,222.92**

PROPERTY situate in the Willistown  
 Township, Chester County, Pennsylvania  
 BLR# 54-3-22.4

IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: Hsbc Bank USA,  
 National Association as Trustee for Nomura Asset  
 Acceptance Corporation, Mortgage Pass-Through  
 Certificates, Series 2007-1

VS  
 DEFENDANT: **JOHN J. VESTRI  
 and SUSAN A. MANAKER**

SALE ADDRESS: 32 Harvey Lane,  
 Malvern, PA 19355-2944

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

**SALE NO. 17-9-551**  
**Writ of Execution No. 2016-05458**  
**DEBT \$230,826.47**

PROPERTY situate in the Uwchlan  
 Township, Chester County, Pennsylvania  
 BLR# 33-3-0117

IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: Nationstar Mortgage  
 LLC

VS  
 DEFENDANT: **JOHN C. RILEY, JR.  
 and TERESA A. RILEY**

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

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

**SALE NO. 17-9-552**  
**Writ of Execution No. 2014-12075**  
**DEBT \$583,456.44**

PROPERTY situate in the Birmingham  
 Township, Chester County, Pennsylvania  
 BLR# 65-3-14.18

IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: M&T Bank as Successor  
 by Merger to Hudson City Savings Bank

VS  
 DEFENDANT: **ERIK GRANDELL  
 and KAREN GRANDELL**

SALE ADDRESS: 1161 Arrowhead  
 Drive, West Chester, PA 19382-8159

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

563-7000

**SALE NO. 17-9-554**  
**Writ of Execution No. 2016-03799**  
**DEBT \$268,477.22**

PROPERTY situate in the New London Township, Chester County, Pennsylvania  
BLR# 71-2-42.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **ANTHONY A. WICKWIRE a/k/a ANTHONY WICKWIRE and JULIE ANN ENGLISH WICKWIRE a/k/a JULIE WICKWIRE**

SALE ADDRESS: 815 West Avondale Road, West Grove, PA 19390-9517

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

**SALE NO. 17-9-555**  
**Writ of Execution No. 2013-05089**  
**DEBT \$823,524.28**

PROPERTY situate in West Pikeland Township

TAX Parcel #34-4-260

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Tracey E. Beaver-McKeon and Michael McKeon

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3, Mortgage Loan Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **TRACY E. BEAVER-McKEON and MICHAEL McKEON**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

**SALE NO. 17-9-556**  
**Writ of Execution No. 2014-04009**  
**DEBT \$104,135.13**

ALL THAT CERTAIN parcel of land in Township of North Coventry, Chester County, State of Pennsylvania, as more fully described in

Deed Book 6537, Page 1844, ID #17-3D-117, being known and designated as all that certain message and tract of land situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, on 3/18/1968 as follows, to wit:

BEGINNING at a corner on the northerly property line of East Main Street (40 feet wide) said point being distant from a corner set for the center line intersection of South Hanover Street (40 feet wide) and East Main Street the following 3 courses and distances: (1) along the center line of East Main Street south 77 degrees 15 minutes east 760 feet to a corner marking the center line intersection aforesaid East Main Street and the middle of a given 20 feet wide alley; (2) continuing along the center line of East Main Street south 61 degrees, 51 minutes east 427.81 feet to a corner and (3) by a course at right angles to East Main Street or north 28 degrees 9 minutes east 20 feet to a corner and place of beginning, thence from said place of beginning continuing along a projection of course (3) or by lands now or late of Patsy Ruberto north 28 degrees 9 minutes east 140 feet to a corner on the southerly side of a given 20 feet wide alley; thence along the southerly side of said alley south 61 degrees 51 minutes east 23.67 feet to a corner of lands now or late of Casimir A. Stryjowski; thence along said lands on a course passing through the middle of a joint brick partition wall of double dwelling or south 28 degrees, 9 minutes west 140 feet to a corner on the northerly side of aforesaid East Main Street; thence along the same north 61 degrees, 51 minutes west 23.67 feet to a corner and place of beginning.

TITLE to said premises vested in Michelle M. Atkins and Virginia C. Atkins and Tony Wise as joint tenants with right of survivorship and not as tenants in common by Deed from Bank of America, National Association, as Successor by Merger to LaSalle Bank, N.A., as trustee for WMALT 05-7, by JP Morgan Chase Bank, National Association, as attorney in fact by Susan M. Peterson, Vice President dated September 15, 2009 and recorded December 1, 2009 in the Chester County Recorder of Deeds in Book 7818, Page 1275 as Instrument Number 10978818.

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **MICHELLE M. ATKINS a/k/a MICHELLE ATKINS, VIRGINIA C. ATKINS a/k/a VIRGINIA ATKINS and TROY WISE**

SALE ADDRESS: 189 East Main Street, Pottstown, PA 19465

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

**SALE NO. 17-9-558**  
**Writ of Execution No. 2017-03413**  
**DEBT \$386,229.63**

PROPERTY situate in the London Grove Township, Chester County, Pennsylvania

BLR# 59-8-191.44

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, A Missouri Limited Liability Company

VS

DEFENDANT: **MARTIN HARVITZ and LISA STRATTON-HARVITZ a/k/a LISA STRATON-HARVITZ**

SALE ADDRESS: 4 Wellsville Lane, Avondale, PA 19311-1322

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

**SALE NO. 17-9-559**  
**Writ of Execution No. 2013-01258**  
**DEBT \$294,401.92**

ALL THAT CERTAIN parcel of tract of land known as Lot 2 of the Hale South Subdivision situate on Harmonyville Road, North Coventry Township and South Coventry Township, Chester County, Pennsylvania, as shown on the Buchanan Boundary Survey prepared for Anthony and Deborah Buchanan, by All County and Associates, Inc. Plan Number cbch199-1, dated December 13, 1999, being more fully bounded and described as follows:

BEGINNING at an iron pin a corner of Lot 1 of the aforementioned subdivision, said iron pin being on the southerly right-of-way of Harmonyville Road (SR 4041) (40 feet from centerline);

THENCE from said point of beginning and extending along Lot 1 the three courses and distances as follows: (1) crossing into South

Coventry Township, South (erroneously set forth as north on prior deed) 1 degree 12 minutes 24 seconds east 267.67 feet to an iron pin (2) re-crossing into North Coventry Township, north (erroneously set forth as south on prior deed) 88 degrees 47 minutes 36 seconds east 106.76 feet to an iron pin (3) north (erroneously set forth as south on prior deed) 67 degrees 16 minutes 08 seconds east 84.11 feet to a concrete monument, a corner of lands now or formerly of Stephen T. Lloyd and Margaret M. Lloyd (DBV U-24 Page 10); thence along the same the two courses and distances as follows: (1) south 34 degrees 43 minutes 52 seconds east 181.50 feet to a concrete monument (2) crossing into South Coventry Township, south 71 degrees 16 minutes 08 seconds west 403.99 feet to an iron pin, a corner of Lot 3 of the aforementioned subdivision; thence along the same north 1 degree 12 minutes 24 seconds west 509.77 feet to an iron pin on the aforementioned southerly right-of-way of Harmonyville Road; thence along the same, re-crossing into North Coventry Township, north 88 degrees 47 minutes 36 seconds east 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.1423 acres of land.

TOGETHER with a certain 30 feet wide Shared Driveway Easement for use by Lot 1 and Lot 2 the centerline thereof being more fully bounded and described as follows:

BEGINNING at an iron pin on the southerly right-of-way of Harmonyville Road (S.R. 4041) (40 feet from centerline), said iron pin being a common corner of Lot 1 and Lot 2;

THENCE from said point of beginning north 1 degree 12 minutes 24 seconds west 30.12 feet to a point at or near the southerly edge of said road; also from said point of beginning south 1 degree 12 minutes 24 seconds east 49.82 feet to a point.

BEING Lot 2 on said Plan.

BEING Chester County Tax Parcel 20-2-225.

THIS property is wholly assessed in South Coventry Township.

BEING THE SAME PREMISES which Anthony E. Buchanan and Deborah J. Buchanan, husband and wife, by Deed dated September 30, 2005 and recorded October 12, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6649, Page 1698 granted and conveyed unto Keith E. Yanchek, Jr. and Tina Renn as joint tenants with right of survivorship.

BEING KNOWN AS: 122  
Harmonyville Road, Pottstown, PA 19465  
PARCEL NO.: 2-2-225  
IMPROVEMENTS: Residential prop-  
erty.

PLAINTIFF: Wells Fargo Bank, N.A.  
VS  
DEFENDANT: **KEITH E.  
YANCHEK, JR. and TINA RENN**  
SALE ADDRESS: 1220 Harmonyville  
Road, Pottstown, PA 19465  
PLAINTIFF ATTORNEY: **POWERS,  
KIRN AND ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 17-9-560**  
**Writ of Execution No. 2016-10556**  
**DEBT \$227,331.96**

PROPERTY situate in Warwick  
Township  
TAX Parcel #19-02-0095.020  
IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Bank of America, N.A.  
VS  
DEFENDANT: **JULIA L. SNYDER  
a/k/a JULIA LEIGH TALYAI**  
SALE ADDRESS: 2202 Harmonyville  
Road, Elverson, PA 19520  
PLAINTIFF ATTORNEY: **KML LAW  
GROUP, P.C., 215-627-1322**

**SALE NO. 17-9-561**  
**Writ of Execution No. 2016-06202**  
**DEBT \$73,403.35**

ALL THOSE TWO CERTAIN lots or  
pieces of ground with the buildings and improve-  
ments to be thereon erected, hereditaments and  
appurtenances, situate in the Borough of South  
Coatesville, County of Chester and State of  
Pennsylvania, bounded and described according to  
a Plan thereof made by Henry S. Conrey, Inc.,  
Division of Chester Valley Engineers, Paoli,  
Penna., dated March 25, 1963, as follows, to wit:-  
TAX I.D. #: 09-11-0014.010  
PLAINTIFF: American Advisors

Group  
VS  
DEFENDANT: **JOAN HUBERT,  
KNOWN SURVIVING HEIR OF ASHLEY B.  
KENNEDY, JEAN LONDON, KNOWN SUR-  
VIVING HEIR OF ASHLEY B. KENNEDY,**

**MARJORIE THOMPSON, KNOWN SURVIV-  
ING HEIR OF ASHLEY B. KENNEDY,  
CLAUDETTE MARSHALL, KNOWN SUR-  
VIVING HEIR OF ASHLEY B. KENNEDY,  
ROBERT POPE, KNOWN SURVIVING HEIR  
OF ASHLEY B. KENNEDY, STUART POPE,  
KNOWN SURVIVING HEIR OF ASHLEY B.  
KENNEDY, JAMES KENNEDY, JR.,  
KNOWN SURVIVING HEIR OF ASHLEY B.  
KENNEDY, AND UNKNOWN SURVIVING  
HEIRS OF ASHLEY B. KENNEDY**

SALE ADDRESS: 2216 Upper Gap  
Road, Coatesville, Pennsylvania 19320  
PLAINTIFF ATTORNEY: **McCABE,  
WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 17-9-562**  
**Writ of Execution No. 2013-07553**  
**DEBT \$223,370.27**

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

ALL THAT CERTAIN lot or piece of  
ground situate in Sadsbury Township, County of  
Chester, Commonwealth of Pennsylvania being  
shown and described on a Fountain As-Built Plan  
for Sadsbury Associates, Building Unit "Y"  
Drawing Number 2002219u135 dated May 7,  
2003 prepared by Wilkinson Associate.  
Engineering/Surveying and recorded IN Plan No.  
16637 as follows:

BEING Unit 139, Building "Y",  
Sadsbury Village.

BEING UPI Number 37-4-40.9D

PARCEL No: 37-4-40.9D

BEING Known as: 203 Fox Trail,  
Parkersburg, PA 19365

BEING the same property conveyed to  
George Lichowid and Stephanie Lichowid who  
acquired title by Virtue of a Deed from Daniel  
Rush and Samira Rush, dated March 20, 2009,  
recorded March 24, 2009, at Document Number  
10911296, Book 7621, Page 1903, Chester  
County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.  
VS  
DEFENDANT: **GEORGE  
LICHOWID and STEPHANIE LICHOWID**  
SALE ADDRESS: 203 Fox Trail,  
Parkersburg, PA 19365



PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**  
**SALE NO. 17-9-563**  
**Writ of Execution No. 2017-01320**  
**DEBT \$589,126.17**

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

BLR# 68-2-40.5  
 IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS  
 DEFENDANT: **JAMES BOWER**

SALE ADDRESS: 38 Kimble Road, a/k/a 30 Kimble Road, Nottingham, PA 19362-9162

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

**SALE NO. 17-9-565**  
**Writ of Execution No. 2016-02580**  
**DEBT \$202,050.12**

ALL THAT CERTAIN message and tract of land, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees west 208.71 feet to an iron pin; thence along land formerly of Minnie N. Heyes, deceased, south 78 degrees east 208.71 feet to an iron pin; thence still along said land formerly of the said Minnie M. Hayes, deceased north 12 degrees east 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased north 78 degrees west 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; all that certain lot or tract of land, together with the buildings together erected, situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C. Dunlap, south 78 degrees east 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, north 12 degrees east 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux north 78 degrees west 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, south 12 degrees west 80 feet to an iron pin, the point and place of beginning.

BEING the same premises which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entireties, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS  
 DEFENDANT: **JOSEPH W. STERN, JR. and ELLA D. STERN**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

**SALE NO. 17-9-566**  
**Writ of Execution No. 2017-01950**  
**DEBT \$329,772.11**

PROPERTY situate in Township of New London

TAX Parcel #71-01-0006.150 / UPI No. 71-1-6.15

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Alison P. Muench and David T. Muench

PLAINTIFF: Bayview Loan Servicing,  
 LLC  
 VS  
 DEFENDANT: **ALISON P. MUENCH and DAVID T. MUENCH**  
 SALE ADDRESS: 23 Violet Road  
 a/k/a 23 Violet Lane, West Grove, PA 19390  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-9-567**  
**Writ of Execution No. 2016-12126**  
**DEBT \$96,193.98**

ALL THAT CERTAIN lot or tract of land upon which is located the west house of a block of two frame dwelling houses, situate in the Village of Thorndale, Township of Caln, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING in the middle of the Lincoln Highway at a corner of land now or late of John Daller; thence by the middle of said Lincoln Highway, north eighty-four degrees and forty seven minutes east, seventeen and sixty one one-hundredths feet to a point for a new corner of remaining land of Fred Butterworth and Annie Butterworth; thence by the same, south five degrees fifty two minutes east, fifty three and forty one one-hundredths feet to the north side of said block to two frame dwelling houses; thence still by said land and passing through the center of the middle dividing partition in said block of two frame dwelling houses; south five degrees and thirteen minutes east, thirty two and forty one one-hundredths feet to the south side of said block of two frame dwelling houses; thence still by said land, south five degrees and fifty two minutes east, one hundred ninety and eighty one one-hundredths feet to a point in line of land of the Pennsylvania Railroad Company; thence by the same, south eighty one degrees and forty eighth minutes west, fifteen and seventy five one hundredths feet to a point another corner of land now or late of John Daller; thence by the same, north six degrees and thirteen minutes west, two hundred seventy five and nine tenths feet to the place of beginning.

CONTAINING forty five hundred twenty six and thirteen one hundredths feet of land, be the same more or less.

BEING Parcel Number 39-4H-48  
 BEING known as 3622 Lincoln Highway, Thorndale, PA 19372

BEING the same premises which Hieu D. Truong, by Deed dated June 6, 2005, and recorded June 7, 2005, in the Chester County Recorder of Deeds in Book 6511, Page 810, Instrument #10540135, granted and conveyed unto Khoi D. Truong.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7

VS  
 DEFENDANT: **KHOI D. TRUONG**  
 SALE ADDRESS: 3622 Lincoln Highway, Thorndale, PA 19372

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

**SALE NO. 17-9-568**  
**Writ of Execution No. 2017-01613**  
**DEBT \$209,317.79**

ALL THAT CERTAIN west side of a certain double frame house and lot of land situate on the north side of Highland or Second Avenue, in the Borough of Parkesburg, County of Chester, and State of Pennsylvania, being, the west half of lot designated as Lot No. 7 on a plan of lots known as Smith's Addition to Parkesburg Borough bounded and described as follows:

BEGINNING at a point in the middle of Highland or Second Avenue 175 feet west from the west side of Culvart Street, extended across said avenue, and opposite the middle of the partition dividing the house erected on the lot herein conveyed from the house erected on the lot immediately contiguous on the east owned by D. Parke Mann; thence extending north 10 degrees 23 minutes west, and passing through the middle of said partition, 195 feet to a point in the middle of South Alley; thence along the middle line of said Alley south 79 degrees 37 minutes west, 25 feet to a point at the northeast corner of Lot No. 6 on said Plan of Lots; thence along the same south 10 degrees 23 minutes east, 195 feet to a point in the middle of Highland or Second Avenue aforesaid; thence eastwardly along the middle at said avenue north 79 degrees 37 minutes east, 25 feet to the place of beginning. Containing 4,875 square feet, be the same more or less.

PARCEL No. 08-05-0150  
 UPI# 8-5-150  
 ALSO known as 515 West 2nd Avenue, Parkesburg, PA 19365

BEING the same premises which Dorothy S. Moyer n/k/a Dorothy Moyer Mathias, joined by Larry Mathias, her husband, by Deed dated March 10, 2006 and recorded April 7, 2006 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 6810 Page 652, conveyed and granted unto Rhonda Zeiders, a married woman.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **RHONDA ZEIDERS and RICHARD ZEIDERS**

SALE ADDRESS: 515 West 2nd Avenue, Parkesburg, PA 19365

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

**SALE NO. 17-9-569**  
**Writ of Execution No. 2016-05816**  
**DEBT \$246,351.47**

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

BLR# 52-4D-9

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANNA-LIND HUMMEL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF EVELYN A. OLSON a/k/a EVELYN KIESEL OLSON a/k/a EVELYN ANN OLSON and KRISTIN G. McLENNAN a/k/a KRISTIN McLENNAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF EVELYN A. OLSON a/k/a EVELYN KIESEL OLSON a/k/a EVELYN ANN OLSON and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN A. OLSON a/k/a EVELYN KIESEL OLSON a/k/a EVELYN ANN OLSON, DECEASED**

SALE ADDRESS: 901 Baylowell Drive, West Chester, PA 19380-4301

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

**SALE NO. 17-9-570**  
**Writ of Execution No. 2016-00181**  
**DEBT \$246,977.58**

ALL THAT CERTAIN lot of land situate in Third Ward of the Borough of Spring City, Chester County, Pennsylvania

TAX Parcel No.: 14-4-175.1

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-10

VS

DEFENDANT: **STEVE CORTEAL a/k/a STEVEN CORTEAL**

SALE ADDRESS: 228 Yost Avenue, Spring City, PA 19475

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

**SALE NO. 17-9-571**  
**Writ of Execution No. 2016-05875**  
**DEBT \$196,658.22**

Legal Description: Being Unit No. 120 as shown on said Plan

ALL THAT CERTAIN Unit in the property, known, named and identified as Roundhill, a Condominium, located in Township of Valley, County of Chester and commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA. C.A. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 Page 1016, et seq. First Amendment to Declaration recorded in Book 7229, Page 314, Second Amendment recorded in Book 7345, Page 2155 and Third Amendment recorded in Book 7397, at Page 2310 and any and all amendments hereto. Being designated as Unit No. 120 as described in said Declaration and Declaration Plan

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18 percent.

BEING Parcel No. 38-1-66

BLR# 38-1-66

TITLE to said premises vested in Christopher J. Alexinas and Lisa Alexinas, husband and wife by Deed from NVR, Inc., a Virginia

Corporation, trading as Ryan Homes, dated  
5/13/2008 and recorded 5/19/2008 in Book 7437  
Page 1178

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

VS

DEFENDANT: **CHRISTOPHER J.  
ALEXINAS and LISA ALEXINAS**

SALE ADDRESS: 120 Larose Drive,  
Coatesville, PA 19320

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