

NOTICES

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**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, OCTOBER 4, 2017**

Courtroom 18 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.

IN RE: L.G., MINOR DOB: 8/1/2007

1512-1598

FIRST AND INTERIM ACCOUNT

OF: NEW YORK PRIVATE TRUST COMPANY, TRUSTEE

ATTORNEY(S):

JOHN FRANKLIN MECK, ESQUIRE

ESTATE OF NICK MOFFO JR, DECEASED

1515-1110

A/K/A NICHOLAS MOFFO

FIRST AND FINAL ACCOUNT

OF: ADRIAN PICCONE, ADMINISTRATOR

ATTORNEY(S):

ROSEMARY REPETTO FERRINO, ESQUIRE

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-6835-NC**

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

Date of filing the Petition: July 11, 2017

Name to be changed from: **Andrew Christian Batters** to: **Andrew Christian Guarino**

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

FRANCIS C. MILLER, Esquire, Attorney for Petitioner
21 W. Washington Street, Suite D
West Chester, PA 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on September 18, 2017 for **KWGH Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

BRUCE A. HERALD, Esquire, Solicitor
Bruce Alan Herald, A Professional Corporation
120 John Robert Thomas Drive
Exton, PA 19341

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on September 25, 2017, effective 9/25/2017, for **Whiteland Pizza Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: PA Restaurant Business.

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

BODOR, Mary R., late of Borough of South Coventry Township, Chester County, PA. Timothy A. Bodor, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

D'ARCY, Armand F., late of East Bradford Township, Chester County, PA. Jacquelyn M. D'Arcy, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

DEMITRACK, Sophie, late of Borough of West Chester. Mark A. Demitrack, care of ANTHONY MORRIS, Esquire, 118 W. Market St., Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire & Morris LLP, 118 W. Market St., Suite 300, West Chester, PA 19382-2928, atty.

DUCKINFIELD, Elmer C., late of East Caln Township. Thomas J. Wagner, 140 Grant Ave., Coatesville, PA 19320, Executor.

FUHRMAN, Lowell K., late of Malvern, PA. Kirk L. Fuhrman, 104 School Lane, Downingtown, PA 19335-1028 Executor.

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.

GENK, Nancy L., late of West Goshen Township. Peter R. Guman, Jr., care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire & Morris, LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

HONYAK, Otto, late of Wayne, Chester County, PA. Jonas Marusa, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack St., Suite 101, West Chester, PA 19382, Executor, VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack St., Suite 101 West Chester, PA 19382, atty.

MARTIN, Arlene Barbara, a/k/a Arlene B. Martin, late of Coatesville, Valley Township. Lynn DiBonaventura, 817 Edna Jane Lane, West Grove, PA 19390, Executrix. SCUDDER G. STEVENS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

MASSICOTTE, Dolores Ann, late of West Chester Borough, Chester County, PA. David Massicotte, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

MCGLINCHEY, Lisa A., late of West Bradford Township. Linda Quinn Joyce, 7964 Parkland Place, Frederick, MD 21701, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PASTELAK, Patricia O., late of Willistown Township. Matthew J. Lobo, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. C.T.A. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

REID, William late of West Chester. Kimberly Canale, 205 Woodland, Coatesville, PA 19320, Executrix.

RICHEY, Mary C., late of East Caln, PA. Michael R. Richey, care of JOHN A. SALING, Esquire, 442 North High Street, West Chester, PA 19380, Executor. JOHN A. SALING, Esquire, Saling Litvin & Hambleton, 442 North High

Street, West Chester, PA 19380, atty.

SHEETZ, Ann M., a/k/a Ann Elizabeth McLear Sheetz, late of West Goshen Township, Chester County, PA. Frank W. Hayes, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High St., West Chester, PA 19382, atty.

SMELTZER, Gerald Oswald, a/k/a Gerald O. Smeltzer, late of Berwyn, PA. Karen M Howes, PO Box 3412, Williamsport, PA 17701, Executrix.

SMITH, Ruth J., late of Willistown Township, Chester County, PA. Susan K. Murphy, 12 Salisbury Lane, Malvern, PA 19355 and Bruce R. Smith, 161 Kentsdale Street, Malvern, PA 19355, Executors. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

TRUMPELMAN, Elizabeth R., late of Pocopson Twp., Chester County, PA. Elizabeth M. Cerritelli, care of EDWARD M. FOLEY, Esquire, 213 E. State St., Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher, Foley, Milliner & Land, LLP, 213 E. State St., Kennett Square, PA 19348, atty.

ZWAAN, Brian C., late of Easttown Township. Diane L. Zwaan, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Suite T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Suite T-2, Berwyn, PA 19312, atty.

2nd Publication

CRAWFORD, Brenda Lee, a/k/a Brenda Lee Jackson, and Brenda Lee Bowers, late of East Nantmeal Township, PA. Paula N. Jackson, 282 Creamery Road, Elverson, PA 19520, Executrix. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd. 34 Darby Road, Paoli, PA 19301, atty.

GERHARD, Merelyn J., a/k/a Merelyn Josephine Garhard, late of West Goshen Township. Paul Michael Gerhard, care of KRISTIN R. MATTHEWS, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. KRISTIN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

GUNTHER, Helge Liane, late of Westtown Township, Chester County, PA. Wolfgang Hans Heinrich Gunther, care of WHITNEY P. O'REILLY, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. WHITNEY P. O'REILLY, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

HANSS, Charles F., late of West Vincent Township. Donna Derham, 154 Windgate Drive, Chester Springs, PA 19425, Executrix. KATHLEEN A. MALOLES, Esquire, Soloman, Berschler, Fabick, Campbell & Thomas, P.C., 317 Swede Street, Norristown, PA 19401, atty.

HERZFELD, Thusnelda E. Brauer, a/k/a Thusnelda B. Herzfeld, late of East Brandywine Township, Chester County, PA. David M. Frees, III, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

HIPP, SR., John D., late of Malvern, PA. Nancy Hipp, 39 Carol Lane, Malvern, PA 19355, Executrix. FRANCIS C. MILLER, Esquire, 21 W. Washington St., Suite D., West Chester, PA 19380, atty.

HONNOLD, Annamarie K., late of Pennsbury Township. Edward Honnold, care of L. PETER TEMPLE, Esquire, 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.

JACOBSON, Janet A., late of West Brandywine Township. Linda Jacobson and James F. Jacobson, care of KELLY BARSE, Esquire, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103, Executors. KELLY BARSE, Esquire, Law Offices of Peter L. Klenk & Associates, 1701 Walnut Street, 6th Floor, Philadelphia, PA 19103, atty.

JEWITT, Margaret C., late of Pennsbury Township. Joel R.C. Jewitt, care of L. PETER TEMPLE, Esquire, 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.

KATZ, Lynn M., late of East Caln Township. Lesley F. Katz, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Haw Law Offices, PC, 27 S. Darlington St., West Chester, PA 19382, atty.

KEENE, Jayne Ellen, late of Landenberg, New Garden Township. Timothy Charles Tart, 280 Starr Road, Landenberg, PA 19350-9207, Executor. SCUDDER G. STEVENS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

LOVISA, Lena D., late of Borough of Kennett Square, PA. Roseann Jester, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

MELTON, William J., late of West Whiteland Township. Adeline Gaul, 551 Zynn Road, Downingtown, PA 19335 Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

MONAGLE, James F., late of East Goshen Township, Chester County, PA. Joseph Monagle, Jr., 50 Alhambra Circle, Townhouse 108, Coral Gables, FL 33314, Administrator. FRANCIS X. DILLON, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047, atty.

PHILLIPS, Joan Marie, late of West Brandywine Twp. Elizabeth M. Mynaugh, 1518 Marlboro Road, West Chester, PA 19382, Executrix.

RICHARDS, Martha Ann, late of Pottstown. Tracy Wickmann, 5660 Tomahawk Lane, Zionsville, PA 18092, Executrix.

RUHL, Dorothy Edna, late of West Chester. Dorothy Funderwhite, 880 N. Judson St., Philadelphia, Pennsylvania 19130, Administratrix.

SAULNIER, Frances W., late of Berwyn, Chester County. Amy S. Hesler, care of DANIEL F. MONAHAN, Esquire, 300 N. Pottstown Pike, Suite 210, Exton, PA 19341, Executrix. DANIEL F. MONAHAN, Esquire, Monahan Law Practice, PC, 300 N. Pottstown Pike, Suite 210,

Exton, PA 19341, atty.

SEEDERS, Ruth L., late of South Coventry Township. Patricia E. Seeders, care of JAMES D. SCHEFFEY, Esquire, 1129 E. High Street, P.O. Box 776, Pottstown, PA, Administratrix. JAMES D. SCHEFFEY, Esquire, Yergey, Daylor, Allebach, Scheffey, Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

SMITH, Roy L., late of East Coventry Township. Irene Keeley, 1617 Old Schuylkill Road, Spring City, Pennsylvania 19475 and Roy Smith, Jr., P.O. Box 525, Royersford, Pennsylvania 19468, Executors. SCOTT C. MCINTOSH, Esquire, Lewis McIntosh & Teare, LLC, 372 N. Lewis Road, Royersford, Pennsylvania 19468, atty.

STELLO, Mildred Louise, a/k/a M. Louise Stello and Louise Stello, late of Willistown Township. Marc Stello, 1717 Hibberd Lane, West Chester, PA 19380, Administrator.

STOVER, Beverly Ann, late of Chester County, PA. Robert Marc Stover, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, Personal Representative. CAROLINA R. HEINLE, Esquire, Crossland Heinle & Bryde, LLC, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, atty.

VALITSKI, Richard W., late of Uwchalm Township. John F. Kaldon, P.O. Box 72193, Thorndale, PA 19372, Executor.

WEBER, Richard L., late of East Coventry. Scott F. Breidenbach, 2158 Sunnyside Avenue, Pottstown, PA 19464, Executor. SCOTT F. BREIDENBACH, Esquire, Breidenbach Associates Law Offices, 2158 Sunnyside Avenue, Pottstown, PA 19464, atty.

WENTZ, Kathryn Lydia, a/k/a Kay, late of Exton. James Wentz, 153 Shoen Road, Exton, PA 19341, Executor.

WILLIS, Iva S., late of East Goshen Township. Susan W. Morgan, 1505 Von Steuben Drive, West Chester, PA 19380, Executrix.

WISE, Dorothy Virginia, late of Valley Township. Wendy Tunis and Deborah Ward, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, Executrices. W. MARSHALL PEARSON, Esquire, 311 Exton

Commons, Exton, PA 19341, atty.

3rd 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 Connors and William F. Connors, late of Kennett Square, PA. Mary F. Connors, 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.

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 and None, 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, care of **THERESE L. MONEY**, Esquire, 109 East Evans Street, Suite A, West Chester, PA 19380, 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, care of **GORDON W. GOOD**, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, 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.

FICTITIOUS NAME

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

HealthCare Partners of Philadelphia, LLC, with its principal place of business at c/o JLDL/SECGOVFIN, 2000 16th St., Denver, CO 80202. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: DaVita Medical Group Philadelphia, LLC, 2476 Swedesford Rd., Malvern, PA 19355 in Chester County. This is filed in compliance with 54 Pa.C.S. 311.

Tandigm Care Solutions, with its principal place of business at 2000 16th St., Denver, CO 80202. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: DaVita Medical Group Philadelphia, LLC, 2476 Swedesford Rd., Malvern, PA 19355 in Chester County. This is filed in compliance with 54 Pa.C.S. 311.

7 Stars Forge, with its principal place of business at 1222 S. Rapps Dam Rd., Phoenixville, PA 19460. The application has been (or will be) filed on: September 15, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Joel T. Mochnaly, 1222 S. Rapps Dam Rd., Phoenixville, PA 19460.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on Sept. 6, 2017, a Certificate of Organization-Domestic Limited Liability Company was filed with the Pennsylvania Department of State for **Lighthouse Family Counseling, LLC**, in accordance with the provisions of the Limited Liability Act of 1994

JANET J. SATTERTHWAITE, ESQUIRE,
Solicitor

Hudson L. Voltz, P.C.
110 Hopewell Road, Suite 200
Downingtown, PA 19335-1047

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation law of 1988.

The name of the corporation is **Coatesville Aquatic Club, Inc.**

Articles of Incorporation were filed on July 6, 2016, effective date January 1, 2016.

The purpose or purposes for which it was organized are as follows: Non-profit instruction in swimming and teams.

FRANK DEPAUL,	:	IN THE COURT OF COMMON PLEAS
<i>Plaintiff,</i>	:	CHESTER COUNTY, PENNSYLVANIA
	:	
v.	:	NO. 2017-03341-TT
	:	
SPORTSLINE, INC. and	:	
ROBERT WERNER, individually	:	CIVIL ACTION
	:	ACTION AT LAW AND IN EQUITY
<i>Defendants.</i>	:	

NOTICE OF LAWSUIT

Frank DePaul, an individual, has filed a lawsuit against Robert Werner and Sportsline, Inc. in the Court of Common Pleas of Chester County, Pennsylvania, at No. 2017-03341-TT. The nature of this action pertains to breach of fiduciary duties and fraud, and seeks to appoint a custodian to manage the business affairs of Sportsline, Inc. If you, Sportsline, Inc., wish to defend, you must enter a written appearance personally or by 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 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 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
 West Chester, PA 19380
 (610) 429-1500

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 2009-08723-CO

Wells Fargo Bank NA s/b/m to Wells Fargo Bank Southwest NA f/k/a Wachovia Mortgage FSB, Plaintiff
vs. Unknown Heirs of Regina C. Bosch, Defendant(s)

NOTICE

To: Unknown Heirs of Regina C. Bosch, Defendant(s), whose last known address is 340 Highland Ave.,
Devon, PA 19333.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 340 Highland Ave., Devon, PA 19333, is scheduled to be sold at Sheriff's Sale on 11/16/17 at 11:00 A.M., in Chester County Justice Center, 201 W. Market St., West Chester, PA 19380, to enforce the court judgment of \$341,058.31, obtained by Wells Fargo Bank NA s/b/m to Wells Fargo Bank Southwest NA f/k/a Wachovia Mortgage FSB, against you. Property Description: Prop. sit in the Township of Easttown. BEING prem.: 340 Highland Ave., Devon, PA 19333. Tax Parcel: 55-2H-240. Improvements consist of residential property. Sold as the property of Regina Bosch. TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Chester County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kirm & Associates, LLC, Attys. for Plaintiff

Eight Neshaminy Interplex, Ste. 215

Trevese, PA 19053

215.942.2090

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. 214099-1

**U.S. Bank National Association, as trustee,
on behalf of the holders of the Home Equity
Asset Trust 2002-5 Home Equity Pass-Through
Certificates, Series 2002-5
Plaintiff,**

**COURT OF COMMON PLEAS
CHESTER COUNTY**

Vs.

No.: 2016-10459

**Unknown heirs, successors, assigns and all
persons, firms, or associations claiming right,
title or interest from or under Marguerite C. Rupp
aka Marguerite Rupp, 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 Marguerite C. Rupp aka Marguerite Rupp, Deceased Mortgagor and
Real Owner**

**TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE: 414 Drummers Lane
Wayne, PA 19087**

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 ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA BANK, NATIONAL ASSOCIATION
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION

vs.

CHESTER COUNTY

MELISSA SNOW, in her capacity as Administratrix
and Heir of the Estate of ROBERT A. SNOW A/K/A BOB SNOW
ADAM M. SNOW, in his capacity as Heir of the Estate
of ROBERT A. SNOW A/K/A BOB SNOW
ALEX J. SNOW, in his capacity as Heir of the Estate
of ROBERT A. SNOW A/K/A BOB SNOW
MATTHEW SNOW, in his capacity as Heir of
the Estate of ROBERT A. SNOW A/K/A BOB SNOW
HEATHER TELFER, in her capacity as Heir of
the Estate of ROBERT A. SNOW A/K/A BOB SNOW
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER ROBERT A. SNOW A/K/A BOB SNOW, DECEASED
Defendants

No. 16-11832-RC

NOTICE

To MATTHEW SNOW, in his capacity as Heir of the Estate of ROBERT A. SNOW A/K/A BOB SNOW

You are hereby notified that on December 16, 2016, Plaintiff, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION, 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. 16-11832-RC. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 118 CRATIN LANE, WEST CHESTER, PA 19380-6500 whereupon your property would be sold by the Sheriff of CHESTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by 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 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.

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street.
2nd Floor

West Chester, PA 19380
Telephone (610) 429-1500

1st Publication of 3**TRUST NOTICE**

NOTICE is hereby given of the administration of the **Marilen R. Geier Trust**, dated 02/19/99. Settlor, late of West Whiteland Twp, Chester County, PA died on 2/18/2017. All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to the attorney:

WILLIAM S. RAVENELL, Esquire

8033 Old York Road Suite 210 B

Elkins Park, PA 19027



UNITED STATES POSTAL SERVICE®

Statement of Ownership, Management, and Circulation (All Periodicals Publications Except Requester Publications)

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15 West Gay Street / Second Floor
West Chester, PA 19380

Editor (Name and complete mailing address)
Rick Meanix
15 West Gay Street / Second Floor / West Chester, PA 19380

Managing Editor (Name and complete mailing address)
Rick Meanix
15 West Gay Street / Second Floor / West Chester, PA 19380

10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)

Full Name	Complete Mailing Address
Chester County Bar Association	15 West Gay Street / Second Floor West Chester, PA 19380

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box None

Full Name	Complete Mailing Address

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:
 Has Not Changed During Preceding 12 Months
 Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)

13. Publication Title Chester County Law Reporter		14. Issue Date for Circulation Data Below September 28, 2017	
15. Extent and Nature of Circulation Legal Journal		Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total Number of Copies (<i>Net press run</i>)		102	102
b. Paid Circulation (<i>By Mail and Outside the Mail</i>)	(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (<i>Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies</i>)	29	29
	(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (<i>Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies</i>)	47	47
	(3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	0	0
	(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g. First-Class Mail®)	0	0
c. Total Paid Distribution (<i>Sum of 15b (1), (2), (3), and (4)</i>)		76	76
d. Free or Nominal Rate Distribution (<i>By Mail and Outside the Mail</i>)	(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	1	1
	(2) Free or Nominal Rate In-County Copies Included on PS Form 3541	20	20
	(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g. First-Class Mail)	0	0
	(4) Free or Nominal Rate Distribution Outside the Mail (<i>Carriers or other means</i>)	0	0
e. Total Free or Nominal Rate Distribution (<i>Sum of 15d (1), (2), (3) and (4)</i>)		21	21
f. Total Distribution (<i>Sum of 15c and 15e</i>) ▶		97	97
g. Copies not Distributed (<i>See Instructions to Publishers #4 (page #3)</i>) ▶		5	55
h. Total (<i>Sum of 15f and g</i>) ▶		102	102
i. Percent Paid (<i>15c divided by 15f times 100</i>) ▶		78.35%	78.35%
16. Publication of Statement of Ownership			
<input checked="" type="checkbox"/> If the publication is a general publication, publication of this statement is required. Will be printed in the <u>39</u> issue of this publication. 9/28/2017		<input type="checkbox"/> Publication not required.	
17. Signature and Title of Editor, Publisher, Business Manager, or Owner <i>Wing Cooper, Executive Director</i>			Date <i>9/28/17</i>

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).



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(All Periodicals Publications Except Requester Publications)

16. Electronic Copy Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
0		
a. Paid Electronic Copies	0	0
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	76	76
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	102	102
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)	78.35%	78.35%

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership

If the publication is a general publication, publication of this statement is required. Will be printed in the September 28, 2017 issue of this publication.

Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

Meen Chatterjee, Executive Director

Date

9/20/17

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

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, October 19th, 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, November 20th, 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**1st Publication**

SALE NO. 17-10-572
Writ of Execution No. 2017-03245
DEBT \$342,350.93

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania
BLR# 33-7-47.10
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: United Security Financial Corp.

VS

DEFENDANT: **JOSEPH J. McKAY, III and CHRISTINE D. McKAY**

SALE ADDRESS: 59 Oakland Drive, Downingtown, PA 19335-1736

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

SALE NO. 17-10-573
Writ of Execution No. 2015-06543
DEBT \$264,963.80

PROPERTY situate in the West Vincent Township, Chester County, Pennsylvania
BLR# 25-3-162

IMPROVEMENTS thereon: residential property

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2015-2

VS

DEFENDANT: **GIOVANNI MASTROSTEFANO and MARZIA LETTERI MASTROSTEFANO a/k/a MARZIA LETTERI a/k/a MARZIA LETTERI MASTROSTEFANO**

SALE ADDRESS: 9 North Iroquois Lane, Chester Springs, PA 19425-2928

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

SALE NO. 17-10-574
Writ of Execution No. 2017-03573
DEBT \$145,135.02

PROPERTY situate in East Vincent Township

TAX Parcel #Tax ID / UPI Parcel No.
21-05-0138/21-5-138

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **DARYL FAGGIOLI AS EXECUTOR OF THE ESTATE OF BERNARD A. FAGGIOLI a/k/a BERNARD FAGGIOLI, DECEASED**

SALE ADDRESS: 70 Buckwalter Road, Spring City, PA 19475

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

SALE NO. 17-10-575
Writ of Execution No. 2017-02829
DEBT \$81,722.19

PROPERTY situate in City of Coatesville

TAX Parcel #Tax ID / UPI Parcel No.

16-02-0157/16-2-157

IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **JACQUELINE D. BLACKWELL a/k/a JACQUELINE BLACKWELL**

SALE ADDRESS: 564 Coates Street, Coatesville, PA 19320

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

SALE NO. 17-10-576

Writ of Execution No. 2016-10508

DEBT \$102,291.56

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester, State of Pennsylvania, and described according to a Plan thereof known as "Hill Side" said Plan made by C. Timothy Slack, P.E., dated August 7, 1958 as follows, to wit:

BEGINNING at a point on the southeasterly side of Penn Avenue at the distance of 32.17 feet measured on bearing of south 46 degrees 40 minutes west along the said side of Penn Avenue from its point intersection with the southwesterly side of Cambria Avenue.

CONTAINING in front or breadth on the said side of Penn Avenue 70 feet and extending of that width in length or depth southeastwardly between parallel lines or right angles to Penn Avenue 120 feet.

BEING Lot No. 12 as shown on the above mentioned Plan.

BLR# 09-03-0067.050

TITLE to said premises vested in Herbert Baker, Jr. and Vivian Baker, his wife by Deed from David L. Flowers and Edna M. Flowers, divorced, dated 2/28/1986 and recorded 3/6/1986 in Book 225 Page 333

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **SHARI L. BRICKUS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED, HERBERT T. BAKER, III, IN**

HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED, MARK BAKER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED AND TRENT BAKER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED

SALE ADDRESS: 47 Penn Avenue, Coatesville, PA 19320

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

SALE NO. 17-10-577

Writ of Execution No. 2008-11357

DEBT \$402,669.51

PROPERTY situate in West Bradford Township

TAX Parcel #50-8-8

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2004-FR3

VS

DEFENDANT: **DOMINICK GUERRERA a/k/a DOMINICK J. GUERRERA**

SALE ADDRESS: 945 Lieds Road, Coatesville, PA 19320

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

SALE NO. 17-10-578

Writ of Execution No. 2017-03974

DEBT \$179,526.03

ALL THAT CERTAIN message and lot of land situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, more particularly bounded and described according to a survey thereof by Howard H. Ranck, Registered Surveyor, 6/26/1950, as follows, to wit:

BEGINNING at a spike in the center of a public road in line of land now or late of G.O. Carlson and a corner of remaining land now or late of Paul L. Nelms, his wife; thence by the last men-

tioned land and along the center line of said road north 78 degrees 39 minutes east 110 feet to a point, a corner of land now or late of Harold Edgar Nelms and Marion Elizabeth Nelms, his wife; thence, by the last mentioned land and passing over an iron pin set in the south line of said road south 6 degrees 8 minutes east 282 feet to an iron pin in line of remaining lands now or late of said Paul L. Nelms and Anna M. Nelms, his wife; thence, by the last mentioned land now or late of said Paul L. Nelms and Anna M. Nelms, his wife; thence by the last mentioned land south 89 degrees 34 minutes west 140.1 feet to an iron pin in line of lands now or late of said G.O. Carlson; thence by the last mentioned land north 00 degrees 31 minutes east 260 feet and passing over a concrete marker set 13.89 feet from the center line of said road to the place of beginning.

CONTAINING 33,630 square feet of land, more or less.

UNDER AND SUBJECT to a certain drainage pipe running through said premises and under the message herein conveyed, as well as under the 2 messages and premises lying adjacent to the east thereof.

TOGETHER with the right and privilege to attach a pipe to the water line lying immediately south of the message on the herein premises and the two messages to the east thereof, supplying water from a source on remaining land of said grantors and to draw and use water therefrom for domestic purposes, with the right, with workmen, to renew, replace and repair said pipe and water line as occasion may require and under and subject to said water line.

SUBJECT to the use in common with the premises adjoining on the east of a driveway 18 feet in width extending from the rear of the present messages on said respective premises, northwardly to the public road; 9 feet in width being on the herein described premises and 9 feet in width on said adjoining premises.

COMMONLY known as 4202 Hazelwood Avenue, Downingtown, PA.

PARCEL No. 39-5-16

BEING the same premises which the Bank of New York Trust Company, N.A. as Successor Trustee to JP Morgan Chase Bank, N.A. as original Trustee for the MLMI SURF Trust Series 2005-BC4 by Wilshire Credit Corp. as attorney in fact, by Deed dated April 13, 2009 and recorded July 6, 2009 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed

Book 7713, Page 430, granted and conveyed unto Bridgette A. Mercer.

PLAINTIFF: JPMorgan Chase Bank, National Association
VS

DEFENDANT: **BRIDGETTE A. MERCER**

SALE ADDRESS: 4202 Hazelwood Avenue, Downingtown, PA 19335

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

SALE NO. 17-10-579
Writ of Execution No. 2017-01843
DEBT \$127,306.91

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

BLR# 47-7-55.25

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF10 Master Participation Trust

VS

DEFENDANT: **DELORES E. HORSEY and JAMES HORSEY**

SALE ADDRESS: 118 Huntington Circle, Coatesville, PA 19320-4316

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

SALE NO. 17-10-581
Writ of Execution No. 2015-09793
DEBT \$457,489.15

PROPERTY situate in East Nottingham Township

TAX Parcel #Tax ID / UPI Parcel No. 69-07-0031/69-7-31

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Indymac Venture LLC
VS

DEFENDANT: **JAMES VINCENT LIOTT a/k/a JAMES LIOTT**

SALE ADDRESS: 778 Waterway Road, Oxford, PA 19363

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

SALE NO. 17-10-582
Writ of Execution No. 2017-02659
DEBT \$243,698.25

PROPERTY situate in the West Caln Township, Chester County, Pennsylvania
BLR# 28-8-111.35
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS
DEFENDANT: **JOHN LONG and SHEILA LONG**
SALE ADDRESS: 229 Valley Green Drive, Coatesville, PA 19320-1198
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 17-10-583
Writ of Execution No. 2014-05758
DEBT \$234,667.27

PROPERTY situate in Borough of West Chester
TAX Parcel #Tax ID / UPI Parcel No. 01-0947/1-9-947
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: CP-SRMOF II 2012-A Trust
VS
DEFENDANT: **RUSSELL W. LAMBING**
SALE ADDRESS: 118 East Union Street, West Chester, PA 19382
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 17-10-584
Writ of Execution No. 2012-12293
DEBT \$163,394.60

PROPERTY situate in the North Coventry Township, Chester County, Pennsylvania
BLR# 17-3D-125
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS
DEFENDANT: **HEATHER R. SMILEY**
SALE ADDRESS: 158 East Main

Street, Pottstown, PA 19465-7042
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

SALE NO. 17-10-585
Writ of Execution No. 2014-06816
DEBT \$386,666.88

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of Thistle Downs”, said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the north-easterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distances of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west, 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING UPI Number 30-5-43.4
PARCEL No: 3 005 004 304 00
BEING known as: 16 Keller Way, Downingtown, PA 19335

BEING the same property conveyed to William Vandurme and Alicia Vandurme, husband and wife, tenants by the entireties, who acquired

title by virtue of a Deed from William Vandurme, dated March 9, 2005, recorded April 6, 2005, at Document ID 10520802, and recorded in Book 6454, Page 1190, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME and ALICIA A. VANDURME, aka ALICIA VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

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

SALE NO. 17-10-586
Writ of Execution No. 2014-06455
DEBT \$1,373,697.50

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Easttown Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Howard W. Doran, Inc., Registered Surveyors, Newtown Square, Pa dated 4/18/1968 and last revised 12/7/1969 as follows, to wit:

BEGINNING at a point in the title line in the bed of South Leopard Road or Devon Road, which point is measured the (2) following courses and distances from a point marking the intersection of the title line in the bed of South Leopard Road or Devon Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said Plan: (1) extending from said point of intersection along the title line in the bed of South Leopard Road or Devon Road north 41 degrees 05 minutes east, 284.8 feet to a point and (2) north 44 degrees 38 minutes east, 372.25 feet to the point and place beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) north 44 degrees 38 minutes east, 110.30 feet to a point and (2)

north 52 degrees 44 minutes east, 141.11 feet to a point; thence extending south 45 degrees 22 minutes east, 800.95 feet to a point on the northwesterly side of a 50 feet wide right of way as shown on said Plan; thence extending along the same the (2) courses and distances: (1) south 33 degrees 45 minutes west, 217.46 feet to a point of curve and (2) on a line curving to the right having a radius of 150 feet the arc distance of 98.61 feet to a point; thence extending north 47 degrees west, 251.49 feet to a point; thence extending north 39 degrees west, 600.82 feet to the first mentioned point and place of beginning.

CONTAINING 5.5050 acres of land, more or less.

BEING UPI Number 55-4-118.5
PARCEL No.: 5 504 01180500
BEING known as: 1330 South Leopard Road, Easttown Township, PA 19312 AKA 1330 South Leopard Road, Berwyn, PA 19312

BEING the same property conveyed to Gary Bolis, Jr. and Natasha Bolis who acquired title, as tenants by the entirety with rights of survivorship, by virtue of a Deed from Richard B. Kent and Edith M. Kent, dated February 8, 2002, recorded August 12, 2002, at Document ID 10115471, and recorded in Book 5355, Page 608, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **NATASHA BOLIS and GARY BOLIS, JR.**

SALE ADDRESS: 1330 South Leopard Road, Easttown Township, PA 19312 aka 1330 South Leopard Road, Berwyn, PA 19312

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

SALE NO. 17-10-587
Writ of Execution No. 2011-11090
DEBT \$147,670.74

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

BEING all that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the City of Coatesville, County of Chester and State of Pennsylvania, described in accordance with a Plan of Section 1 or Property of

Miller Hill Corporation, made by Chester Valley Engineers, Paoli, PA, dated March 6, 1972, and revised October 18, 1972, and recorded February 1, 1973, in Plan Book 47 Page 37, as follows, to wit;

BEGINNING at a point on the south-west side of Dulles Avenue (fifty feet wide) measured the two following courses and distances along the side of Dulles Avenue from a point of tangent of a curve on the northwest side of Adams Avenue (fifty feet wide) (1) northeasterly on the arc of a circle curving to the left, having a radius of twenty-five feet, the arc distance of thirty-three and sixty-six one hundredths feet; (2) northwestwardly to the arc of a circle curving to the right, having a radius of one hundred ninety-nine and sixty-two one hundredths feet, the arc distance of seventy two and twenty-one one-hundredths feet to the point and place of beginning thence from said point of beginning along Lot 35, south forty-three degrees, three minutes, ten seconds west, one hundred twelve and eighty-two one hundredths feet to a point thence extending north thirty-one degrees, thirteen minutes, thirty-six seconds west, one hundred twenty-four and three one-hundredths feet to a point a corner of Lot 60;

THENCE extending along said Lot 60 north sixty-six degrees, thirteen minutes, fifty-nine seconds east, one hundred three and seventy one-hundredths feet to a point on the southeast side of Dulles Avenue, aforesaid;

THENCE along the same on the arc of a circle curving to the left, having a radius of one hundred ninety-nine and sixty-two one-hundredths feet the arc distance of eighty feet and seventy-six one hundredths of a foot to the first mentioned point and place of beginning. The improvements thereon being commonly known as 298 Dulles Drive.

BEING Lot 59 on said Plan.

CONTAINING 10.591 square feet of land, more or less.

BEING UPI Number 16-1-42

PARCEL No.: 1 601 004 200 00

BEING known as: 298 Dulles Drive, Coatesville, PA 19320

BEING the same property conveyed to Daniel J. McHale and Dianne Dehm McHale also known as Dianne R.H. McHale who acquired title by virtue of a Deed from Dianne R.H. McHale, dated June 24, 2002, recorded October 17, 2002, at Instrument Number 10139847, and recorded in Book 5423, Page 2310, Office of the Recorder of

Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **DANIEL J. McHALE, DIANNE McHALE aka DIANNE R. H. McHALE aka DIANNE DEHM McHALE aka DIANE R. H. McHALE**

SALE ADDRESS: 298 Dulles Drive, Coatesville, PA 19320

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

SALE NO. 17-10-588

Writ of Execution No. 2016-00428

DEBT \$90,290.46

PROPERTY situate in Borough of West Chester

TAX Parcel #Tax ID / UPI Parcel No #: 01-05-0428/1-5-428

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

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

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

SALE NO. 17-10-589

Writ of Execution No. 2017-03970

DEBT \$332,099.05

PROPERTY situate in the Charlestown Township, Chester County, Pennsylvania

BLR# #35-4-88

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series Inabs 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates Series Inabs 2007-A

VS

DEFENDANT: **EDWARD L. BLOOMER a/k/a EDWARD BLOOMER and JEAN E. BLOOMER a/k/a JEAN BLOOMER**

SALE ADDRESS: 3161 Phoenixville Pike, Malvern, PA 19355-8643

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

SALE NO. 17-10-590
Writ of Execution No. 2013-12629
DEBT \$162,089.03

ALL THOSE TWO CONTIGUOUS lots or pieces of land, known as Lots #9 and 10 on the Plan of Lots laid out by John Latshaw, with the buildings and improvements thereon erected, located on the north side of Pikeland Avenue, in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PLAINTIFF: Caliber Home Loans, Inc.
 VS

DEFENDANT: **KATHERINE E. GLOWACKI and MARK A. GLOWACKI**

SALE ADDRESS: 329 Pikeland Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC, 215-886-8790**

SALE NO. 17-10-591
Writ of Execution No. 2016-08669
DEBT \$98,192.40

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to an "As Built Plan, part of Phase IV, Indian King" made by Yerkes Associates, Inc., dated 3/14/1980 last revised 12/22/1980 as follows, to wit:

BEGINNING at an interior point, a corner of No. 395 Anglesey Terrace East, said point being located the three following course and distances from a point on the center line of East Belvidere Circle known as .34+12.87 (1) south 70 degrees 6 minutes 11 seconds east 31.56 feet to a point; (2) south 21 degrees 43 minutes 23 seconds east 80 feet to a point and (3) north 68 degrees 16 minutes 37 seconds east, 20.66 feet; thence extending from said point of beginning and along No. 395 Anglesey Terrace East, north 21 degrees 43 minutes 23 seconds west, 80 feet to a point; thence extending north 68 degrees 16 minutes 37 seconds east, 20 feet to a point in line of No. 397 Anglesey

Terrace East; thence extending along the same, south 21 degrees 43 minutes 23 seconds east, 80 feet to a point; thence extending south 68 degrees 16 minutes 37 seconds west, 20 feet to the first mentioned point and place of beginning.

BEING No. 396 Anglesey Terrace East, also known as Unit 396 Building Group "F" BEING Parcel No. 41-5Q-238 BLR# 41-05Q-0238

TITLE to said premises vested in Alejandro Franco and Sara J. Franco by Deed from Windy L. Deese, dated 8/27/2002 and recorded 9/6/2002 in Book 5377 Page 1625

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

VS
 DEFENDANT: **ALEJANDRO FRANCO and SARA J. FRANCO**

SALE ADDRESS: 405 East Anglesey Terrace Unit Number 396, West Chester, PA 19380

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

SALE NO. 17-10-592
Writ of Execution No. 2016-02663
DEBT \$135,696.35

PROPERTY situate in the Coatesville City, 2nd, Chester County, Pennsylvania BLR# 16-6-772

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Matrix Financial Services Corporation

VS
 DEFENDANT: **KEVIN C. MILLS and WANDA M. MILLS**

SALE ADDRESS: 96 South 6th Avenue, Coatesville, PA 19320-3657

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

SALE NO. 17-10-593
Writ of Execution No. 2015-11436
DEBT \$176,078.98

ALL THAT CERTAIN lot of land, situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9

Page 24, as follows:

BEGINNING at a point on the northerly side of Hazel Road, said point being the southeasterly corner of Lot No. 7 on said Plan, and the southwesterly corner of the about to be described Lot; thence from said point of beginning, and extending along said Lot No. 7 in a northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, north 75 degrees 38 minutes east, 101.00 feet to a point set on the westerly side of a 12 feet wide right of way; thence extending along said right of way, south 02 degrees 51 minutes east, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of said Hazel Road, south 71 degrees 29 minutes west, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically describe as follows:

BEGINNING at a point, set of the northerly side of Hazel Road or Avenue (45 feet wide), said point marking the southeasterly corner of this about to be described tract and the southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, south 71 degrees 29 minutes 00 seconds west, 75.00 feet to a point marking the southwesterly corner of this tract and the southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot No. 8 north 11 degrees 51 minutes 53 seconds west, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, north 71 degrees 29 minutes 00 seconds east, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, south 03 degrees 22 minutes 09 seconds east, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

IT being the intention of the Grantor herein to grant an easement across a strip approximately 4 feet wide along the southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING Chester County UPI 3-1-7.

BEING the same premises which Grant W. Carlson and Nancy J. Carlson, by Deed dated

December 12, 2003 and recorded December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia Nichols, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by deed each with an undivided 1/2 interest as tenants by the entirety, as joint tenants with right of survivorship and not as tenants in common.

BEING known as: 563 Hazel Avenue, Kennet Square, PA 19348

PARCEL No.: 3-1-7

IMPROVEMENTS: residential property.

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **JASON J. NICHOLS and ALICIA NICHOLS**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

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

SALE NO. 17-10-595

Writ of Execution No. 2015-09957

DEBT \$5,281.68

ALL THAT CERTAIN brick message and lot of land with the buildings and improvements thereon erected, hereditaments, and appurtenances, situate on the east side of South High Street between Lacey and Nields Streets in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania

TAX Parcel No. 1-9-1158

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **525 MANAGEMENT, L.L.C.**

SALE ADDRESS: 525 S. High Street, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

SALE NO. 17-10-596

Writ of Execution No. 2016-04906

DEBT \$19,358.32

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

thereon erected, hereditaments and appurtenances.

SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania.

TAX Parcel No. 55-3E-57

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **MICHAEL J. MON-AGHAN**

SALE ADDRESS: 122 Old Lancaster Road, Easttown Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

SALE NO. 17-10-597

Writ of Execution No. 2016-04590

DEBT \$5,854.07

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Daniel Michie, Jr., dated March 15, 1973 and last revised March 26, 1973 and made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, as follows, to wit:

TAX Parcel No. 43-10D-11.2

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **JOEL A. HARDEN**

SALE ADDRESS: 430 Berwyn Baptist Road, Tredyffrin Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

SALE NO. 17-10-598

Writ of Execution No. 2016-05812

DEBT \$17,060.37

ALL THAT CERTAIN lot or piece of ground situate in Township of Easttown, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 55-6.1.5

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **SAMUEL CLEMENT**

SALE ADDRESS: 2544 White Horse Road, Easttown Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

SALE NO. 17-10-599

Writ of Execution No. 2013-05314

DEBT \$4,036.04

ALL THAT CERTAIN, unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania, designated and shown on plan of "Paoli Woods" made by Henry S. Conrey, Inc., division of Chester Valley Engineers, Paoli, Pennsylvania.

TAX Parcel No. 43-9R-345

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **SHERRILL E. ROWLAND and UNITED STATES OF AMERICA**

SALE ADDRESS: 345 Paoli Woods Drive, Tredyffrin Township, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

SALE NO. 17-10-600

Writ of Execution No. 2017-00924

DEBT \$186,017.47

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 Final Subdivision Plan of Valley Springs made by Drake & Waddington, Inc., P.O. Box 612 E. Baltimore Pike, Kennett Square, Pa., 19348, dated 3/9/1987, last revised 6/1/1987 and recorded #7246-48, as follows, to wit:

BEGINNING at a point on the easterly side of Matthew Drive (50 feet wide) a corner of Lot #37 on said Plan; thence extending along said side of Matthew Drive the 3 following courses and distances (1) along the arc of a circle curving to the right having a radius of 140.00 feet the arc distance of 46.83 feet to a point of tangent; (2) north 14 degrees 46 minutes 30 seconds east 39.99 feet to a point of curve; and (3) along the arc of a circle curving to the right having a radius of 11.00 feet the arc distance of 17.28 feet to a point of tangent on the southerly side of Mineral Springs Road (T-411); thence extending along the same, south 75 degrees 13 minutes 30 seconds east, crossing into

a 20 feet wide utility easement, 156.77 feet to a point a corner of Lot #38 on said Plan; thence extending along same and through said easement south 02 degrees 18 minutes 21 seconds east, crossing a utility easement line 101.37 feet to a point a corner of Lot #37; said point also being the center of a 20 feet wide utility easement on said plan; thence extending along said Lot and through said easement, north 75 degrees 14 minutes, 30 seconds west, 189.78 feet the point and place of beginning.

CONTAINING in area 17,561
BEING Lot #36 on said Plan
BEING the same premises which
Judith L. Myak by deed dated May 12, 2000 and recorded June 15, 2000 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4769, Page 582, granted and conveyed unto Scott Viola and Lisa Viola, husband and wife, their heirs and assigns, as tenants by the entireties.

CHESTER County Tax Parcel #38-2-269

TO be sold as the premises of Scott Viola and Lisa Viola

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **SCOTT VIOLA and LISA VIOLA**

SALE ADDRESS: 100 Mineral Springs Road, Valley Township, Chester County

PLAINTIFF ATTORNEY: **SHAWN M. LONG, ESQ., 717-299-5201**

SALE NO. 17-10-601
Writ of Execution No. 2017-01094
DEBT \$96,245.08

PROPERTY situate in the Phoenixville Borough, Chester County, Pennsylvania

BLR# 15-13-845

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Embrace Home Loans, Inc.

VS

DEFENDANT: **LAWRENCE J. MARINO, JR.**

SALE ADDRESS: 409 West Anderson Avenue, Phoenixville, PA 19460-4304

PLAINTIFF ATTORNEY: **PHELAN**

HALLINAN DIAMOND & JONES, LLP, 215-563-7000

SALE NO. 17-10-602
Writ of Execution No. 2016-11798
DEBT \$131,924.89

ALL THAT CERTAIN lot or piece of ground, situate in Lower Oxford Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of John J. Kelley and Lois C. Kelley, his wife, made by Kenneth G. Crossan, Professional Land Surveyor, dated June 3, 1987 revised July 16, 1987 and recorded in the Office of the Recorder of Deeds, Chester County, as Plan 10430 as follows, to wit:

BEGINNING at a point on the westerly side of Duck Farm Road (T-334) (fifty feet wide) a corner of Lot No. 2 on said Plan, thence extending along said lot the (2) following courses and distances: (1) north eighty five degrees, forty six minutes, thirty five seconds west, two hundred ninety two and twenty two one-hundredths feet to a point, (2) north four degrees, thirteen minutes, twenty five seconds east, one hundred forty nine and eighty one-hundredths feet to a point in line of lands now or late of David Delp and wife; thence extending along said lands south eighty five degrees, forty six minutes, thirty five seconds east, three hundred feet to a point on the westerly side of Duck Farm Road; thence extending along same, south seven degrees, eleven minutes, fifty three seconds west, one hundred fifty feet to the first mentioned point and place of beginning.

BLR# 56-09-0048.010

TITLE to said premises vested in Michael J. Ruggirello and Ruth S. Ruggirello, husband and wife by Deed from Marco E. Dorazio, III and Deborah A. Dorazio, husband and wife, dated 9/4/1991 and recorded 9/9/1991 in Book 2578 Page 37.

PLAINTIFF: Ajax E Master Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee

VS

DEFENDANT: **RUTH S. RUGGIRELLO**

SALE ADDRESS: 315 Duck Farm Road, Oxford, PA 19363

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

SALE NO. 17-10-603
Writ of Execution No. 2010-06252
DEBT \$246,977.78

ALL THAT CERTAIN parcel of land situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan prepared for Clarence H. and Lillie C. Nixon by John D. Stapleton, III, Registered Surveyor, dated October 24, 1991 and last revised June 8, 1992, which plan is duly recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania under Plan Number 11742, as follows, to wit:

TAX I.D. #: 36-05-0032-010

PLAINTIFF: PROF-2014-S2 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **TERENCE H. NIXON**

SALE ADDRESS: 4201 Church Road, Parkesburg, Pennsylvania 19365

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

SALE NO. 17-10-604
Writ of Execution No. 2017-04013
DEBT \$195,933.97

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded ad described according to a Plan of property of Frank W. and Marian B. Hershey made by Howard H. Rank, registered surveyor, dated September 12, 1967 as follows, to-wit:

BEGINNING at the northwest corner thereof, a point in Telegraph Road, a corner of Tract No. 2, premises of now or late George and Laura Reed and located a distance of 400 feet northeastward from a corner of land conveyed to now or late John R. Spotts; thence extending along said road, and crossing diagonally the south side of the road, part of the way thereof, by land now or late of now or late Lester Groff, north 59 degrees east 317 feet to an iron pin; thence by land of the said now or late of Frank W. and Marian B. Hershey and by land of now or late Elvin Brickus, respectively, south 2 degrees 45 minutes west 688 feet to an iron pin in a Woodland Road, the original corner of premises of the grantor and land of now or late Elvin Brickus; thence extending by

Tract No. 2, premises of George and Laura Reed, north 24 degrees 22 minutes west 574.10 feet to the place of beginning.

BEING Parcel ID No 28-5-27.5

UPI # 28-5-27.5

BEING the same premises which Michael J. Wallace, by Deed dated September 6, 2012 and recorded October 5, 2012 in the Recorder of Deeds Office in and for Chester County in Book 8530, Page 1222, Instrument Number 11214865 granted and conveyed unto Shannon L. Funk, sole owner.

PLAINTIFF: Home Point Financial f/k/a Stonegate Mortgage Corporation

VS

DEFENDANT: **SHANNON L. CURD a/k/a SHANNON L. HOCKMAN a/k/a SHANNON L. FUNK a/k/a SHANNON LEANN FUNK CURD**

SALE ADDRESS: 1836 Telegraph Road, Honey Brook, PA 19344

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

SALE NO. 17-10-605
Writ of Execution No. 2016-01001
DEBT \$754,960.70

PROPERTY situate in Tredyffrin Township, Chester County, Pennsylvania

BLR# 43-11B-37

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Diplomat Property Manager, LLC

VS

DEFENDANT: **JOSEPH GLEASON and SARAH GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087

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

SALE NO. 17-10-606
Writ of Execution No. 2015-06414
DEBT \$134,452.60

ALL THAT CERTAIN message and lot land situate on the east side of Broad Street, more particularly known as 323 South Broad Street, in Kennett Square Borough, Chester

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

BEGINNING at a post in the middle of Broad Street, a corner of land now or late of Sallie Johns; thence along the middle of said Street, south 5.5 degrees east 45 feet to a pin, a corner or land now or late of Don C. Byrd; thence along said Byrd's land, north 86.5 degrees, east, 183 feet to the east side of Church Alley; thence along the same, north 5.5 degrees west, 45 feet to a post, a corner of the said John's land; thence by land of the same, south 86.5 degrees west 183 feet to the place of beginning.

BEING Tax Parcel #3-05-023.1

PLAINTIFF: Coatesville Savings Bank
VS

DEFENDANT: **JOSEPH W. KANE
III and AMANDA W. EGAN**

SALE ADDRESS: 323 South Broad Street, Kennett Square, Chester County, Pennsylvania 19348

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

SALE NO. 17-10-607

Writ of Execution No. 2016-11193

DEBT \$269,236.22

ALL THAT CERTAIN tract of land situated in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made July 5, 1966, by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows.

BEGINNING at an iron pin the center lines of intersection Route 82 and Rockby Road, thence continuing N 10°-56' W – 125.00 feet to a point a corner of land remaining of the Grantor-herein; thence along the same N 69°-04' E – 316.50 feet to an iron pin in line of land remaining of the Grantor-herein; thence along the same S 10°-56' E – 164.85 feet to a point on the aforesaid center line of Rockby Road; thence along the same S 76°-17'30" W – 312.05 feet to the first mentioned point and place of beginning.

CONTAINING 1.037 acres of land be the same more or less.

TITLE to said premises vested in Richard A. Ruth and Sara M. Ruth by Deed from Charles N. Williams and Ida J. Williams dated August, 6 1966 and recorded August 12, 1966 in the Chester County Recorder of Deeds in Book 37, Page 611.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG

VS

DEFENDANT: **SARA M. RUTH aka
SARA RUTH and RICHARD A. RUTH aka
RICHARD RUTH**

SALE ADDRESS: 11 Rokeby Rd, Coatesville, PA 19320

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

SALE NO. 17-10-610

Writ of Execution No. 2017-03200

DEBT \$326,070.98

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Marlborough, in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Subdivision Plan of "Beversrede", Section 1, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors (Kennett Square, Pennsylvania) dated March 13, 1975 and last revised June 3, 1975, and recorded as Chester County Plan Book 66 page 22 as follows, to wit:

BEGINNING at a point on the westerly side of Beversrede Trail (50 feet wide), at the southeast corner of this lot and the northeast corner of Lot 4, as shown on the above mentioned recorded plan; thence along Lot 4, south 85 degrees 15 minutes 51 seconds west, 300 feet to a point in line of Longwood Gardens, Inc; thence along said land, north 04 degrees 44 minutes 09 seconds west, 238.96 feet to a point, a corner of Lot 6; thence along Lot 6, south 78 degrees 51 minutes 24 seconds east, 327.57 feet to a point on the westerly side of Beversrede Trail, aforesaid; thence along the same, the 2 following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 395 feet, the arc distance of 109.47 feet to a point of tangent; (2) south 04 degrees 44 minutes 09 seconds east, 41.25 feet to the fire mentioned point and place of beginning.

TAX Parcel # 61-6-43-31

BEING the same premises which CJD Group, LLC, via Indenture dated November 19, 2014 and recorded on November 20, 2014 in the Office of the Recorder of Deeds in and for Chester County, granted and conveyed unto Bruce Hill, in

fee.

PLAINTIFF: Bruce Hill
VS
DEFENDANT: **DAVID HILL**
SALE ADDRESS: 709 Beversrede Trail, Kennett Square, PA 19438
PLAINTIFF ATTORNEY: **SAMANTHA J. KOOPMAN, ESQ., 215-665-3000**

SALE NO. 17-10-612
Writ of Execution No. 2017-01924
DEBT \$436,258.34

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate the Township of Wallace County of Chester and State of Pennsylvania bounded and described in accordance with a subdivision plan made for Reset, Inc. by Henry S Conrey Inc. a Division of Chester Valley Engineers, Paoli, PA dated 12/13/1976 revised 3/12/1977 recorded in Plan File #982 as follows, to wit;

BEGINNING at a point in the title line in the bed of Seminary Road (T 491) (as shown on said plan); which point is measured the 3 following courses and distances from a point in the title line in the bed of Little Conestoga Road (LR 15052) (33 feet wide at this point) (1) north 08 degrees 15 minutes east 80.19 feet to a point in the bed of Seminary Road aforesaid (2) south 58 degrees 30 minutes east, 176.22 feet and (3) south 85 degrees 30 minutes east 702.2 feet to a point and place of beginning; thence extending from said beginning point along Lot #20 (as shown on said Plan) and crossing over a Texas Eastern Corp. Pipeline Easement (as shown on said Plan) north 04 degrees 30 minutes east 435.60 feet to a point in line of Lot #19 (as shown on said Plan); thence south along the same south 85 degrees 30 minutes east, 200 feet to a point a corner of Lot #22 (as shown on said Plan) thence extending along the same and recrossing the Texas Eastern Corp. Pipeline Easement, aforesaid, south 04 degrees 30 minutes west 435.60 feet to a point in the title line in the bed of Seminary Road aforesaid; thence extending along the same north 85 degrees 30 minutes west, 200 feet to the first mentioned point and place of beginning.

CONTAINING in area 2 acres of land, more or less.

BEING Lot #21 as shown on said Plan.
BEING Parcel ID NO 31-4-23.7

UPI # 31-4-23.7

BEING the same premises which Billy B. Hollabaugh and Barbara J. Algira by Deed dated August 24, 2004 and recorded August 27, 2004 in the Recorder of Deeds Office in and for Chester County in Book 6264, Page 1248, Instrument Number 10453516 granted and conveyed unto Martin K. Weissflog and Laura D. Weissflog.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2

VS
DEFENDANT: **MARTIN K. WEISSFLOG and LAURA D. WEISSFLOG**

SALE ADDRESS: 43 Seminary Road, Glenmoore, PA 19343

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

SALE NO. 17-10-613
Writ of Execution No. 2016-04712
DEBT \$102,193.08

PROPERTY situate in Borough of South Coatesville

TAX Parcel #16-10-197

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Habitat of Humanity of Chester County, Inc.

VS
DEFENDANT: **BRENDA ENID FLOWERS and EMERY LEWIS FLOWERS**

SALE ADDRESS: 408 Community Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JACK D. WUERSTLE, ESQ., 610-331-8894**

SALE NO. 17-10-614
Writ of Execution No. 2017-03797
DEBT \$25,191.50

PROPERTY situate in West Whiteland Township

TAX Parcel #41-05Q-0321.0000

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as

National City Mortgage Co., Successor by Merger
to Integra Mortgage Company

VS

DEFENDANT: **CAROL ANN
BRUNO**

SALE ADDRESS: 432 East Cardigan
Terrace, West Chester, PA 19380

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

SALE NO. 17-10-615

Writ of Execution No. 2017-01813

DEBT \$168,978.64

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Subdivision for Dominic J. Spinoza and Edward L. Mellor, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 8/10/1984 last revised 6/26/1985 recorded 7/17/1985, as Plan File No. 5682, as follows, to wit:

BEGINNING at a point on the westerly side of Paoli Pike (LR 143) (40 feet wide) said point of beginning also being a corner of Lot #2; thence extending from said beginning point and along the westerly side of Paoli Pike the 2 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 968.76 feet the arc distance of 13.38 feet to a point of tangent and (2) south 15 degrees 10 minutes west, 46.83 feet to a point a corner of Lot No. 3; thence extending along same the 2 following courses and distances: (1) north 79 degrees 34 minutes 30 seconds west, 241.87 feet to a point and (2) south 46 degrees 41 minutes 10 seconds west, 186.03 feet to a point in line of lands now or late of Timothy A. and Mary Geary; thence extending along same and along lands now or late of William and Lois Thomson and partly along lands now or late of Arleigh R and Florence Grace, north 21 degrees 53 minutes west, 361.52 feet to a point a corner of lands now or late of Norman H. and Francis Pew Hayes; thence extending partly along same, north 35 degrees 4 minutes 30 seconds east, 20.29 feet to a point a corner of Lot 32; thence extending along same the 2 following courses and distances: (1) south 58 degrees 26 minutes east, 316.07 feet to a point and (2) south 79 degrees 34 minutes 30 sec-

onds east, 246.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINING 1.338 acres, more or less.

TITLE to said premises vested in William Pennewell and Barbara Pennewell by deed from Dominic L. Spinozz and Rosalie N. Spinozz dated October, 3 1986 and recorded October 28, 1986 in the Chester County Recorder of Deeds in Book 497, Page 318 as Instrument Number 5847294.

PLAINTIFF: Capital One, N.A.

VS

DEFENDANT: **BARBARA PEN-
NEWELL and WILLIAM PENNEWELL**

SALE ADDRESS: 1703 Paoli Pike,
West Chester, PA 19380

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

SALE NO. 17-10-616

Writ of Execution No. 2014-11992

DEBT \$227,078.60

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan for Honeycroft Village, made by Lake, Roeder, Hillard and Associates, dated February 14, 2003, and recorded February 5, 2005, as Plan No. 17332, as follows, to wit:

BEGINNING at a point on the south-easterly side of Sweetwater Path, a corner of Lot No. 103 on said Plan; thence extending along Sweetwater Path, the three (3) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 22.94 feet to a point of tangent; thence, (2) south 42 degrees 46' 26" east, 10.00 feet to a point; and thence (3) north 47 degrees 13' 34" east 14.19 feet to a point, a corner of Lot No. 105; thence extending along Lot No. 105, south 42 degrees 46' 26" east, crossing an easement, 124.50 feet to a point in line of other lands; thence, extending along same, south 47 degrees 13' 34" west 24.00 feet to a point, a corner of Lot No. 103 aforesaid; thence extending along Lot No. 103, north 42 degrees 46' 26" west, recrossing said easement, 154.36 feet to the point and place of beginning.

BEING Lot No. 104 on said Plan.

TITLE to said premises vested in Charles A. Fischer, Jr. and Nancy A. Fischer by Deed from Honeycroft Village, LP dated May, 21 2008 and recorded May 29, 2008 in the Chester County Recorder of Deeds in Book 7444, Page 329 as Instrument Number 10848398.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **NANCY A. FISCHER and CHARLES A. FISCHER**

SALE ADDRESS: 323 Sweetwater Path, Cochranville, PA 19330

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

SALE NO. 17-10-619

Writ of Execution No. 2011-07627

DEBT \$82,044.53

ALL THAT CERTAIN lot or land situate in Sadsbury Township, Chester County, Pennsylvania

TAX Parcel No: 37-1-33.1A

PLAINTIFF: First Niagara Bank, N.A., a national banking association, successor by merger to Harleysville National Bank and Trust Company and Willow Financial Bank

VS

DEFENDANT: **JOHN D. HANAWAY**

SALE ADDRESS: 26 West Hammond Drive, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **KELLY L. EBERLE, ESQ., 215-257-6811**

SALE NO. 17-10-620

Writ of Execution No. 2015-10433

DEBT \$704,080.07

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Township of East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of Williamsburg Subdivision made by Protract Engineering, Inc., P.O. Box 1526, Pottstown, PA 19464 (610) 323-4735, dated 11/3/1995, last revised 8/31/1998 and recorded as Plan #14832, as follows, to wit:

BEGINNING at a point on the southerly side of Burdette Drive, a corner of Lot 23, thence extending along same, south 18 degrees 57 minutes 00 seconds east crossing the bed of a proposed 30 feet wide utility easement 268.18 feet to

a point in the line of lands N/L of Clifford E. & Wanda V. Backup, thence extending along same, south 56 degrees 17 minutes 30 seconds west 32.72 feet to a point in the line of Lot 25, thence extending along same, and along the line of aforementioned proposed 30 feet wide utility easement north 52 degrees 27 minutes 37 seconds west 219.86 feet to a point on the southerly side of Burdette Drive, thence extending along same, along the arc of a circle curving to the left with a radius of 60.00 feet, the arc distance of 51.57 feet to a point of reverse curve, thence extending along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 63.11 feet to a point of compound curve, thence extending along the arc of a circle curving to the right with a radius of 475.00 feet the arc distance of 86.56 feet to the point of beginning.

BEING Lot No. 24 on said Plan.

CONTAINING 27,946 square feet.

TITLE to said premises vested in Wolanyo K. Agudu and Orsha Goines Agudu by Deed from Dewey Homes, LP, a Pennsylvania Limited Partnership dated July 13, 2000 and recorded July 19, 2000 in the Chester County Recorder of Deeds in Book 4787, Page 0884 as Instrument Number 0046040.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **WOLANYO K. AGUDU and ORSHA GOINES AGUDU**

SALE ADDRESS: 964 Burdette Drive, Downingtown, PA 19335

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

SALE NO. 17-10-621

Writ of Execution No. 2015-07055

DEBT \$66,540.32

PROPERTY situate in the Phoenixville Borough, 2nd, Chester County, Pennsylvania

BLR# 15-9-713

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2007-Wf2

VS

DEFENDANT: **JESSICA GRAY**

SALE ADDRESS: 1 Walnut Street,

a/k/a 1 East Walnut Street, Phoenixville, PA
19460-3518

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

SALE NO. 17-10-622
Writ of Execution No. 2016-00117
DEBT \$446,723.56

ALL THAT CERTAIN premises, situate is Easttown Township, County of Chester and Commonwealth of Pennsylvania

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust

VS

DEFENDANT: **KATIE JOHNSON**
SALE ADDRESS: 835 Maple Avenue,
Berwyn, PA 19312

PLAINTIFF ATTORNEY: **RICHARD
M. SQUIRE & ASSOCIATES, LLC, 215-886-
8790**

SALE NO. 17-10-623
Writ of Execution No. 2017-04055
DEBT \$106,059.56

PROPERTY situate in City of Coatesville

TAX Parcel #Tax ID / UPI Parcel No.
16-06-0530/ 16-6-530

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JIMMIE DALE
WOODING aka JIMMIE D. WOODING**
SALE ADDRESS: 25 Pennsylvania
Avenue, Coatesville, PA 19320

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

SALE NO. 17-10-624
Writ of Execution No. 2012-04255
DEBT \$83,710.52

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the south side of Elm or 3rd Avenue in the Borough of Parkesburg, County

of Chester and Commonwealth of Pennsylvania.

TAX I.D. #: 08-05-0293

PLAINTIFF: Ditech Financial, LLC

VS

DEFENDANT: **JENNIFER HAT-**

TON

SALE ADDRESS: 414 West 3rd Street,
Parkesburg, Pennsylvania 19365

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

SALE NO. 17-10-625
Writ of Execution No. 2015-06384
DEBT \$226,754.83

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

BLR# 69-6-263

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BRIAN F. GRIF-
FITH and KELLY R. GRIFFITH**

SALE ADDRESS: 326 Aspin Drive,
Oxford, PA 19363-3916

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

SALE NO. 17-10-626
Writ of Execution No. 2016-03901
DEBT \$247,848.52

ALL THAT CERTAIN, Message, Lot or Piece of land situate on, in the City of Coatesville, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situated in Coatesville City, County of Chester, Commonwealth of Pennsylvania designated as no and Walnut Street, bounded and described as follows:

BEGINNING at a point on the north curb line of Walnut Street at the southeast corner of Lot No. 22 distant one hundred fifty feet from the east curb line of South Eighth Avenue; thence along the north curb line Walnut Street eastwardly sixty feet; thence at right angles with said Walnut Street northwardly by Lot No. 25 one hundred sixty eight feet to the south line of Buttonwood

Street; thence by same westwardly seventy two feet more or less to the northeast corner of Lot No. 22 now or late of Louis P. Root; thence by the same by a line parallel with South Eighth Avenue and hundred sixty eight feet to the place of beginning. Being Lots 23 & 24 section "C" on said Plan of Building Lot called Pownall.

BEING UPI Number 1606 08830000
PARCEL No.: 1606 08830000

BEING known as: 809 Walnut Street, Coatesville, PA 19320

BEING the same property conveyed to Duane E. Norman, Sr. who acquired title by Virtue of a Deed from Duane E. Norman, Sr. and Michelle E. Norman, dated December 17, 2007, recorded April 3, 2008, at Document ID 10834002, and recorded in Book 7401, Page 717, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **DUANE E. NORMAN, SR.**

SALE ADDRESS: 809 Walnut Street, Coatesville, PA 19320

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

SALE NO. 17-10-627
Writ of Execution No. 2017-04036
DEBT \$72,013.40

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in The City Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Eleanor Yearsley Bennett, made by John D. Stapleton, III Registered Surveyor, recorded in Plan File No. 12316, as follows.

BEGINNING at a point on the westerly side of North 8th Avenue, said point being a corner of House No. 28; thence extending from said beginning point along North 8th Avenue, south 9 degrees, 16 minutes, 00 seconds west, 14.20 feet to a point, a corner of House No. 24; thence extending along the same south 80 degrees, 44 minutes, 0 seconds west, crossing a sanitary sewer line, 107 foot to a point in line of land of Milton E. Baxter (Record Book 1413 Page 330); thence extending along the same, north 9 degrees, 16 minutes, 00 seconds west, 14.20 feet to a point a corner of House No. 28; thence extending along same north

80 degrees, 44 minutes, 0 seconds east, 107 foot to the first mentioned point and place of beginning.

BEING 26 North 8th Avenue as shown on said Plan.

BEING the same premises in which Lawrence Ash Yearsley, Eleanor Yearsley Bennett by their attorney-in-fact, Alden S. Bennett recorded in Record Book 3245, Page 396 and Record Book 3392, Page 37 and Marguerite B. Yearsley, Executrix of the Estate of Charles Wister Yearsley, deceased by Deed dated June 21, 1996 and recorded June 26, 1996 in Chester County in Deed Book 4049 Page 2331, granted and conveyed unto Russell T. Flamor and Linda C. Flamer, husband and wife, in fee.

PARCEL # 16-6-247.2

PLAINTIFF: Banc of America Funding Corporation 2007-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **BJH REALTY, LLC**
SALE ADDRESS: 26 N 8th Street, Coatesville, PA 19320

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

SALE NO. 17-10-628
Writ of Execution No. 2015-11399
DEBT \$66,887.46

ALL THAT CERTAIN lot of land situate in Borough of Downingtown, Chester County, Pennsylvania

TAX Parcel No.: 11-7-51

PLAINTIFF: Wells Fargo Bank, National Association, as Indenture Trustee for GMACM Home Equity Loan Trust 2004-HE1

VS

DEFENDANT: **JANET L. ERCOLINO f/k/a JANET L. ROONEY**

SALE ADDRESS: 230 Mary Street, Downingtown, PA 19335

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

SALE NO. 17-10-629
Writ of Execution No. 2017-00717
DEBT \$89,446.32

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2M-161

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Prof-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **HERBERT W. MCWILLIAMS, JR., IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF VIRGINIA E. MCWILLIAMS**

SALE ADDRESS: 1056 Manor Road, Coatesville, PA 19320-1958

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

SALE NO. 17-10-630

Writ of Execution No. 2016-06785

DEBT \$617,828.05

PROPERTY situate in Township of W.

Pikeland

TAX Parcel #34-04-0251.0000

IMPROVEMENTS: a residential

dwelling.

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **JOE BOUSKA a/k/a JOSEPH R. BOUSKA and SHERRIE BOUSKA**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

SALE NO. 17-10-631

Writ of Execution No. 2017-04064

DEBT \$273,152.36

ALL THAT CERTAIN piece of parcel of land, together with buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being:

UNIT Number: 59 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING the same premises which

James Pendleton and Kirsten Pendleton by Deed dated 6/30/2006, and recorded 8/4/2006 in the Office of the Recorder of Deeds in and for the County of Chester, in Book 6915, Page 1999, granted and conveyed unto John Odike and Nkemjika Odike in fee.

UPI Number: 47-4-574

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOHN ODIKE and NKEMJIKA ODIKE**

SALE ADDRESS: 101 Hydrangea Way, Coatesville, PA 19320

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

SALE NO. 17-10-632

Writ of Execution No. 2017-04857

DEBT \$337,954.38

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

TAX PARCEL NO: 21-05-0102.020

PLAINTIFF: U.S. Bank, National Association, as Trustee for C-BASS 2007-CB2 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB2

VS

DEFENDANT: **GEORGE T. BADMAN a/k/a GEORGE THOMAS BADMANm & ROSE M. BADMAN**

SALE ADDRESS: 109 Seven Stars Road, Spring City, PA 19475

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

SALE NO. 17-10-633

Writ of Execution No. 2015-07494

DEBT \$319,184.69

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances.

SITUATE in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Wedgewood Park (formerly Westtown Park North) made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA., dated April 27, 1956, and last revised April 30, 1964, as follows, to wit.

BEGINNING at a point on the north-westerly side of Larchwood Road (50 feet wide) which point is measured the three following courses and distances from a point of curve on the north-westerly side of Oakbourne Road (40 feet wide): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent; (2) north 16 degrees, 1 minute, 20 seconds west, 658.58 feet to a point of curve and (3) on line curving to the right having a radius of 198.31 feet, the arc distance of 269.61 feet to the point and place of beginning; thence extending from said beginning point, north 28 degrees, 7 minutes, 40 seconds west, 193.38 feet to a point; thence extending north 70 degrees, 6 minutes east 155.14 feet to a point; thence extending south 17 degrees, 7 minutes, 40 seconds east 193.65 feet to a point on the north-westerly side of Larchwood Road, aforesaid; thence extending along the same the following two courses and distances: (1) south 72 degrees, 52 minutes, 20 seconds west 80.22 feet to a point of curve; and (2) or a line curving to the left having a radius of 198.31 feet, the arc distance of 38.7 feet to the first mentioned point and place of beginning.

CONTAINING 26,105 square feet of land be the same more or less.

BEING Lot No. 7, House No. 13, as shown on said Plan.

BEING UPI #52-7-26.2

BEING the same premises which Ralph J. Hanby and Nancy J. Hanby by Deed dated 3/15/04 and recorded 3/18/04 in the Office of the Recorder of Deeds in and for the County of Chester as Instrument Number 10390590, granted and conveyed unto Alejandro Franco and Sara J. Franco.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-4

VS

DEFENDANT: **SARA J. FRANCO a/k/a SARA JEAN FRANCO and ALEJANDRO FRANCO**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382

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

SALE NO. 17-10-634
Writ of Execution No. 2016-09830
DEBT \$135,738.07

ALL THAT CERTAIN lot or parcel of land situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Keith E. and Donna M. Walsh, dated 7/5/88, last reviewed 8/29/88 recorded 1/11/89 as Plan No. 8944, as follows, to wit:

BEGINNING at a point in the bed of PA Route 82 (33 feet wide) a corner of Lot 2 on said Plan; thence extending along the same north 04 degrees 30 minutes 00 seconds west, 73.38 feet to a point a corner; thence still along the same and partly along Lot 3 on said Plan, north 30 degrees 03 minutes 00 seconds east, 243.95 feet to a point a corner; thence still along Lot 3, south 89 degrees 55 minutes 45 seconds east, 359.24 feet to a point in the bed of PA Route 82 aforesaid; thence extending along the same the 2 following courses and distances, to wit: (1) south 43 degrees 23 minutes 45 seconds west, 366.13 feet to a point; (2) south 85 degrees 26 minutes 58 seconds west, 224.81 feet to a point a corner of Lot 2 on said Plan, aforesaid, the first mentioned point and place of beginning

BEING Lot 1 on said Plan

PARCEL No. 29-7-64-1

ALSO known as 1430 Manor Road, Coatesville, PA 19320

BEING the same premises which David R. Dempsey and Teresa M. Ashe n/k/a Teresa Ashe Dempsey, husband and wife, by Deed dated July 24, 1998 and recorded August 3, 1998 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 4394 Page 1324, conveyed and granted unto Leonard Brook.

PLAINTIFF: U.S. Bank of National Association, as Trustee under Securitization Servicing Agreement dated as of November 1, 2005 Structured Asset Securities Corporation Mortgage-Pass Through Certificates, Series 2005-AR1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **LEONARD BROOK**
 SALE ADDRESS: 1430 Manor Road, Coatesville, PA 19320

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

SALE NO. 17-10-635
Writ of Execution No. 2010-04057
DEBT \$150,366.71

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Oxford, County of Chester and State of Pennsylvania bounded and described according to a Final Plan Phase 1. Brookside Estates made by Vandermark and Lynch, Inc. and filed in Chester County as Plan #12457 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Midland Drive (50 feet wide) said point being a mutual corner of Lot 32 and Lot 31 (the herein described lot) thence leaving Midland Drive and along Lot 32, north 13 degrees 41 minutes 37 seconds east 120.00 feet to a point in line of Lot 39, thence along Lot 39 and partially along Lot 40, south 76 degrees 18 minutes 23 seconds east 90.00 feet to a point a corner of Lot 30, thence along Lot 30, south 13 degrees 41 minutes 37 seconds west 120.00 feet to a point on the northerly right of way line of Midland Drive, thence along said right of way north 76 degrees, 18 minutes 23 seconds west 90.00 feet to the first mentioned point and place of beginning.

BEING Lot 31 on said Plan.

BEING the same premises which Brookside Estates, LLP, by Deed dated December 11, 1995 and recorded January 11, 1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3982, Page 2245, granted and conveyed unto Jennifer A Middleman and David S Middleman, husband and wife.

BEING known as: 109 Midland Drive, Oxford, PA 19363

PARCEL No.: 6-3-26

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc. F/K/A First Nationwide Mortgage Corp.

VS

DEFENDANT: **JENNIFER A. MIDDLEMAN and DAVID S. MIDDLEMAN**

SALE ADDRESS: 109 Midland Drive, Oxford, PA 19363

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

SALE NO. 17-10-636
Writ of Execution No. 2017-05239
DEBT \$5,184.25

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in Chester County Department of Records dated 5/20/02 Record Book 5284 Page 1778, with First Amendment recorded in Record Book 7431 Page 1330, being and designated as Unit No. 65, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.515%

TAX ID: 16-3-1.65

TITLE is vested in Leigh Hammond, as sole owner by the entireties by Deed dated 03/30/09 and recorded on 04/06/09 in Record Book 7632 Page 1741.

PLAINTIFF: Penn Crossing Condominium Association

VS

DEFENDANT: **LEIGH HAMMOND**
SALE ADDRESS: 873 Merchant Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARROW/HOFFMAN, 215-956-9099**

SALE NO. 17-10-637
Writ of Execution No. 2016-10056
DEBT \$119,487.38

PROPERTY situate in the Valley Township, Chester County, Pennsylvania BLR#38-2Q-76

IMPROVEMENTS THEREON: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **GLORIA M. BROWN a/k/a GLORIA MAE BROWN**
SALE ADDRESS: 950 Front Street, Coatesville, PA 19320

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