

NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-08495-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Michael Cesario, father of minor child Lennox Grace Osarczuk was filed in the above-named court and will be heard on October 9, 2017 at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 31, 2017

Name to be changed from: **Lennox Grace Osarczuk** to: **Lennox Grace Osarczuk Cesario**

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

Alex and Eve Occasions, LTD has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. **THOMAS S. MYERS, JR., Esq.**
1800 East Lancaster Ave.
Paoli, PA 19301

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

BIRD, Helen W., late of West Whiteland Township. Richard M. Bird, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

BRYANT, Eleanor Ann, a/k/a Eleanor A. Bryant and Eleanor Ann Fahey Bryant, late of West Brandywine Township, Chester County, PA. Andrew Fahey Bryant, care of THOMAS J. BURKE, JR., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003, Executor. THOMAS J. BURKE, JR., Esquire, Haws & Burke, 15 Rittenhouse Place, Ardmore, PA 19003, atty.

CONNERS, William Francis, a/k/a Bill Conners and William F. Conners, late of Kennett Square, PA. Mary F. Conners, 335 Astible Drive, Kennett Square, PA 19348 Executrix.

COX, Billy J., late of Willistown Township, Chester County, PA. William Reid Cox, care of CHARLES J. DURANTE, Esquire, The Brandywine Building, 1000 West St., Ste. 1400, Wilmington, DE 19801, Executor. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, The Brandywine Building, 1000 West St., Ste. 1400, Wilmington, DE 19801, atty.

FRANGAKIS, Eleftherios, late of Tredyffrin Township, Chester County, PA. Anastasia Soula and Theodora Frangakis, care of HARRY J. KARAPALIDES, Esq., 42 Copley Rd., Upper Darby, PA 19082, Administratrices. HARRY J. KARAPALIDES, Esq., 42 Copley Rd., Upper Darby, PA 19082, atty.

GARBER, Christopher L., late of Caln Township. Herbert C. Garber, care of The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

GRIMES, JR., James J., a/k/a James J. Grimes, late of Westtown Township, West Chester, PA 19382. Lynda D. Grimes-Zaneski, 1408 Carroll Brown Way, West Chester, PA 19382, Executrix.

MARIANI, Barbaranne, late of Oxford. Drew Mariani, 3021 River Forest Hills Drive, Pulaski, WI 54162, Executor.

MCCREIGHT, Andrew North, a/k/a Andrew N. McCreight, late of West Pikeland Township, Chester County, PA. David G. McCreight, 199 Davis Rd. Chester Springs PA 19425, Executor. ROBERT KLINE, Esquire, P. O. Box 18806, Philadelphia, PA 19119, atty.

MURR, Margaret G., a/k/a Margaret Murr, late of Borough of West Chester. Rebecca Anne Moody, 15 Page Street, Madison, NJ 07940, Executrix. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 East Evans Street, Suite A, West Chester, PA 19380, atty.

O'HALLORAN, Gerry T., late of Tredyffrin Township, Chester County, PA. Tara Holahan, care of RUDOLPH L. CELLI, JR., Esquire, 115 Bloomingdale Ave., Ste. 201, Wayne, PA 19087, Executrix. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 115 Bloomingdale Ave., Ste. 201, Wayne, PA 19087, atty.

PECK, SR., Jerry D., a/k/a Jerry Dale Peck, Sr, late of West Vincent Township. Gregory A. Peck, 207 West Ben Franklin Highway, Birdsboro, PA 19508, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

PROCTER, Richard William, late of West Brandywine Township. Deborah Crawford, 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.

RIPKA, Jay W., late of Gadsden, AL. Donald R. Ripka, 3314 Banks Mountain Drive, Gainesville, GA 30506, Administrator. JUSTIN B. ANDERSON, Esquire, Law Offices of Proctor Lindsay & Anderson, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

ROBINSON, Marva L., late of Caln Township. James D. Robinson, III, 526 Colfax Street, Coatesville, PA 19320, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

STALLARD, Sue Ann, late of West Chester. Kelly Stallard, 966 St. Marks Ave., #8, Brooklyn, NY 11213, Personal Representative. James McClellan, Esquire, 113 South Broad Street, Kennett Square, PA 19348, atty.

WALTERS, Patricia, late of Kennett Township. Thomas H. Fairchild, care of Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

YOUNG, Mary E., late of North Coventry Township. Barbara A. Herbein, 1551 Glenmar Dr., Pottstown, PA 19465, Executrix. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464-5426, atty.

2nd Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3rd Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State on August 25, 2017, for **Marsh Lea Community Association, Inc.**, which was incorporated under the Pennsylvania Nonprofit Corporation Law of 1988 to act as the homeowners' association through which the owners of homes in the residential community known as "Marsh Lea" may implement and enforce the Declaration of Covenants, Conditions, Easements, Liens and Restrictions for Marsh Lea, as the same may be amended from time to time, and any other lawful business purpose to be conducted on a not-for-profit basis.

RILEY, RIPER, HOLLIN & COLAGRECO, PC, Solicitors
717 Constitution Dr., Ste. 201
Exton, PA 19341-1265

In The Court of Common Pleas
Chester County
Civil Action – Law
No. 2017-03733-RC
Notice of Action in Mortgage Foreclosure

Pennsylvania Housing Finance Agency, Plaintiff vs. Heather Pizzi & Patrick Sellers, Mortgagors and Real Owners
Defendants

To: Patrick Sellers, Mortgagor and Real Owner, Defendant, whose last known address is 25 Pinckney Drive, Beacon Hill, Coatesville, PA 19320. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Pennsylvania Housing Finance Agency, 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 No. 2017-03733-RC, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 25 Pinckney Drive, Beacon Hill, Coatesville, PA 19320, whereupon your property will 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 following pages, you must take action within twenty (20) days after the 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 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 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 services to eligible persons at a reduced fee or no fee. Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610-429-1500. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

MILSTEAD & ASSOCIATES, LLC

By: Bernadette Irace, Esquire

Attorney ID#313008

1 E. Stow Rd.

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

File No. 221579-1

U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5,

**COURT OF COMMON PLEAS
CHESTER COUNTY**

Plaintiff,

Vs.

No.: 2017-06769-RC

**Brian E. Winters ,Known heir of Paul F. Winters,
Deceased Mortgagor and Real Owner
Garry A. Winters Known heir of Paul F. Winters,
Deceased Mortgagor and Real Owner
Unknown heirs, successors, assigns and all persons,
firms or associations claiming right, title, or
interest from or under Paul F. Winters, Deceased
Mortgagor and Real Owner
Defendant**

TO: Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Paul F. Winters, Deceased Mortgagor and Real Owner

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

**PREMISES SUBJECT TO FORECLOSURE: 333 Birch Street
Kennett Square, PA 19348**

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

**Lawyers Referral and Information Service
Chester County Bar Association
15 W. Gay St. 2nd Fl.
West Chester, PA 19380
610-429-1500**

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 2017-02659-RC

WELLS FARGO BANK, NA
Vs.
JOHN LONG and SHEILA LONG

NOTICE TO: JOHN LONG

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 229 VALLEY GREEN DRIVE, COATESVILLE, PA 19320-1198

Being in WEST CALN TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 28-8-111.35

Improvements consist of residential property.

Sold as the property of JOHN LONG and SHEILA LONG

Your house (real estate) at 229 VALLEY GREEN DRIVE, COATESVILLE, PA 19320-1198 is scheduled to be sold at the Sheriff's Sale on 10/19/2017 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$243,698.25 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

1st Publication of 3

ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE

Trust Estate of PATRICIA WALTERS, deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of PATRICIA WALTERS are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Thomas H. Fairchild, Trustee c/o Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348

Attorney:

Donald B. Lynn, Jr., Esquire
Larmore Scarlett LLP
P. O. Box384
Kennett Square, PA 19348

3rd Publication of 3

TRUST NOTICE

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

3rd Publication of 3

TRUST NOTICE

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

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

Sheriff Sale of Real Estate

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, announced on Thursday, September 21, 2017 at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 23, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

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

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

PLAINTIFF: Ditech Financial LLC
VS

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

ROBERT A. SNOW

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

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

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

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-6-909

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **JUAN CARLOS**

SOLER

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

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

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

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

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

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

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **KEVIN DOYLE and BRIDGET DOYLE**

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

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

SALE NO. 17-9-515**Writ of Execution No. 2017-02869****DEBT \$234,604.05**

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

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

PLAINTIFF: CIS Financial Services,

Inc.

VS

DEFENDANT: **CHLOE JACENDA****BOSTIC**

SALE ADDRESS: 22 Donna Drive, Coatesville, Pennsylvania 19320

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

SALE NO. 17-9-516**Writ of Execution No. 2016-00843****DEBT \$222,286.03**

PROPERTY situate in Borough of West Chester

TAX Parcel #1-8-133

IMPROVEMENTS: a residential dwelling.

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

VS

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

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

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

SALE NO. 17-9-517**Writ of Execution No. 2016-03726****DEBT \$38,854.73**

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

IMPROVEMENTS: a residential dwelling.

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

VS

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

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

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

SALE NO. 17-9-518**Writ of Execution No. 2014-10954****DEBT \$214,166.39**

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

BEGINNING at a point on the southerly side of Richard Road as originally laid out, said point of beginning being a corner of Parcel B and being marked by the following 2 courses and distances, from an iron marking the intersection of the northerly side of Richards Road (45 feet wide) with the westerly side of Bloomfields Avenue (50 feet wide) to wit: (1) south 18 degrees 42 minutes 00 seconds east 43.10 feet (2) north 71 degrees 18 minutes 00 seconds east 50 feet to said point of beginning and long the southerly side of Richards Road as originally laid out north 71 degrees 18 minutes 00 seconds east 50 feet to a point in a common driveway marking a corner of the lands of Donald R. and Patricia A. Farmer, thence along the same south 18 degrees 42 minutes 00 seconds east 1.90 feet to a point on the southerly side of Richards Road as presently laid out; thence continuing along the lands of Donald R. and Patricia A. Farmer leaving Richard Road passing through the aforementioned common drive and passing through a garage 148.10 feet to a point in line with the lands of Marvin B. and Willa Mae Claycomb; thence along same north 18 degrees 42 minutes 00 seconds west 148.10 feet to an iron pin on the southerly side of Richards Road as presently laid out thence continuing along Parcel B north 18 degrees 42 minutes 00 seconds west 1.90 feet to the first mentioned point and place of beginning.

BEING UPI #3-3-111

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

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

PARCEL No.: 3-3-111

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TERESA MITCHELL**

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

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

SALE NO. 17-9-520

Writ of Execution No. 2016-11269

DEBT \$391,028.84

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

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

place of beginning.

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

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

VS

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

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

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

SALE NO. 17-9-521

Writ of Execution No. 2017-05588

DEBT \$60,299.55

ALL THAT CERTAIN unit, designated as Building Number 27, Unit Number 307, being a Unit in Old Forge Crossing Condominium, situate in the Township of Tredyffrin and County of Chester and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Old Forge Crossing Condominium, bearing dated the 26th day of May A.D., 1981 and recorded on the 27th day of May A.D., 1981 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania on the 27th day of May A.D., 1981 and recorded on the 27th day of May A.D., 1981 in Condominium Plan Book 3516.

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

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

UNDER AND SUBJECT, nevertheless, to the right and powers of the Executive Board of, in and to the Reserved Common

Elements as defined in the Declaration of Condominium.

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

CHESTER County Tax Parcel 43-5-816.

IMPROVEMENTS consisting of a residential condominium unit.

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **CORNELIUS SERLE and EDWARD SERLE**

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

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

SALE NO. 17-9-522

Writ of Execution No. 2017-00024

DEBT \$109,341.65

ALL THAT CERTAIN unit known and named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording of the Declaration dated June 27, 1972, and recorded June 28, 1977, in Misc. Deed Book 198, Page 272, as amended, and a Declaration Plan dated October 1971 and recorded on June 28, 1972, in Plan Book 43, Page 24, and a Table of Regulations dated June 27, 1972, and recorded June 28, 1972, in Misc. Deed Book 198, Page 306, as amended, being designated on such Declaration Plan as Unit 504, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements of 0.6945%.

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

PLAINTIFF: CIT Bank, N.A.

VS

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

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

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

SALE NO. 17-9-523

Writ of Execution No. 2016-04028

DEBT \$140,969.19

PROPERTY situate in the Oxford Borough, Chester County, Pennsylvania BLR# 6-4-61

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

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

SALE NO. 17-9-525

Writ of Execution No. 2015-05628

DEBT \$199,041.52

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

TAX UPI No. 38-5B-20.

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for GFT Mortgage Loan Trust Series 2014-1

VS

DEFENDANT: **MICHAEL A. LAMBERT**

SALE ADDRESS: 185 Grant Avenue, Coatesville, PA 19320

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

SALE NO. 17-9-526

Writ of Execution No. 2016-08630

DEBT \$184,142.06

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

BLR# 41-6K-37

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: JPMorgan Chase Bank,

N.A.

VS

DEFENDANT: **ERIN McCARTHY**

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

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

SALE NO. 17-9-529

Writ of Execution No. 2015-03912

DEBT \$164,685.72

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

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 28 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 28 minutes 20 seconds east 67 feet to a point a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57.16 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and con-

veyed unto Peter J. Turner and Michelle N. Turner, in fee.

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

VS

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

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

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

SALE NO. 17-9-530

Writ of Execution No. 2016-00825

DEBT \$320,926.99

PROPERTY situate in the New Garden Township, Chester County, Pennsylvania
UPI # 60-5-36.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

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

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

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

SALE NO. 17-9-531

Writ of Execution No. 2014-03216

DEBT \$511,422.81

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

ALL THAT CERTAIN lot or piece of ground, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described

according to a Plan, Barton Meadows, made by C.L. Frantz & Associates, Inc. Engineers, Surveyors-Land Planners, dated 1/22/1987 and last revised 10/13/1988 and recorded in the Recorder of Deeds Office, Chester County as Plan #8776-8783

PARCEL Number: 21-004-0183

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

VS

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

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

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

SALE NO. 17-9-532

Writ of Execution No. 2017-00061

DEBT \$177,503.31

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

BEGINNING at a stone, by lands of James Burley and the north side of Rosemont Avenue; thence by lands of James Burley north 06 degrees 50 minutes west (passing over an iron pin south of the Newport Pike), 335.2 feet to a spike in the Newport Pike; thence by said Newport Pike south 58 degrees 35 minutes 40 seconds east 63.66 feet to a spike; thence still by the Newport Pike south 58 degrees 31 minutes 20 seconds east, 63.72 feet to a spike; thence leaving the Newport Pike and by other lands of James Hurley south 06 degrees 50 minutes east (passing over an iron pin on the south side of the Newport Pike) 256.3 feet to an iron pin on the north side of Rosemont Avenue; thence by Rosemont Avenues' north side south 83 degrees 10 minutes west, 100 feet to a stone and point of beginning.

TAX ID: 07-03-0005

UPI# 7-3-5

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

0134 as Instrument Number 24580.

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

VS

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

SALE ADDRESS: 427 Rosemont Avenue, Atglen, PA 19310

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

SALE NO. 17-9-533

Writ of Execution No. 2017-02359

DEBT \$213,664.75

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

PARCEL #: 38-2-149.17

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN W. SMITH**

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

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

SALE NO. 17-9-534

Writ of Execution No. 2017-03189

DEBT \$176,404.38

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

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

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

VS

DEFENDANT: **EDWARD FLAGGE**
SALE ADDRESS: 224 Church Street, Downingtown, Pennsylvania 19335

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

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

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

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

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

VS

DEFENDANT: **DELORES A. MEGGETT**

SALE ADDRESS: 187 Hurley Road, Coatesville, Pennsylvania 19320

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

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

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

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

minutes, 24 seconds west 158.24 feet to a point, being a corner of Lot 18; thence leaving said open space extending along Lot 18 and recrossing said easement, north 21 degrees, 40 minutes, 03 seconds west 191.17 feet to the first mentioned point and place of beginning.

BEING Lot 19 on said Plan.

PARCEL No. 41-2-253

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

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

VS

DEFENDANT: **DAVID G. LUCAS**

SALE ADDRESS: 916 Grandview Drive, Exton, PA 19341

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

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

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

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

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

BEING known as 116 Argyll Court.

BEING UPI #39-5E-17

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

PLAINTIFF: Stearns Lending, LLC
VS

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

SALE ADDRESS: 116 Argyll Court, Downingtown, PA 19335

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

SALE NO. 17-9-540

Writ of Execution No. 2016-11792

DEBT \$379,058.45

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a final title plan of Ridgewood, made by Edward B. Walsh and Associates, Inc., Civil Engineers, dated December 27, 1988, last revised June 5, 1990, and filed in Chester County as Plan No. 10661, as follows, to-wit:

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

CONTAINING 1.508 acres of land more or less.

BEING the same premises as Krona Enterprise, Inc., by Deed dated April 27, 1992, and

recorded on May 11, 1992, by the Chester County Recorder of Deeds in Deed Book 2962, at Page 68, granted and conveyed unto Dan E. McKinley and Dawn A. McKinley, as tenants by the entireties.

BEING known and numbered as 115 Great Oak Drive, Downingtown, PA 19335
UPI# 30-2-74.3

PLAINTIFF: M&T Bank
VS

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

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

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

SALE NO. 17-9-541

Writ of Execution No. 2016-00328

DEBT \$587,673.33

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

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS

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

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

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

SALE NO. 17-9-542

Writ of Execution No. 2012-06482

DEBT \$409,272.07

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania
BLR# 62-5-79.14

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.
 VS
 DEFENDANT: **RONALD MARKS**
a/k/a RONALD C. MARKS and TERI MARKS
a/k/a TERI M. MARKS

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

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

SALE NO. 17-9-543
Writ of Execution No. 2016-08573
DEBT \$110,330.45

ALL THAT CERTAIN lot or piece of ground situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Carcella and Forbes, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors P.O. Box 505, 205 Barley Sheaf Road, Thorndale, Pa 19372-0505 (610) 384-3870, dated 2-19-1996, last revised 4-22-1996, and recorded as Plan #16507, as follows to wit:

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

BEING Lot 3 on said Plan.
 BEING UPI #16-2-98.2.

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

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

BEING known as: 749 Coates Street,
 Coatesville, PA 19320
 PARCEL No.: 16-2-98.2
 IMPROVEMENTS: Residential property.

PLAINTIFF: VINMAK RE HOLDINGS, LLC
 VS

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

SALE ADDRESS: 749 Coates Street,
 Coatesville, PA 19320

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

SALE NO. 17-9-544
Writ of Execution No. 2015-00821
DEBT \$156,922.86

ALL THAT CERTAIN message and tract of land, with the hereditaments and appurtenances, thereon erected, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being known as 402 Ridge Avenue, Stenning Hills, bounded and described according to Plan thereof made by Reeder and Magarity, Darby, Penna., May 31, 1955 as follows:

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

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

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

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

PLAINTIFF: LSF9 Master Participation Trust
 VS

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

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

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

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

ALL THAT CERTAIN tract of land orate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, on June 24, 1970, as follows, to wit:

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

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

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

1- NORTH 78 degrees 36 minutes 00

seconds east, 266.00' to an iron pin. South 11 degrees 24 minutes 00 seconds east, 175.00' to an iron pin.

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

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

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

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

VS

DEFENDANT: **EDITH J. WILSON**

SALE ADDRESS: 559 South Guernsey Road, West Grove, PA 19390

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

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

PROPERTY situate in Township of West Brandywine

TAX Parcel # Tax ID / UPI Parcel No. 29-07-0155.530/29-7-155.53

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **LENA MARIA McKIM and JOSEPH P. McKIM aka JOSEPH PAUL McKIM**

SALE ADDRESS: 110 North Hawthorne Road, Coatesville, PA 19320

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

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

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

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

VS

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

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

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

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania
 BLR# 54-3-22.4
 IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JOHN J. VESTRI and SUSAN A. MANAKER**
 SALE ADDRESS: 32 Harvey Lane, Malvern, PA 19355-2944

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

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

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania
 BLR# 33-3-0117
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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

PROPERTY situate in the Birmingham Township, Chester County, Pennsylvania
 BLR# 65-3-14.18
 IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ERIK GRANDELL and KAREN GRANDELL**

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

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

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

PROPERTY situate in the New London Township, Chester County, Pennsylvania
 BLR# 71-2-42.1
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

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

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

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

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

PROPERTY situate in West Pikeland Township
 TAX Parcel #34-4-260
 IMPROVEMENTS: a residential dwelling.

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

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

VS

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

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

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

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

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

BEGINNING at a corner on the northerly property line of East Main Street (40 feet wide) said point being distant from a corner set for the center line intersection of South Hanover Street (40 feet wide) and East Main Street the following 3 courses and distances: (1) along the center line of East Main Street south 77 degrees 15 minutes east 760 feet to a corner marking the center line intersection aforesaid East Main Street and the middle of a given 20 feet wide alley; (2) continuing along the center line of East Main Street south 61 degrees, 51 minutes east 427.81 feet to a corner and (3) by a course at right angles to East Main Street or north 28 degrees 9 minutes east 20 feet to a corner and place of beginning, thence from said

place of beginning continuing along a projection of course (3) or by lands now or late of Patsy Ruberto north 28 degrees 9 minutes east 140 feet to a corner on the southerly side of a given 20 feet wide alley; thence along the southerly side of said alley south 61 degrees 51 minutes east 23.67 feet to a corner of lands now or late of Casimir A. Stryjewski; thence along said lands on a course passing through the middle of a joint brick partition wall of double dwelling or south 28 degrees, 9 minutes west 140 feet to a corner on the northerly side of aforesaid East Main Street; thence along the same north 61 degrees, 51 minutes west 23.67 feet to a corner and place of beginning.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

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

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

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

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

PROPERTY situate in the London Grove Township, Chester County, Pennsylvania
 BLR# 59-8-191.44

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **MARTIN HARVITZ**

and LISA STRATTON-HARVITZ a/k/a LISA STRATTON-HARVITZ

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

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

SALE NO. 17-9-559

Writ of Execution No. 2013-01258

DEBT \$294,401.92

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

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

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

the first mentioned point and place of beginning.

CONTAINING 2.1423 acres of land.

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

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

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

BEING Lot 2 on said Plan.

BEING Chester County Tax Parcel 20-2-225.

THIS property is wholly assessed in South Coventry Township.

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

BEING KNOWN AS: 122 Harmonyville Road, Pottstown, PA 19465

PARCEL NO.: 2-2-225

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KEITH E. YANCHEK, JR. and TINA RENN**

SALE ADDRESS: 1220 Harmonyville Road, Pottstown, PA 19465

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

SALE NO. 17-9-560

Writ of Execution No. 2016-10556

DEBT \$227,331.96

PROPERTY situate in Warwick Township

TAX Parcel #19-02-0095.020

IMPROVEMENTS: a residential dwelling.

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

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

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

PLAINTIFF: American Advisors
 Group
 VS

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

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

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

ALL THAT CERTAIN, message, lot or
 piece of land situate on, in the Township of
 Sadsbury, County of Chester, State of

Pennsylvania, bounded and described, as follows,
 to wit:

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

BEING Unit 139, Building "Y",
 Sadsbury Village.
 BEING UPI Number 37-4-40.9D
 PARCEL No: 37-4-40.9D
 BEING Known as: 203 Fox Trail,
 Parkesburg, PA 19365

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

PLAINTIFF: Wells Fargo Bank, N.A.
 VS

DEFENDANT: **GEORGE**
LICHOWID and STEPHANIE LICHOWID

SALE ADDRESS: 203 Fox Trail,
 Parkesburg, PA 19365

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

SALE NO. 17-9-563
Writ of Execution No. 2017-01320
DEBT \$589,126.17

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

BLR# 68-2-40.5
 IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: Lsf9 Master Participation
 Trust

VS
 DEFENDANT: **JAMES BOWER**

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

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

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

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

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

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

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

BEING the same premises which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded

1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entireties, in fee.

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

VS

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

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

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

PROPERTY situate in Township of New London

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

IMPROVEMENTS: a residential dwelling.

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

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **ALISON P. MUENCH and DAVID T. MUENCH**

SALE ADDRESS: 23 Violet Road a/k/a 23 Violet Lane, West Grove, PA 19390

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

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

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

BEGINNING in the middle of the Lincoln Highway at a corner of land now or late of John Daller; thence by the middle of said Lincoln

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

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

BEING Parcel Number 39-4H-48

BEING known as 3622 Lincoln Highway, Thorndale, PA 19372

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

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

VS

DEFENDANT: **KHOI D. TRUONG**

SALE ADDRESS: 3622 Lincoln Highway, Thorndale, PA 19372

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

SALE NO. 17-9-568

Writ of Execution No. 2017-01613

DEBT \$209,317.79

ALL THAT CERTAIN west side of a certain double frame house and lot of land situate

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

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

PARCEL No. 08-05-0150

UPI# 8-5-150

ALSO known as 515 West 2nd Avenue, Parkesburg, PA 19365

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

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

VS

DEFENDANT: **RHONDA ZEIDERS and RICHARD ZEIDERS**

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

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

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

PROPERTY situate in the West Goshen Township, Chester County, Pennsylvania
 BLR# 52-4D-9
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
 VS

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

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

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

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

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

TAX Parcel No.: 14-4-175.1

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

VS

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

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

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

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

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

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

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

BEING Parcel No. 38-1-66

BLR# 38-1-66

TITLE to said premises vested in Christopher J. Alexinas and Lisa Alexinas, husband and wife by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 5/13/2008 and recorded 5/19/2008 in Book 7437 Page 1178

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

VS

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

SALE ADDRESS: 120 Larose Drive, Coatesville, PA 19320

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