

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.

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

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

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

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

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

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

**CHANGE OF NAME NOTICE
 IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 15-00244**

NOTICE IS HEREBY GIVEN that the name change petition of Candy Giacopetti, the guardian and natural mother of minor child Rene Rodriguez was filed in the above-named court and will be heard on February 23, 2015 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: January 13, 2015

Name to be changed from: Rene Rodriguez to: Rene Giacopetti

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of 1988, as amended.

The name of the corporation is: **MDL Medical, Inc.**

Articles of Incorporation have been filed, effective January 5, 2015.

The purpose or purposes for which it was organized are as follows: The corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights, and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania.

Deborah Rappaport, Solicitor
BeneTrends Financial
1180 Welsh Road, Suite 280
North Wales, PA 19454

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **AddyJack Holdings, LLC**, and the Certificate of Organization was filed on: **December 19, 2014**.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

TOM MOHR, Solicitor
Tom Mohr Law Office, P.C.
301 W. Market Street
West Chester, PA 19382

CORPORATION NOTICENOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Triangulate Health, 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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of 1988.

The name of the corporation is: **SAMUEL LAW FIRM, P.C.**, Located at 122 Stonegate Drive, Landenberg, PA 19350. The Articles of Incorporation were filed on May 27, 2014. The purpose or purposes for which it was organized are to provide legal services and conduct lawful business in the Commonwealth of Pennsylvania.
HOLLY K. SAMUEL, Solicitor
P. O. Box 484
Chadds Ford, PA 19317

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Drummond Scientific Acquisition Corp.**, 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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of IKOR USA, Inc., a Pennsylvania corporation with an address of 511 School House Road, Suite 600, Kennett Square, PA 19348, 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 PA Business Corporation Law of 1988, as amended.

DANIEL J. MAISANO, Solicitor
Law Office of Daniel J. Maisano
511 School House Road, Ste. 600
Kennett Square, PA 19348-1915

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, 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.

HASS, 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 Hildebeitel, 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.

2nd 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.

3rd Publication

BROWN, Joanne, late of Borough of Phoenixville. Peter Brown, care of WHITNEY O'REILLY, Esquire, 120 Gay Street, Phoenixville, PA 19460, Executor. WHITNEY O'REILLY, Esquire, Unruh Turner Burke & Frees, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DAVIS, Catherine Lorraine, late of Downingtown. Diane L. Ware, care of MATTHEW L. CONLEY, Esquire, 300 N. Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, 300 N. Pottstown Pike, Suite 220, Exton, PA 19341, atty.

KENNY, Raymond J., late of Township of Tredyffrin, Chester County, PA. Virginia Kenny, care of JOSEPH E. LASTOWKA, JR., Esquire, 108 Chesley Drive, Media, PA 19063-1712 Executrix. JOSEPH E. LASTOWKA, JR., Esquire, Abbott Lastowka & Overholt LLP, 108 Chesley Drive, Media, PA 19063-1712, atty.

LAW, Michael Francis, a/k/a Michael F. Law, late of Glenmoore. Carol Gioffre, care of ERIC C. FREY, Esquire, 105 East Philadelphia Avenue, Boyertown, PA 19512, Executrix. ERIC C. FREY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512, atty.

MAGNESS, David E., late of West Goshen, Chester County, PA. Kathleen Lynn Magness, care of WILLIAM E. RUANE, Esquire, 72 Shawnee Road, Ardmore, PA 19003 Executrix. WILLIAM E. RUANE, Esquire, P.O. Box 568, 72 Shawnee Road, Ardmore, PA 19003, atty.

MCCORMICK, Wilda M., late of Garden City Township. Karen M. Wray, 105 Sugar Maple Drive, Kennett Square, PA, 19348 Executrix. DAVID J. BARTHOLF, Esquire, Bartholf Law Offices, LLC, 999 West Chester Pike, Suite 202, West Chester, PA 19382, atty.

MELLINGER, Walter S., late of Phoenixville Borough. Nora Jenkins and Ann Mellinger care of WHITNEY O'REILLY, Esquire, 120 Gay Street, Phoenixville, PA 19460 Executors. WHITNEY O'REILLY, Esquire, Unruh Turner Burke & Frees, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

NESTORICK, Richard Nicholas, late of Glenmore, East Nantmeal(Township), Chester (County) PA. Elizabeth Elaine O'Keeffe, 101 Aspetuck Ave., New Milford, CT, 06776 Executrix.

SAYLOR, W. Robert, late of East Vincent Township. Sara Ann Loken, 19 Percheron Dr., Spring City, PA 19475, Executrix. G. STEVEN MCKONLY, Esquire, 119 Baltimore St., Hanover, PA 17331, atty.

FICTITIOUS NAME

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

4 Leaf Landscaping & Property Maintenance, with its principal place of business at 9 Lexington Avenue, West Chester, PA 19382. The application has been (or will be) filed on: December 31, 2014. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: CFAA-PM, LLC, 9 Lexington Avenue, West Chester, PA 19382

Donald J. Weiss, Solicitor

Donald J. Weiss P.C.

6 Hilloch Lane

Chadds Ford, PA 19317

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 14-09730-RC

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Pedro Rodriguez a/k/a Pedro Mestre Rodriguez, Defendant
TO: Pedro Rodriguez a/k/a Pedro Mestre Rodriguez, Defendant, whose last known address is 997 West Kings Highway, Coatesville, PA 19320.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6, c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to 14-09730-RC, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 997 West Kings Highway, Coatesville, PA 19320, whereupon your property would be sold by the Sheriff of Chester County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Bar Assoc., Chester County Lawyer Referral Service, 15 W. Gay St., 2nd Fl., West Chester, PA 19381-3191, 610.429.1500.

Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Amanda Rauer, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

PETER FARBANIEC and	:	No. 2013-11943
MAREK WLODARCZYK	:	ACTION TO QUIET TITLE
v.	:	
RUTH WASHINGTON, as EXECUTRIX OF	:	
THE ESTATE OF LILA PLAYER and	:	
and	:	
COMMONWEALTH DEARTMENT OF REVENUE	:	
and any heirs, successors, assigns, lienholders,	:	
and generally all parties occupying or claiming to	:	
have any right, title, interest, lien or claim in the tract	:	
of real property herein described	:	

NOTICE

Notice is hereby given to Ruth Washington, as Executrix of Estate of Lila Player, and any heirs I successors I assigns, that above were named as Defendants in a Complaint I Action to Quiet Tile filed with respect to the residential property located at 365-367 Strode Avenue, Coatesville (East Fallowfield Township), Chester County, Pennsylvania, which property was sold to the above named Plaintiffs at a September 15, 2008 Tax Sale conducted by the Chester County Tax Claim Bureau.

If you wish to defend against the claims set forth in the above referenced action to quiet title, you must take action within twenty (20) days after the publication of this notice by entering a written notice personally or by an attorney, and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the court without further notice for any relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal service to eligible persons at a reduced fee or no fee

Chester County Bar Association
15 W. Gay Street, 2nd Floor
West Chester, PA 19382
610-692-1889

H. FINTAN McHUGH, ESQUIRE
The William Penn Building
109 Chesley Drive
Media, PA 19063
(610) 892-1865

NOTICE

HARTMAN SHURR VALERIANO Attorneys for Plaintiff

Charles N. Shurr, Jr., Esquire
Attorney I.D. #74813
1100 Berkshire Blvd., Suite 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

NATIONAL PENN BANK,	: IN THE COURT OF COMMON PLEAS OF
Plaintiff	: CHESTER COUNTY, PENNSYLVANIA
vs.	: CIVIL ACTION – LAW
	:
JUSTIN LINETTE and ANGELA R.	:
WHITE,	:
Defendants	: NO. 09-06024

NOTICE TO DEFEND

To: Justin Linette, Defendant
Angela R. White, Defendant

(1) You are notified that the Plaintiff, National Penn Bank, has commenced a proceeding to revive the lien of the judgment entered on May 28, 2009 in favor of Plaintiff, National Penn Bank, and against the Defendants, Justin Linette and Angela R. White, jointly and severally, in the amount of \$281,536.90, together with interest from May 15, 2009 forward at the variable Wall Street Journal Prime Rate plus 1.50% per annum, adjusted quarterly, (currently 4.75% per annum; \$32.99 per diem), attorneys’ fees, late charges, and collection costs at Docket No. 09-06024.

(2) The Plaintiff claims that the amount due and unpaid is:

Outstanding Principal Balance	\$250,000.00
Accrued Interest at the variable Wall Street Journal Prime Rate plus 1.50% per annum, adjusted quarterly (currently 4.75% per annum; \$32.99 per diem) through 2/19/14	\$ 55,071.98
Late Charges through 2/19/14	\$ 11,620.97
Attorneys’ Commission (10%)	\$ <u>31,669.30</u>
Total Amount Due through 2/19/14	<u>\$348,362.25</u>

Together with accrued interest, late charges, attorneys’ fees and collection costs from February 19, 2014 forward.

(3) You are required within twenty (20) days after publication of this Notice to file an answer or otherwise plead to this Writ. If you fail to do so judgment of revival in the amount claimed by the Plaintiff may be entered without a hearing and you may lose your property or other important rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL AND INFORMATION SERVICE
 CHESTER COUNTY BAR ASSOCIATION
 15 WEST GAY STREET, 2ND FLOOR
 WEST CHESTER, PA 19380
 TELEPHONE: (610) 429-1500**

Charles N. Shurr, Jr., Esquire
HARTMAN SHURR VALERIANO
 1100 Berkshire Blvd., Suite 301
 P.O. Box 5828
 Wyomissing, PA 19610
 (610) 779-0772
 Attorneys for Plaintiff

2nd 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

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.

2nd 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

THE COUNTY OF CHESTER



OFFICE OF THE SHERIFF
201 West Market Street, Suite 1201
P.O. Box 2746 West Chester, PA 19380-0989
610-344-6850



CAROLYN B. WELSH
Sheriff

GEORGE P. MARCH
Chief Deputy

Chester County Sheriff's Costs for Civil Processing Escrow Fees Effective February 15, 2015

Escrow Fees:

Complaints, Summons, Petitions (Over 4 defendants call 610-344-6850 for costs)	\$ 200.00
Writ of Execution - Personal Property Levy	\$ 400.00
Writ of Execution - Garnishment	\$ 200.00
Writ of Execution - Levy & Garnishment	\$ 500.00
Writ of Possession	\$ 250.00
Impound/Seize Vehicle - per vehicle	\$ 1,000.00

Deputized Services:

Complaints	\$ 150.00
Writ of Summons, Scire Facias, Revivals, Joinder:	\$ 200.00

Approved 1/2015

Questions, please call 610-344-6850.

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

1st 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. 15-2-93

Writ of Execution No. 2011-12498

DEBT \$22,224.39

ALL THAT CERTAIN lot or piece of ground, situate in West Goshen Township, Chester County, Pennsylvania, bounded and described according to a final lot plan of Stoneybrook, made by Howard W. Doran, Inc., Registered Surveyor, dated 1/11/1974, last revised September 3, 1974 and recorded in Plan Book 59 Page 15, as follows, to wit:

BEGINNING at a point on the northerly side of Warren Road, (50 feet wide) on the said plan, a corner of Lot 13 on the said plan, thence along the said northerly side of the said Warren Road, south 85 degrees 40 minutes 50 seconds west, 80.00 feet to a point a corner of Lot No. 11 on the said Plan, thence along the said Lot No. 11, north 04 degrees 19 minutes 10 seconds west, 175.00 feet to a point, in line of land of Golf Club Apts., thence along the said land of Golf Club Apts., north 85 degrees 40 minutes 50 seconds east, 80.00 feet to a point, a corner of the said Lot No. 13; thence along the said Lot No. 13, south 04 degrees 19 minutes 10 seconds east, 175 feet to the first mentioned point and place of beginning.

CONTAINING 14,000 square feet of land. more or less.

BEING Lot No. 12 on the said plan.

BEING the same premises which Norman R. Jones and Melissa M. Jones, his wife, by Deed dated August 26, 1989 and recorded January 30, 1990 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1866 Page 540, granted and conveyed unto Dorene R. Boneker.

PARCEL No. 5205H00950000
 UPI No. 52-5H-95
 PLAINTIFF: Omat I Reo Holdings,
 LLC by it's attorney in fact Ocwen Loan
 Servicing, LLC
 VS
 DEFENDANT: **CHARLES W. CAN-
 NON and LEONORE CANNON**
 SALE ADDRESS: 1121 Warren Road,
 West Chester, PA 19382
 PLAINTIFF ATTORNEY: **STERN &
 EISENBERG, P.C., 215-572-8111**

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, extend-
 ing along Lot No. 33, north 20°05'18" east, cross-
 ing 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 PER-
 SONS, FIRMS, OR ASSOCIATIONS CLAIM-
 ING 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 Master 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 north-westerly 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 Ameriquist 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**

SKI

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 DESENBERG**

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 northwesterly side of Elgin Court (64 feet wide), a corner 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 northwesterly 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 min-

utes 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.

TITLE 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. JOHNSON**

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**

PSALE 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 RUFFIN**

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'ANGELO**
 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 situate in the Township of Highland, County of Chester, Commonwealth of Pennsylvania, bounded 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 northeast 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: **GREGORY 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. PIERSOL, 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, messuage, 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 sec-

onds 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/Engineering 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**