
NOTICES

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on December 16, 2015, effective December 16, 2015, for **Harris & Associates, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on February 8, 2016, effective February 8, 2016, for **McKendry Real Estate, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Jon-Michael Whiteman, Solicitor
Benetrends Financial
1180 Welsh Road, Suite 280
North Wales, PA 19454

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on February 9, 2016 for **Storage First Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Benetrends Financial, Solicitors
1180 Welsh Road, Suite 280
North Wales, PA 19454

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

ASSETTO, Elena C., late of Downingtown, Pennsylvania. Henry John Assetto care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

BAHR, Gordon G., late of East Coventry Township, Chester County, PA. Gary L. Bahr, 320 N.W. 37th St., Oakland Park, FL 33309, Executor. THOMAS D. LEIDY, Esquire, 42 E. 3rd Street, Boyertown, PA 19512, atty.

BEDDALL, Barbara G., late of Pocopson, Chester County, PA. The Glenmede Trust Company, N.A. and Jane Beddall, Attn: Tara C. Singer, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Executors. GARY W. CALVIN, Esquire, Dilts, Macary & Calvin, LLC, 455 Pennsylvania Ave., Ste. 220, Fort Washington, PA 19034, atty.

BOREL, Edith, late of East Goshen Township, West Chester, Chester County, PA. Scott S. Borel, Garth S. Borel and Pam Fox care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Canotr & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

BUHLER, Harland, late of Honey Brook Township, Chester County, PA. Mary Judge, care of WHITNEY PATIENCE O'REILLY, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. WHITNEY PATIENCE O'REILLY, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

CELSI, Helen CAMPBELL, late of Chester County, PA. Helen Celsi, 251 Forest Manor Road, Cochranville, PA 19330, Executor.

CREA, Salvatore A, a/k/a Salvatore Crea, late of Malvern, PA. James S. Crea, 2 Goshorn Dr., Malvern, PA 19355, care of MARIA D. FEENEY, Esquire, 621 Miller's Hill, Kennett Square, PA 19348, Executor. MARIA D. FEENEY, Esquire, Maria D. Feeney, 621 Miller's Hill, Kennett Square, PA 19348, atty.

GAYNOR, Mary Irene, late of East Caln. Nancy Sargent, care of SAMUEL J. TRUEBLOOD, Esquire, PO Box 987, Valley Forge, PA 19482, Executrix. SAMUEL J. TRUEBLOOD, Esquire, PO Box 987, Valley Forge, PA 19482, atty.

HALTNER, Arthur J., late of East Goshen, Chester County, PA. Marilyn Strandt, care of JOHN A. WETZEL, Esquire, 101 E. Evans St., Walnut Bldg., Ste. A., West Chester, PA 19380 Executrix. JOHN A. WETZEL, Esquire, Wetzel, Gagliardi, Fetter and Lavin, LLC, 101 E. Evans St., Walnut Bldg., Ste. A., West Chester, PA 19380, atty.

HANNUM, Robert I., late of East Fallowfield Township. Janet A. Hannum care of The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

HOWE, Anna Mabel Abdala, late of City of Coatesville. Annette Hall, 704 Upland St., Pottstown, PA 19464, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LIEB, Richard B., a/k/a Richard Bruce Lieb and Richard Lieb, late of Tredyffrin, Chester County, PA. Kathryn C. Lieb, care of MICHAEL J. MARANSKY, Esquire, 10 Sentry Parkway, Ste. 200, P. O. Box 3001, Blue Bell, PA 19422-3001, Executrix. MICHAEL J. MARANSKY, Esquire, Fox Rothschild LLP, 10 Sentry Parkway, Ste. 200, P. O. Box 3001, Blue Bell, PA 19422-3001, atty.

LUTZ, John M., late of Caln, Chester County, PA. Thomas G. Lutz, care of WILLIAM B. COOPER, III, Esquire, P. O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

MARINO, Elizabeth D., late of Phoenixville Borough, Chester County, PA. Phyllis A. Mourar, 3680 Harmonyville Road, Elverson, PA 19520, Executrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

MATTY, Anna Clare, a/k/a Anna C. Matty, late of Phoenixville, Chester County, PA. Terry Matty Saunders, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267 Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

MCCREARY, Margaret M., late of West Brandywine Township. Sharon L. McCreary, 11 Andover Road, Glenmoore, PA 19343, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

MCNEMAR, JR., Leslie Haines, late of West Chester. Glenn L. McNemar, 1930 Marlboro Rd., Kennett Square, PA 19348, Executor.

MELLINGER, Barbara L., late of Highland Township, Chester County, PA. Joanne M. Ash, 748 West Lincoln Highway, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

MICHAELSON, Joan K., a/k/a Joan Knoll Michaelson, a/k/a Joan Louise Michaelson, late of Chester Springs, Chester County, PA. Holly Michaelson and Erik Michaelson, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

MIELOCH, Jane M, late of Phoenixville – Schuylkill Township. Joseph T. Mieloch, 131 Lewisville Court, Phoenixville, PA 19460-2857, Executor.

PRICE, Stephen, a/k/a Stephen W. Price, late

of Caln Township. Kathleen Deets Price, 3724 E. Fisherville Road, Downingtown, PA 19335, Executor. JERRY L. JOHNSON, Esquire, P. O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

QUEEN, JR., Clifford W., late of West Caln Township, Chester County, PA. Judith A. Krisch, care of ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

RIDDLE, Joseph P., late of Birmingham Township, Chester County, PA. Michelle Riddle care of ROBERT S. SUPPLEE, Esquire, 329 South High St., West Chester, PA 19382-3336, Administrator. ROBERT S. SUPPLEE, Esquire, 329 South High St., West Chester, PA 19382-3336, Atty.

SATTLER, LeRoy M., late of West Brandywine Township. Daniel B. Sattler, care of The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

SYKES, Bernard P., late of Uwchlan Township, Chester County, PA. Ms. Sherry Schoenberger, Assistant Vice President, Branch Banking & Trust Company, 1 North High Street, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

TILLEY, Hoyt, late of Coatesville, PA. Rachael Elsebakhy, care of ALBERT M. SARDELLA, Esquire, 1240 E. Lincoln Highway, Coatesville, PA 19320, Executrix. ALBERT M. SARDELLA, Esquire, 1240 E. Lincoln Highway, Coatesville, PA 19320, atty.

WEISS, Paul M., East Coventry Township (Pottstown) (Chester County). Brady D. Weiss care of JAMES J. RUGGIERO, JR., 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, Executor. JAMES J. RUGGIERO, JR., Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

2nd Publication

BENNETT, Lydia E., late of Bradford Township. Howard J. Bennett, Jr., 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.

BLEVINS, Dolores Jean, a/k/a Deeney, a/k/a Kreider, late of Penn Township. David B. Deeney, 119 GlennAnn Drive, Landenberg, PA 19350, Executor.

BUNTING, Mary E., late of East Whiteland, Chester County, PA. William H. Bunting, III, c/o KRISTEN R. MATTHEWS, Esq., 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esq., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

DAWSON, Lois Joanne, late of London Britain Township. Geoffrey Francis Dawson, 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.

FAINI, Helen M., late of Phoenixville, Chester County, PA. Linda Graycar, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., P. O. Box 507, Phoenixville, PA 19460 Executrix. ELIZABETH R. HOWARD, Esquire, 301 Gay St., P. O. Box 507, Phoenixville, PA 19460, atty.

HIMMELREICH, Jacqueline M., late of Willistown, Chester County, PA. Robert Himmelreich care of JILL R. FOWLER, Esq. 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, Executor. JILL R. FOWLER, Esq. Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, atty.

JACK, Ingeborg, late of Kennett Township. Renate Elatab, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

KENNY, Lucille H., late of East Whiteland Township, Frazer, Chester County, PA. Emanuel J. Kenny, Jr., care of ANDREW H. DOHAN,

Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

LAW, Catherine B., a/k/a Catherine Betty Law, late of North Coventry Township. George J. Law, 1111 Shrum Road, Pottstown, PA 19465, Executrix. **JAMES D. SCHEFFEY**, Esquire, Yergey, Daylor, Allebach, Scheffey, Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464-0776, atty.

NEILSON, SR., Gary T., late of Sadsbury Township, Chester County. Janis M. Smith, Esquire, 4203 W. Lincoln Hwy., Parkesburg, PA 19365, Executor. **JANIS M. SMITH**, Esquire, 4203 W. Lincoln Hwy., Parkesburg, PA 19365, atty.

STEIN, Eric, late of Tredyffrin, Chester County, PA. Helen Iams, 4603 Brorby Blvd., Gillette, Wyoming 82178, Executrix. **E. NEGO PILE**, Pile Law Firm, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

WISMER, Winifred F., a/k/a Winifred Fittin Wismer, late of Oxford Borough. Deborah L. Snyder, 411 Cleveland Avenue, Tallyville, DE 19803 Executrix. **RICHARD V. GRIMES, JR.**, Esquire, 99 Clubhouse Drive, Bernville, PA 19506, atty.

3rd Publication

AUSTIN, SR., Neil D., a/k/a Neil D. Austin, late of West Goshen, Chester County, PA. Jessica A. Wisser and Garrett J. Austin, care of **STEPHEN D. POTTS**, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115 Administrators, C.T.A. **STEPHEN D. POTTS**, Esquire, Herr Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

BADE, Joann, late of Easttown Township, Chester County, PA. Virginia Bade Frame, 2020 Grubbs Mill Road, Berwyn, PA 19312 Executrix. **CHERYL ALLERTON**, Esquire, **ALLERTON-BELL, P.C.**, 1095 Ben Franklin Hwy. East, Douglassville, PA 19518, atty.

CAPRIOTTI, Sylvia J., late of Downingtown Borough. Stephen C. Celii, 230 W. Pennsylvania Avenue, Downingtown, PA 19335, Executor. **JERRY L. JOHNSON**, Esquire, P.O. Box 218, 114 W. Lancaster Ave., Downingtown, PA 19335,

atty.

DELANEY, Robert P., late of Oxford, Chester County, Pennsylvania. Mark R Delaney, 1 Briar Chase Rd., West Grove, PA 19390 and Karen Brown, 438 W Prospect Ave, Downingtown, PA 19335 Executors.

HODGENS, Nancy W., late of Upper Uwchlan Township, Chester County, PA. Diane H. Finch and Jeffrey W. Hodgens, care of **ANTHONY MORRIS**, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928 Executors. **ANTHONY MORRIS**, Esquire, Buckley, Brion, McGuire, & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

JOHNSON, Jack Walter, late of Tredyffrin Township. Mark S Johnson, 4594, Province Line Road, Princeton, NJ 08540, Administrator.

JOHNSON, Nancy Edwards, late of New London Township. Richard Jeffrey Johnson, care of **WINIFRED MORAN SEBASTIAN**, Esquire, P O Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. **WINIFRED MORAN SEBASTIAN**, Esquire, P O Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

JORDAN, Anne Heidi, late of West Whiteland Township, Chester County, PA. Michael Jordan, care of **WILLIAM B. COOPER III**, Esquire, P.O. Box 673, Exton, PA 19341 Executor. **WILLIAM B. COOPER III**, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MCGREAL, Mary D., late of Willistown Township, Chester County, PA. Thomas K. McGreal and Maureen E. Shiland, care of **KRISTEN R. MATTHEWS**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executors. **KRISTEN R. MATTHEWS**, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

MILLER, Steven G., late of Spring City/East Vincent. Joan G. Miller, 120 Keen Rd., Spring City, PA 19475, Executrix. **ERIC MUHLBERG**, Esquire, 222 E. Schuylkill Rd., Apt. 114, Pottstown, PA 19465, atty.

MORAN, Doris M., late of Charlestown Township, Chester County, PA. Kathleen D. Natale, care of WHITNEY PATIENCE O'REILLY, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. WHITNEY PATIENCE O'REILLY, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

MORELLI, Mary A., late of Borough of Malvern, Chester County, PA. Anthony F. Morelli, Jr., care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

MUMMERT, Marion D., late of South Coventry Township, Chester County, PA. Arlene L. Jeffries, 1157 Schoolhouse Lane, Pottstown, PA 19465, Executrix. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

PORTLOCK, James L., late of West Chester. Linda M. Portlock, 813 Falcon Lane West Chester, PA 19382, care of CHARLES E. PETRIE, Esquire, 3528 Brisban Street, Harrisburg, PA 17111, Executrix. CHARLES E. PETRIE, Esquire, Petrie Law Offices, 3528 Brisban Street, Harrisburg, PA 17111, atty.

SANDLER, Kenneth R., a/k/a Kenneth R. Sandler, M.D., late of Tredyffrin, Chester County, PA. Robert A. Auclair, 200 N. Jackson St., Media, PA 19063, Executor. MICHAEL F. X. GILLIN, Esquire, Michael F. X. Gillin & Associates, 230 N. Monroe St., Media, PA 19063, atty.

SCATTERGOOD, Elizabeth M., late of Pennsbury Township. L. Peter Temple and Anne Fogg, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348 Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

SMITH, Kathy Mae, late of West Nottingham, Chester County, PA. Jonathan Smith, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

STRINGER, Charles J., late of East Brandywine Township. Sarah Jane Heidelbaugh, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382 Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington St., West Chester, PA 19382, atty.

TROTH, JR., John Shipley, late of West Brandywine Township. Theodore Troth, care of KEVIN J. RYAN, Esquire, 220 W. Gay St., West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay St., West Chester, PA 19380-2917, atty.

VAUGHAN, Dianne H., late of Pennsbury. Jeffrey H. Vaughan, 815 Harmony Hill Road, West Chester, PA 19380, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

ZIEGLER, Ada E., late of West Brandywine Township, Chester County, PA. Robert C. Ziegler, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, 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

Ceiba Baskets and Gifts, with its principal place of business at 1475 Luna Drive, Downingtown, PA 19335. The application has been (or will be) filed on: December 9, 2015. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Claudia P. Roomer, 1475 Luna Drive, Downingtown, PA 19335. This was filed in

accordance with 54 PaC.S. 311.

Primo Auto Connection, with its principal place of business at 611 W. Cypress St., Kennett Square, PA 19348. The application has been (or will be) filed on: January 19, 2016. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: William Villanfane, 611 W. Cypress St., Kennett Square, PA 19348. This was filed in accordance with 54 PaC.S. 311.

The Puzzle Factory, with its principal place of business at 150 Cornwall Place, Coatesville, PA 19320. The application has been (or will be) filed on: December 7, 2015. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: William Parker, 150 Cornwall Place, Coatesville, PA 19320. This was filed in accordance with 54 PaC.S. 311.

In The Court of Common Pleas

Chester County

Civil Action – Law

No. 15-04921

Notice of Action in Mortgage Foreclosure

JPMorgan Chase Bank, National Association, Plaintiff vs. Amanda L. Baker & Anthony W. Grothaus, Mortgagors and Real Owners, Defendants

To: Anthony W. Grothaus, Mortgagor and Real Owner, Defendant, whose last known address is 214 John Stevens Drive, Coatesville, PA 19320. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, JPMorgan Chase Bank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 15-04921, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 214 John Stevens Drive, Coatesville, PA 19320, whereupon your property will be sold by the Sheriff of Chester County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610-429-1500. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

COURT OF COMMON PLEAS
CHESTER COUNTY- PENNSYLVANIA
CIVIL DIVISION
DOCKET NO. 15-09106

CITIZENS BANK OF PENNSYLVANIA (Plaintiff) v. ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHTS, TITLE OR INTEREST FROM OR UNDER CATHY LEAH ROBERTS, DECEASED MORTGAGOR AND LAST REAL OWNER (Defendant)

TO: Defendant, Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Rights, Title or Interest From or Under Cathy Leah Roberts, Deceased Mortgagor and Last Real Owner: TAKE NOTICE THAT THE PLAINTIFF, CITIZENS BANK OF PENNSYLVANIA, HAS FILED AN ACTION IN MORTGAGE FORECLOSURE, as captioned above. Said action arises out of a default on a loan secured by a mortgage on the property located at 26 South Fourth Street, Oxford, PA 19363.

NOTICE

Notice to Defend: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for 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

Lauren Berschler Karl, Esquire
9800B McKnight Road, Suite 230
Pittsburgh, PA 15237
(412)837-1164
Attorneys for Plaintiff

DIANE D. FRAME, : COURT OF COMMON PLEAS
:
: CHESTER COUNTY, PENNA.
Vs. :
: NO. 15-08989
LEWIS R. FRAME, JR., :
Individually and as Executor :
Of the Estate of Ruth A. Frame, : CIVIL ACTION
ESTATE OF RUTH A. FRAME :
and MCCONNELL PARK, INC. :
/

NOTICE

You have been sued in court in an action entitled Complaint for Constructive Trust and Other Relief seeking imposition of a constructive trust on your property.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections to the claims in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for 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.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 ELIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
(610) 696-5094

2nd Publication of 3**TRUST NOTICE**

THE REVOCABLE LIVING TRUST AGREEMENT
OF WINIFRED F. WISMER DATED DECEMBER 17, 2002

Notice is hereby given of the recent death of Winifred F. Wismer, aka Winifred Fittin Wismer, late of the City of Oxford, Chester County, Pennsylvania. All persons indebted to the Trust or to the above decedent are requested to make payment and those having claims or demands against the same will make them known without delay to:

Successor Trustee: DEBORAH L. SNYDER

411 Cleveland Avenue, Tallyville, DE 19803

Successor Trustee's Attorney: RICHARD V. GRIMES, JR., ESQUIRE

99 Clubhouse Drive, Bernville, PA 19506. .

3rd Publication of 3**TRUST NOTICE**

Notice is hereby given that the settler of the Revocable Trust set forth below has died, and no Personal Representative has been appointed for said Decedent's Estate. All persons having claims or demand against said Decedent are requested to make known the same and all persons indebted to said Decedent are request to make payment without delay to the Trustee or the Trustee's attorney as named below:

Sullivan, Georgette E., late of Pennsbury. Michele Sullivan, 296 Kendal Drive, Kennett Square, PA 19348, Trustee. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION – IN REM

	: EMINENT DOMAIN–IN REM
IN RE: CONDEMNATION BY SUNOCO	:
PIPELINE L.P. OF A PERMANENT RIGHT OF	: NO. 2016-00948
WAY FOR THE TRANSPORTATION OF	:
ETHANE, PROPANE, LIQUID PETROLEUM	:
GAS, AND OTHER PETROLEUM PRODUCTS	:
IN WEST GOSHEN TOWNSHIP, CHESTER	:
COUNTY, PENNSYLVANIA, OVER THE	:
LANDS OF JAMES MCDONALD, JR.	:
	:

NOTICE TO CONDEMNEE

TO: CONDEMNEE JAMES MCDONALD, JR.

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, Sunoco Pipeline L.P. notifies you that:

a. A Declaration of Taking, a copy of which is attached hereto as Exhibit “A,” was filed on February 8, 2016, in the Court of Common Pleas of Chester County under the above-listed caption, term, and number.

b. The Condemnor is Sunoco Pipeline L.P. (“Sunoco Pipeline”), acting through its Board of Directors.

c. The Condemnor’s office address is:

Sunoco Pipeline L.P.
525 Fritztown Road
Sinking Spring, Pennsylvania 19608

d. Sunoco Pipeline is exercising its power of eminent domain pursuant to Section 1511(a) of Title 15 of the Pennsylvania Consolidated Statutes, which states that:

A public utility corporation shall, in addition to any other power of eminent domain conferred by any other statute, **have the right to take, occupy and condemn property for one or more of the following principal purposes** and ancillary purposes reasonably necessary or appropriate for the accomplishment of the principal purposes:

- (2) **The transportation of** artificial or natural gas, electricity, **petroleum or petroleum products** or water or any combination of such substances for the public.

15 Pa.C.S. § 1511(a)(2)(emphasis added).

e. The Declaration of Taking is made and authorized by virtue of the Resolution, duly adopted by the Board of Directors of the Condemnor on January 8, 2016. The record of the meeting, being the minutes thereof, and the original Resolution may be examined at the Condemnor's offices, at the address stated above. A copy of the Resolution is attached as Exhibit J to the Declaration of Taking (Exhibit A hereto) and incorporated herein by reference.

f. A portion of your property located at 1091 E. Boot Road, West Goshen Township, Pennsylvania 19380, has been condemned by Sunoco Pipeline to acquire a permanent right of way. A description identifying and specifying the location of the property hereby condemned is attached as Exhibit I to the Declaration of Taking (Exhibit A hereto).

g. The purpose of the condemnation is to construct, install, maintain, operate, repair, inspect, alter, protect, change the size of, relocate, replace in whole or in part, remove, and abandon pipelines and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas in, over, through, across, under, and along the above-described property for the public.

h. Plans showing the property hereby condemned may be inspected in the Office of the Recorder of Deeds of Chester County. On the same day as this Declaration of Taking was filed with the Prothonotary, plans showing the property condemned were lodged of record in the Office of the Recorder of Deeds in and for Chester County in accordance with Section 304 of the Eminent Domain Code.

- i. The nature of the title acquired hereby is a permanent easement.
- j. The payment of just compensation in this matter is secured by a Bond that was filed with the Prothonotary on the date the Declaration of Taking was filed of record.
- k. If you wish to challenge the power or right of Sunoco Pipeline to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.

DUANE MORRIS LLP

By: _____

George J. Kroclic (40112)
E-mail: gjkroclic@duanemorris.com
Michael J. McCalley (93956)
E-mail: mjmccalley@duanemorris.com
30 South 17th Street
Philadelphia, PA 19103-4196
Telephone: (215) 979-1000
Fax: (215) 979-1020

Counsel for Condemnor Sunoco Pipeline L.P.

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION – IN REM

IN RE: CONDEMNATION BY SUNOCO	:	EMINENT DOMAIN–IN REM
PIPELINE L.P. OF A PERMANENT RIGHT OF	:	
WAY FOR THE TRANSPORTATION OF	:	NO. 2016-00783
ETHANE, PROPANE, LIQUID PETROLEUM	:	
GAS, AND OTHER PETROLEUM PRODUCTS	:	
IN WEST GOSHEN TOWNSHIP, CHESTER	:	
COUNTY, PENNSYLVANIA, OVER THE	:	
LANDS OF RYAN E. YOUNG	:	

NOTICE TO CONDEMNEE

TO: CONDEMNEE RYAN E. YOUNG

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, Sunoco Pipeline L.P. notifies you that:

a. A Declaration of Taking, a copy of which is attached hereto as Exhibit “A,” was filed on February 2, 2016, in the Court of Common Pleas of Chester County under the above-listed caption, term, and number.

b. The Condemnor is Sunoco Pipeline L.P. (“Sunoco Pipeline”), acting through its Board of Directors.

c. The Condemnor’s office address is:

Sunoco Pipeline L.P.
525 Fritztown Road
Sinking Spring, Pennsylvania 19608

d. Sunoco Pipeline is exercising its power of eminent domain pursuant to Section 1511(a) of Title 15 of the Pennsylvania Consolidated Statutes, which states that:

A public utility corporation shall, in addition to any other power of eminent domain conferred by any other statute, **have the right to take, occupy and condemn property for one or more of the following principal purposes** and ancillary purposes reasonably necessary or appropriate for the accomplishment of the principal purposes:

- (2) **The transportation of** artificial or natural gas, electricity, **petroleum or petroleum products** or water or any combination of such substances for the public.

15 Pa.C.S. § 1511(a)(2)(emphasis added).

e. The Declaration of Taking is made and authorized by virtue of the Resolution, duly adopted by the Board of Directors of the Condemnor on January 8, 2016. The record of the meeting, being the minutes thereof, and the original Resolution may be examined at the Condemnor's offices, at the address stated above. A copy of the Resolution is attached as Exhibit J to the Declaration of Taking (Exhibit A hereto) and incorporated herein by reference.

f. A portion of your property located at 1089 E. Boot Road, West Goshen Township, Pennsylvania 19380, has been condemned by Sunoco Pipeline to acquire a permanent right of way. A description identifying and specifying the location of the property hereby condemned is attached as Exhibit I to the Declaration of Taking (Exhibit A hereto).

g. The purpose of the condemnation is to construct, install, maintain, operate, repair, inspect, alter, protect, change the size of, relocate, replace in whole or in part, remove, and abandon pipelines and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas in, over, through, across, under, and along the above-described property for the public.

h. Plans showing the property hereby condemned may be inspected in the Office of the Recorder of Deeds of Chester County. On the same day as this Declaration of Taking was filed with the Prothonotary, plans showing the property condemned were lodged of record in the Office of the Recorder of Deeds in and for Chester County in accordance with Section 304 of the Eminent Domain Code.

- i. The nature of the title acquired hereby is a permanent easement.
- j. The payment of just compensation in this matter is secured by a Bond that was filed with the Prothonotary on the date the Declaration of Taking was filed of record.
- k. If you wish to challenge the power or right of Sunoco Pipeline to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.

DUANE MORRIS LLP

By: _____
George J. Kroclic (40112)
E-mail: gjkroclic@duanemorris.com
Michael J. McCalley (93956)
E-mail: mjmccalley@duanemorris.com
30 South 17th Street
Philadelphia, PA 19103-4196
Telephone: (215) 979-1000
Fax: (215) 979-1020

Counsel for Condemnor Sunoco Pipeline L.P.

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 **March 17, 2016** 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, April 18, 2016**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 16-3-125
Writ of Execution No. 2015-08076
DEBT \$385,430.46

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

BEGINNING at a point on the north side of Great Oak Drive, said point being a corner of Lot No. 2 as shown on said Plan; thence extending from said point of beginning along the north side of Great Oak Drive the two (2) following courses and distances; (1) on the arc of a circle curving to the left having a radius of 325 feet, the arc distance of 182.46 feet to a point of reverse cure; and (2) on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 22.67 feet to a point a corner of Lot No. 4; thence

extending along the same, north 07 degrees 11 minutes 56 seconds east, 443.96 feet to a point in line of land now or late of John and Debra Ann Caso; thence extending along the same south 84 degrees 17 minutes 00 seconds east, 175.06 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the same south 07 degrees 11 minutes 56 seconds west, 339.07 feet to the first mentioned point and place of beginning.

CONTAINING 1.508 acres of land more or less.

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

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

TAX Parcel No. 30-02-0074.030.

PLAINTIFF: M&T Bank

VS

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

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

PLAINTIFF ATTORNEY: **M. TROY FREEDMAN, ESQ., 215-572-8111**

SALE NO. 16-3-126
Writ of Execution No. 2013-12625
DEBT \$209,378.13

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Honey Brook, 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 Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of the Links at Knob Hill Farm made by RGS Associates, dated 4/1/04 last revised 8/25/04, and recorded in Chester County as Plan #17165, as follows, to wit:

BEGINNING at a point on the southerly side of Summerlin Drive, a corner of Lot #77 as shown on said Plan; thence from said point of beginning, along the said side of Summerlin Drive south 69 degrees 02 minutes 37 seconds east 61.56 feet to a corner of Lot #75; thence along Lot #75 south 20 degrees 57 minutes 23 seconds west, crossing a drainage easement, 108.30 feet to a point in line of Lot #78; thence along Lot #78 north 69 degrees 02 minutes 37 seconds west 61.56 feet to a corner of Lot #77; thence along Lot

#77 north 20 degrees 57 minutes 23 seconds east, re-crossing said drainage easement, 108.30 feet to the first mentioned point and place of beginning.

BEING Lot #76 as shown on said Plan.

BEING UPI Number 22-007-0146.0000

PARCEL No.: 22-007-0146.0000

BEING known as: 24 Summerlin Drive, Honeybrook, PA 19344

BEING the same property conveyed to Deborah Marano who acquired title by virtue of a Deed from Knob Hill Realty, L.P., dated July 29, 2005, recorded August 12, 2005, at Book 6582, Page 2013, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-8

VS

DEFENDANT: **DEBORAH A. MARANO, aka DEBORAH MARANO, aka DEBRA MARANO**

SALE ADDRESS: 24 Summerlin Drive, Honeybrook, PA 19344

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

SALE NO. 16-3-127

Writ of Execution No. 2015-03491

DEBT \$378,643.16

ALL THAT CERTAIN tract, lot or piece of land with the buildings and improvements thereon erected, situate, in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Record Subdivision Plan of West Meadows made by Kidde Consultants, Inc., E.P.S., dated 2/24/1987 as last revised 4/1/1987 which Plan is of record in the Office of the Recorder of Deeds as Plan No. 7312, as follows, to wit:

BEGINNING at a point on the easterly side of West Meadow Court, which point marks a common corner of this premises and Lot No. 8; thence extending from said point along the said easterly side of West Meadow Court, north 07 degrees, 12 minutes, 24 seconds west 107.00 feet to a point a corner of this premises and Lot no. 10; thence extending along the same north 82 degrees, 47 minutes 36 seconds east 150.00 feet to a point a corner of this premises on line of land now or late of Lawrence E. Chambers; thence extending part-

ly along the same and partly along land now or late of Joseph V. Hood, Jr., south 07 degrees, 12 minutes, 24 seconds east 107.00 feet to a point a corner of this premises and Lot No. 8 aforesaid; thence extending along the same south 82 degrees, 47 minutes, 36 seconds west 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on the above mentioned Plan

BEING known as Parcel #05-07-0044

BEING more commonly known as 1 W. Meadow Court

BEING the same premises which Charles L. Raday and Margaret Raday, and Carol A. Haaf, by Deed dated 8/23/07 and recorded 9/28/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7275, Page 592, granted and conveyed unto William T. Eichelberger, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC

VS

DEFENDANT: **WILLIAM T. EICHELBERGER**

SALE ADDRESS: 1 West Meadow Court, West Grove, PA 19390

PLAINTIFF ATTORNEY: **CHRISTOPHER DeNARDO, 610-278-6800**

SALE NO. 16-3-128

Writ of Execution No. 2015-01179

DEBT \$104,125.38

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of East Goshen, County of Chester and State of Pennsylvania, and described according to a Plan of Property of Alfred J Andrien, made by Y. G. Colorworthy, County Engineer, dated December, 1951, as follows, to wit:

BEGINNING at a point in the west line of Five Points road at a corner of Lot No. 6; thence extending along the west line of Five Points Road by a line parallel to and 20 feet west of the center line thereof, north 2 degrees 14 minutes west 183.02 feet to a point; thence extending along West Goshen Hills the following three courses and distances: (1) north 76 degrees 34 minutes 40 seconds west, 41.11 feet; (2) south 12 degrees, 9 minutes 40 seconds east 88.28 feet to a point; (3) south 62 degrees 35 minutes west 83.33 feet to a point a corner of Lot No. 8; thence south 2 degrees 14 minutes east 72.14 feet to a corner of Lot No. 6; thence extending along Lot No. 6 north 87 degrees 46

minutes east 100 feet to the first mentioned point and place of beginning.

BEING No. 12 Five Points Road and Lot No. 7 on said Plan.

BEING the same premises which the Philadelphia National Bank by Deed dated December 15, 1970 and recorded December 16, 1970 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book R-39 Page 818, granted and conveyed unto William R. Root and Helen B. Root, his wife, their heirs and assigns, as tenants by the entireties.

BEING known as 102 North Five Points Road, West Chester, Pennsylvania 19380.

COUNTY Parcel No. 52-5C-203

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM R. ROOT, DECEASED, AND VINCENT J. ROOT, HEIR OF WILLIAM R. ROOT**

SALE ADDRESS: 102 North Five Points Road, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **BARRY N. HANDWERGER, ESQ., 717-299-0711**

SALE NO. 16-3-130

Writ of Execution No. 2015-05069

DEBT \$89,837.80

ALL THAT CERTAIN unit or lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Pikeland, County of Chester, and Commonwealth of PA., bounded and described according to a Final Subdivision Land Development Plan, Phase I for Kimberton Knoll made by Rettew Associates Inc., Surveyors, Lancaster, PA., dated 8/1/1980 and last revised 4/17/1989 in Plan File 9826-9827, and designated as Unit No. 76.

BEING the same premises which Daylesford Associates, Inc., a Pennsylvania Corporation, by Deed dated March 29, 1994, and recorded April 4, 1994 in the Office of the Recorder of Deeds for Chester County in Deed Book Volume 3733, Page 490 granted and conveyed unto Ann C. Rafferty and Raymond J. Rafferty, wife and husband.

AND also being the same property conveyed to Marc Ferrara by Deed from Ann C. Rafferty and Raymond J. Rafferty, wife and husband as recorded 07/10/2000 in Book 4781 at Page

1747 as Document 0043551.

BEING designated as Parcel Number: 26-3-503

BEING commonly known as: 1402 Stirling Court #76, Phoenixville, PA 19640

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **MARC FERRARA**

SALE ADDRESS: 1402 Stirling Court #76, Phoenixville, Pa. 19640

PLAINTIFF ATTORNEY: **MATTLEMAN, WEINROTH & MILLER, P.C., 856-429-5507**

SALE NO. 16-3-131

Writ of Execution No. 2014-01241

DEBT \$304,747.79

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 Tide Plan of Country Ridge made by Lester R. Andes, Professional Engineer, 6 Whisel Drive, Drawer C Thorndale, Pennsylvania, 19372, dated 02/15/1988 last revised 07/19/1988 and recorded in Plan #9993 as follows, to wit:

BEGINNING at a point on the north side of Arianna Lane, a corner of Lot No. 30; thence extending along same, north 4 degrees 18 minutes 11 seconds east 103.73 feet to a point in line of Lot No. 36; thence extending along same and Lot 35, south 85 degrees 41 minutes 49 seconds east 165.32 feet to a point in the line of Lot 33; thence extending along same and Lot 32, south 11 degrees 29 minutes 12 seconds west 111.00 feet to a point on Arianna Lane, aforementioned; thence extending along same, north 78 degrees 30 minutes 48 seconds west 40.18 feet to a point of curve; thence extending along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 21.94 feet to a point of tangent; thence extending still along same, north 85 degrees 41 minutes 49 seconds west 90.02 feet to the point of beginning.

BEING Lot No. 31 on said Plan.

BEING the same premises which Kevin F. Hay and Lisa M. Groff-Hay, husband and wife, by Deed dated October 27, 2000 and recorded November 3, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4846, Page 794, granted and conveyed unto Michael P. Labranche.

BEING known as: 112 Arianna Lane, Coatesville, PA 19320

PARCEL No.: 38-2-433
IMPROVEMENTS: residential proper-

ty.

PLAINTIFF: Bank of America, N.A.
VS

DEFENDANT: **MICHAEL P. LABRANCHE**

SALE ADDRESS: 112 Arianna Lane,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-042-2090**

SALE NO. 16-3-132
Writ of Execution No. 2012-06176
DEBT \$161,000.00

ALL THAT CERTAIN brick dwelling and lot or piece of land situate in the Fourth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania and known and designated as No. 321 Dayton Street, bounded and described as follows, to wit:

TAX I.D. #: 15-5-362

PLAINTIFF: The Bank of New York Mellon f.k.a. The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6

VS

DEFENDANT: **CHARLES A. LONG, JR. and SHERITA D. LONG**

SALE ADDRESS: 321 Dayton Street,
Phoenixville, Pennsylvania 19460

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

SALE NO. 16-3-133
Writ of Execution No. 2015-07493
DEBT \$462,093.03

PROPERTY situate in the New Garden Township, Chester County, Pennsylvania
BLR# 60-4-446
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-2 Trust, Home Equity Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **RONALD C. HUX and REBECCA N. HUX**

SALE ADDRESS: 104 Hoylake Court
Unit 923, a/k/a 106 Hoylake Court, Avondale, PA 19311-9638

PLAINTIFF ATTORNEY: **PHELAN**

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

SALE NO. 16-3-134
Writ of Execution No. 2013-05637
DEBT \$149,671.29

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pa., bounded and described according to a Final Subdivision Plan made for Wild Goose Farm by Brandywine Valley Engineers Inc., Boothwyn, Pa., dated 2/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12772, as follows, to wit:

TAX I.D. #: 67-40-22

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOSEPH STEPHEN WOLF and SANDRA WOLF**

SALE ADDRESS: 630 Picket Way,
West Chester, Pennsylvania 19382

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

SALE NO. 16-3-135
Writ of Execution No. 2014-03403
DEBT \$218,010.59

ALL THAT CERTAIN lot or tracts of land situate in West Nottingham Township, Chester County, Pa.

PLAINTIFF: National Loan Investors, LP

VS

DEFENDANT: **JUDSON HAWTHORNE and THE UNITED STATES OF AMERICA**

SALE ADDRESS:

PREMISES "A": NS RT 1 – S of W Ridge Road (UPI No. 68-6-128.1)

PREMISES "B": SE corner of W Ridge and S. Quarry Road (UPI Nol 68-6-130)

PLAINTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ., 610-941-2474**

SALE NO. 16-3-136
Writ of Execution No. 2015-03554
DEBT \$304,428.64

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

BLR# 29-4G-53

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Green Tree Servicing
LLC

VS

DEFENDANT: **WILLIAM J. PEPE**

SALE ADDRESS: 43 Andover Road,
Glenmoore, PA 19343-1040

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

SALE NO. 16-3-137
Writ of Execution No. 2014-09274
DEBT \$77,238.92

PROPERTY situate in the Spring City
Borough, Chester County, Pennsylvania

BLR# 14-4-184

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Countrywide Home
Loans, Inc.

VS

DEFENDANT: **CATHERINE BLISS**
a/k/a CATHARINE M. BLISS and JOHN V.
MCLAUGHLIN

SALE ADDRESS: 217 New Street,
Spring City, PA 19475-1724

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

SALE NO. 16-3-138
Writ of Execution No. 2012-10279
DEBT \$564,790.08

PROPERTY situate in the Tredyffrin
Township, Chester County, Pennsylvania

BLR# 43-10J-18.6

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.,
as Trustee for Aegis Asset Backed Securities Trust
Mortgage Pass-Through Certificates, Series 2004-
3

VS

DEFENDANT: **EDWARD F. MUR-**

PHY and KIM M. MURPHY a/k/a KIMBER-
LY MURPHY a/k/a KIMBERLY M. MURPHY
SALE ADDRESS: 1489 Russell Road,
Paoli, PA 19301-1235

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

SALE NO. 16-3-139
Writ of Execution No. 2014-12019
DEBT \$380,133.20

PROPERTY situate in the Upper
Uwchlan Township, Chester County, Pennsylvania
BLR# 32-4-355

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Federal National
Mortgage Association

VS

DEFENDANT: **MANISH KUMAR**
a/k/a MANISH KUMAR SHETTY

SALE ADDRESS: 411 Ruby Road,
Chester Springs, PA 19425-3857

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

SALE NO. 16-3-140
Writ of Execution No. 2015-07625
DEBT \$42,350.08

PROPERTY situate in the Atglen
Borough, Chester County, Pennsylvania
BLR# 7-4-58

IMPROVEMENTS thereon: residential
dwelling

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

VS

DEFENDANT: **GLADYS G. GIB-**
SON

SALE ADDRESS: 105 Lower Valley
Road, Atglen, PA 19310-9724

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

SALE NO. 16-3-141
Writ of Execution No. 2012-06710
DEBT \$608,239.25

ALL THAT CERTAIN lot of land situ-
ate in City of Coatesville, Chester County,
Pennsylvania

TAX Parcel No.: 16-1-4

PLAINTIFF: Wells Fargo Bank,
National Association, as Trustee for Asset Backed
Funding Corporation Asset-Backed Certificates,
Series 2007-NC1

VS

DEFENDANT: **RASHION A. LEGREE-GARRETT, KNOWN HEIR OF RICHARD LEGREE, RAJON LEGREE, KNOWN HEIR OF RICHARD LEGREE, DANA CANNON, KNOWN HEIR OF RICHARD LEGREE, DAYSHONA MYERS a/k/a DA-SHANNA MYERS a/k/a DA'SHANNA MYERS, KNOWN HEIR OF RICHARD LEGREE, SHARICTHIE MYERS a/k/a SHARICHIE MYERS a/k/a SHA'RICHIE MYERS, KNOWN HEIR OF RICHARD LEGREE, RICHARD LEGREE a/k/a RICHARD LEGREE, JR., KNOWN HEIR OF RICHARD LEGREE, CARLETTA LEGREE, KNOWN HEIR OF RICHARD LEGREE, RASHIA MYERS, KNOWN HEIR OF RICHARD LEGREE, TANEEN LEGREE, KNOWN HEIR OF RICHARD LEGREE, SHARAE LEGREE, KNOWN HEIR OF RICHARD LEGREE, TYRONE LEGREE, KNOWN HEIR OF RICHARD LEGREE, INDIA LEGREE, KNOWN HEIR OF RICHARD LEGREE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD LEGREE, LAST RECORD OWNER**

SALE ADDRESS: 230 Harlan Drive,
Coatesville, PA 19320

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

SALE NO. 16-3-142
Writ of Execution No. 2015-07794
DEBT \$255,040.61

PROPERTY situate in the Pocopson
Township, Chester County, Pennsylvania
BLR# 63-4-3.14

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **DOUGLAS H. DAILY**

SALE ADDRESS: 1573 Brandywine
Drive, West Chester, PA 19382-6802

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

SALE NO. 16-3-143
Writ of Execution No. 2009-01947
DEBT \$215,633.53

PROPERTY situate in the Lower
Oxford Township, Chester County, Pennsylvania
BLR# 56-4-56

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Nationstar Mortgage
LLC

VS

DEFENDANT: **JESSICA L. PERYEA**

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

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

SALE NO. 16-3-144
Writ of Execution No. 2015-07022
DEBT \$178,160.27

ALL THAT CERTAIN Lots Nos. 140, 141, 142, 143, on a Plat of Lots called "Lincoln Heights" on the Lincoln Highway in Valley Township, Chester County, Pennsylvania, developed by Harry A. Nicholas and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Lafayette Street distant nine hundred feet westwardly along the said south line of Lafayette Street from the intersection of the said south line of Lafayette Street with the west line of Highland Avenue, a corner of Lot #144, now or late of Wright Green; thence by said Lot #144, south nineteen degrees fifty-three minutes east one hundred fifty feet to a point on the north line of Ross Street another corner of said Lot #144; thence along the north line of the said Ross Street south seventy degrees seven minutes west two hundred feet to a point a corner of Lot #139, now or late of Harry A. Nicholas; thence along the said Lot #139, north nineteen degrees fifty-three minutes west one hundred fifty feet to another corner of Lot #139, in the south line of the said Lafayette Street, thence along the south line of the said Lafayette Street north seventy degrees seven minutes east two hundred feet to the place of beginning.

CONTAINING thirty thousand one hundred square feet of land, more or less.

TITLE to said premises vested in Milton I. Young, Jr. by Deed from Milton I. Young, Jr. dated 06/06/2007 and recorded 06/19/2007 in the Chester County Recorder of Deeds in Book

7190, Page 469.

PLAINTIFF: DLJ Mortgage Capital,
Inc.

VS

DEFENDANT: **MILTON I. YOUNG,
JR.**

SALE ADDRESS: 1016 Lafayette
Street, Coatesville, PA 19320

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

SALE NO. 16-3-146

**Writ of Execution No. 2014-10823
DEBT \$288,908.64**

ALL THAT CERTAIN lot or parcel of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in West Whiteland Township, Chester
County, Commonwealth of Pennsylvania, being
known as Lot No. 40, on Plan of Whiteland Hills
for Lewis S. Hickman, said Plan is now known and
called "Longacres" dated February 1952, by J.
Vernon Keech, Registered Surveyors West
Chester, Pennsylvania and more fully described as
follows, to wit:

BEGINNING at a point on the south
line of Elm Avenue (40 feet wide) said point being
the northeast corner of Lot 41, and being north 65
degrees 20 minutes east, 700 feet from the inter-
section of the south line of Elm Avenue with the
east line of Cypress Lane (40 feet wide) thence
from said point of beginning extending along the
south line of Elm Avenue, north 65 degrees 20
minutes east, 100 feet to a point, being the north-
west corner of Lot No. 39; thence extending along
the westerly side of Lot No. 39 south 24 degrees
40 minutes east, 160 feet to a point in line of land
of Lot 58, being the northeast corner of same;
thence extending along the north line of Lot 58
south 65 degrees 20 minutes west 100 feet to a
point; being the southeast corner of Lot 41; thence
extending along the easterly side of Lot 41 north
24 degrees 40 minutes west 160 feet to the first
mentioned point and place of beginning.

TAX ID: 41-6K-59

PLAINTIFF: Wells Fargo Bank, N.A.,
as Trustee, on behalf of the registered holders of
Mastr Asset-Backed Securities Trust 2007-NCW
Mortgage Pass-Through Certificates Series 2007-
NCW

VS

DEFENDANT: **FRANCES W.
ADAMS and FRANCIS A. ADAMS**

SALE ADDRESS: 950 Elmwood
Avenue, West Chester, PA 19380

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

SALE NO. 16-3-148

**Writ of Execution No. 2013-02222
DEBT \$1,752.96**

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in West Bradford Township, Chester
County, State of PA.

TAX Parcel No. 50-5A-255

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **JAMES T.
HOGSETT and DIANE M. HOGSETT**

SALE ADDRESS: 1412 Henry Drive,
Downingtown, Pennsylvania 19335

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

SALE NO. 16-3-149

**Writ of Execution No. 2013-06524
DEBT \$2,327.43**

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in the Township of Valley, County of
Chester and State of Pennsylvania.

TAX Parcel No. 38-5C-99.1M

PLAINTIFF: Township of Valley
VS

DEFENDANT: **MIRTA M. COLLA-
ZO**

SALE ADDRESS: 916 Madison Street,
Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-3-150

**Writ of Execution No. 2015-08730
DEBT \$125,614.64**

PROPERTY situate in the Caln
Township, Chester County, Pennsylvania

BLR# 39-3H-31

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Santander Bank, N.A.
VS

DEFENDANT: **LORI J. THEIS**

SALE ADDRESS: 309 Jennifer Drive,
Coatesville, PA 19320-2253

PLAINTIFF ATTORNEY: **PHELAN**

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

SALE NO. 16-3-151

Writ of Execution No. 2015-05731

DEBT \$204,795.81

PROPERTY situate in North Coventry Township

TAX Parcel #17-3-324.3H

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Diamond Credit Union
VS

DEFENDANT: **JOSEPH E. PIND-JAK, III and CINDY M. PINDJAK**

SALE ADDRESS: 1427 South Keim Street, Pottstown, PA 19465

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

SALE NO. 16-3-153

Writ of Execution No. 2012-04395

DEBT \$191,212.73

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry County of Chester and State of Pennsylvania, bounded and described in accordance with a revised plan of lots of Harry G. Garner, Pottstown Landing, as follows, to wit:

BEGINNING at a point on the westerly side of Bryton Avenue said point of beginning being south 37 degrees 30 minutes west 94.7 feet from the northwesterly property line intersection of Bryton Avenue and Kerlin Avenue (50 feet wide as revised); thence continuing along the westerly side of Bryton Avenue south 37 degrees 30 minutes west 89.7 feet to a corner; thence through Lot No. 76 north 46 degrees west 172 feet more or less to a corner of property now or late of Dora Marshall; thence along the same north 30 degrees 51 minutes east 91.55 feet to a point; thence through Lot No. 77 on said Plan south 46 degrees east 182.83 feet more or less to the westerly side of Bryton Avenue, the place of beginning.

BEING the westerly 84.7 feet of Lot No. 77 and the easterly 5 feet of Lot No. 76 on said Plan.

BEING the same premises which Brian D. Gladen and Melissa J. Gladen, his wife, by Deed dated 12/3/2007 and recorded 12/13/2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7326, Page 645, granted and conveyed unto Robert E. Bright, his/her heirs and assigns, in fee.

BEING known as: 519 Bryton Avenue, Pottstown, PA 19465

PARCEL No.: 17-3B-34

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m/t Wells Fargo Bank Southwest, N.A. s/b/m/t Wachovia Mortgage, FSB s/b/m/t World Savings Bank, FSB

VS

DEFENDANT: **ROBERT E. BRIGHT**

SALE ADDRESS: 519 Bryton Avenue, Pottstown, PA 19465

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

SALE NO. 16-3-154

Writ of Execution No. 2013-10343

DEBT \$203,901.64

PROPERTY situate in the Parkesburg Borough, Chester County, Pennsylvania
BLR# 8-5-154

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOHN ALEXANDER, JR.**

SALE ADDRESS: 501 West 2nd Avenue, Parkesburg, PA 19365-1403

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

SALE NO. 16-3-155

Writ of Execution No. 2013-03345

DEBT \$1,794.14

ALL THAT CERTAIN messuage or tract of land situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX Parcel No. 50-1-13

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **ANDREW MARCONE and JANET MARCONE**

SALE ADDRESS: 2455 West Chester Road, Coatesville, Pennsylvania 19320

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

SALE NO. 16-3-158
Writ of Execution No. 2014-08807
DEBT \$174,593.75

ALL THAT CERTAIN tract of land situate in the Township of East Pikeland, County of Chester, and State of Pennsylvania, on the south side of State Road leading from Kimberton to Phoenixville, bounded and described as follows:

BEGINNING at a spike at or near the center line of Phoenixville-Kimberton Road (Leg. Route 113) a corner of lands of the Grantors about to be conveyed to Mrs. Ardyth B. Gauger, then along said lands south 4 degrees 00 minutes west 360.00 feet to an iron pin in the line of lands of the Kimberton Fire Co., having crossed an iron pin on line 20.60 feet distant from said spike, thence along lands of the Kimberton Fire Co. north 86 degrees 00 minutes west 99.00 feet to a pipe in concrete, thence along lands of A.C. Roberts the two following courses and distances: north 45 degrees 08 minutes east 35.30 feet to a point, and north 6 degrees 30 minutes west 339.22 feet to a spike at or near the center line of the above mentioned road, thence along the said road at or near the center thereof south 86 degrees 00 minutes east 137.58 feet to the place of beginning.

BEING the same premises which Herlin B. Davis, Jr., Administrator of the Estate of Ursula Davis, deceased, and June Davis, deceased, by Deed dated 04/11/2003 and recorded 05/09/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5690, Page 109, granted and conveyed unto Herlin B. Davis, Jr. and Shirley J. Davis and Durand Davis.

BEING known as: 2256 Kimberton Road a/k/a 377 Kimberton Road, Phoenixville, PA 19460

PARCEL No.: 26-2-226

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **HERLIN B. DAVIS, JR., SHIRLEY J. DAVIS and DURAND DAVIS**

SALE ADDRESS: 2256 Kimberton Road a/k/a 377 Kimberton Road, Phoenixville, PA 19460

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

SALE NO. 16-3-159
Writ of Execution No. 2014-11280
DEBT \$881,969.05

ALL THAT CERTAIN lot or piece of

unimproved land, situate in the Township of Easttown, County of Chester and State of Pa., bounded and described according to a survey and Plan thereof made of Luigi DeLuca, by Milton R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pa., on 1/25/1949, as follows, to wit:

BEGINNING at a point in the middle line of the Philadelphia and Lancaster Turnpike, said point being north 89 degrees 30 minutes west 405.07 feet from a spike in the middle lines of the intersection of the Philadelphia and Lancaster Turnpike and Highland Avenue; thence leaving the aforesaid point of beginning south 1 degree 18 minutes east 442.58 feet to an iron pin in the rear of the Pennsylvania Railroad Company's property; thence along the rear line of The Pennsylvania Railroad Company's property north 58 degrees 24 minutes west 89.29 feet to an iron pin; thence north 1 degree 18 minutes west 396.45 feet to a point in the middle line of the said Philadelphia and Lancaster Turnpike; thence along the middle line of the Philadelphia and Lancaster Turnpike south 89 degrees 30 minutes east 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Daniel E. Copeland and Rachel E. Barsky, by Deed dated 05/17/1999 and recorded 07/22/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4604, Page 0840, granted and conveyed unto Eric Fox a/k/a Eric V. Fox and Agnes Fox a/k/a Agns A. Fox a/k/a Agnieszka A. Fox

BEING known as: 416 Old Lancaster Road, Berwyn, PA 19312

PARCEL No.: 55-2H-198

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N/A/ s/b/m to World Savings Bank, FSB

VS

DEFENDANT: **ERIC FOX a/k/a ERIC V. FOX and AGNES FOX a/k/a AGNS A. FOX a/k/a AGNIESZKA A. FOX and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 416 Old Lancaster Road, Berwyn, PA 19312

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

SALE NO. 16-3-160
Writ of Execution No. 2015-09540
DEBT \$6,139,513.55

PREMISES "F"

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

Pennsylvania, being shown as Lot 6 on a Final Plan of Subdivision for Valhalla Brandywine Farms, dated August 6, 1997 and last revised August 15, 1997, by Beideman Associates, Inc., Civil Engineers and Surveyors, Uwchland, PA, and recorded at Chester County as Plan No. 14931, being more fully described as follows:

BEGINNING at a point on the title line in Marshall Road (SR-4033), at the northeast corner of Lot 5, on the south line of Lot 4A, which beginning point is located the three (3) following courses and distances from a corner of Lot 4A near the north side of Marshall Road, being the northeast corner of land of Kevin R. and Linda Erdman: (1) south 31 degrees 07 minutes 25 seconds east 17.58 feet to a point on the title line in Marshall Road; (2) along the title line in Marshall Road, north 67 degrees 07 minutes 00 seconds east 25.26 feet to a common corner of Lot 4A, Lot 4B and Lot 5; (3) along the title line in Marshall Road, being the extending of the last-mentioned line and along the north line of Lot 5, north 67 degrees 07 minutes 00 seconds east 469.74 feet to the point of beginning; thence from the point of beginning, along the title line in Marshall Road, being along the south line of Lot 4A, north 67 degrees 56 minutes 09 seconds east 1,269.14 feet to a point at the intersection of Little Chestnoga Road (SR-4016), Marshall Road and Chalfont Road (T-424); thence along the title line in Chalfont Road, the three (3) following courses and distances: (1) south 07 degrees 22 minutes 00 seconds east 864.80 feet to a point; (2) south 25 degrees 17 minutes 00 seconds east 441.50 feet to a point; (3) south 14 degrees 08 minutes 00 seconds east 436.30 feet to a point at a corner of land of the Commonwealth of Pennsylvania; thence along said land, south 51 degrees 49 minutes 00 seconds west 1,206.54 feet to the southeast corner of Lot 4B; thence along the east line of Lot 4B, north 31 degrees 07 minutes 25 seconds west 1,532.06 feet to the southwest corner of Lot 5; thence along Lot 5, the two (2) following courses and distances: (1) north 43 degrees 53 minutes 41 seconds east 415.41 feet to a point; (2) north 21 degrees 00 minutes 44 seconds west 362.29 feet to the point of beginning.

CONTAINING: 56.726 acres of land be the same more or less.

ALSO ALL THAT CERTAIN strip of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, being shown as a 0.863 acre portion of tax parcel 31-4-145.1 added to original tax parcel 31-4-145 on a Final Plan of Subdivision for Valhalla Brandywine Farms, dated August 6, 1997 and last revised March 16, 1999 by Beideman Associates, Inc.

Civil Engineers and Surveyors, Uwchland, PA, and recorded at Chester County as Plan No. 14931, being more fully described as follows:

BEGINNING at an iron pin set at an interior point, the southwest corner of new tax parcel 31-4-144 being land of Albert M. Greenfield, Jr., which point of beginning is on the east line of land of Philadelphia Suburban Water Company and is located south 31 degrees 07 minutes 25 seconds east 567.57 feet from a point on the title line in Marshall Road SR-4033; thence from the point of beginning along the new line of tax parcel 31-4-144 being land of Albert M. Greenfield, Jr. north 43 degrees 53 minutes 41 seconds east 25.88 feet to a point on the original line of tax parcel 31-4-145 owned by Dekamodo Investment Partnership LP; thence along said line of south 31 degrees 07 minutes 25 seconds east 1,506.18 feet to a point on line of the Commonwealth of Pennsylvania; thence along the same south 51 degrees 49 minutes 00 seconds west 25.19 feet to the southeast corner of land of Philadelphia Suburban Water Company; thence along the east line of land of Philadelphia Suburban Water Company north 31 degrees 07 minutes 25 seconds west 1,502.58 feet to the point of beginning.

CONTAINING: 0.863 acres of land be the same more or less,

EXCEPTING thereout and therefrom all that certain strip of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, shown as a 0.237 acre portion of 31-4-145 added to original 31-4-144 on a Final Plan of Subdivision for Valhalla Brandywine Farms, dated August 6, 1997 and last revised March 16, 1999 by Beideman Associates, Inc. Civil Engineers and Surveyors, Uwchland, PA, and recorded at Chester County as Plan No. 14931, being more fully described as follows:

BEGINNING at interior point at the southeast corner of the original tax parcel of 31-4-144 owned by Albert M. Greenfield Jr. which beginning point is measured along the line of original tax parcel 31-4-144 south 21 degrees 00 minutes 44 seconds east 362.29 feet from a point on the title line of Marshall Road SR-4033; thence from the point of beginning along remaining land of tax parcel 31-4-145 owned by Dekamodo Investment Partnership LP south 21 degrees 00 minutes 44 seconds east 27.61 feet to an iron pin set; thence along the new lot line south 43 degrees 53 minutes 41 seconds west 410.39 feet to a point on line of land to be added to parcel 31-4-144; thence along the same north 31 degrees 07 minutes 25 seconds west 25.88 feet to a point; thence along the original south line of tax parcel 31-4-144 north

43 degrees 53 minutes 41 seconds east 415.41 feet to the point of beginning.

CONTAINING: 0.237 acres of land be the same more or less.

PARCEL No. 31-04-0145 (Note: Parcel # 31-04-0145.010 was retired in 2001 and part was added to Parcel # 3104-0145)

BLR: 31-4-145

BEING the same premises which Dekamodo Investment Partnership, LP by correctional deed from Dekamodo Investment Partnership, LP, dated 5/16/2000, recorded 5/26/2000, in the Chester County Recorder's Office, Deed Book 4759, Page 2109.

PLAINTIFF: The Bancorp Bank

VS

DEFENDANT: **DEKAMODO**

INVESTMENT PARTNERSHIP, LP

SALE ADDRESS: 800 Marshal Road, Lot 6, Wallace Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ., 215-665-8181**

SALE NO. 16-3-161

Writ of Execution No. 2015-09509

DEBT \$6,139,513.55

TAX ID / Parcel No. 31-4-58 (A) and 31-4-60.1 (B)

PREMISES A

ALL THAT CERTAIN tract or parcel of land, with a stucco-sided, single-family dwelling erected thereon, situate on the westerly side of Devereux Road (T-410) in the Township of Wallace, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, dated March 3, 2000 as follows, to wit:

BEGINNING at the northeasterly corner thereof, a point on the title line in the bed of Devereux Road. (T-410), which point is the southeasterly corner of Parcel #1 on the above-mentioned plan and located a distance of 1,603 feet, more or less, as measured southwardly in said Devereux Road, from the intersection of the same with the center of Fairview Road (LR 15148); thence extending from the point of beginning, south 05 degrees 47 minutes west, along in Devereux Road, for a distance of 269.8 feet to a point, a corner of other land of the Grantees herein, Joseph E. Helm, 1E1 and wife; thence leaving the public road, by other land of said Grantees, the following three (3) courses and distances, to wit: (1) north 70 degrees 30 minutes west, 109.16 feet

to an iron pin; (2) south 79 degrees 17 minutes west, 333.92 feet to an iron pin; and (3) north 41 degrees 47 minutes west, 770.63 feet to an iron pin on line of land of the Devereux Foundation; thence by Devereux's land, north 31 degrees 31 minutes east, for a distance of 251.27 feet to a point, a corner of the heretofore mentioned Parcel #1; thence extending by Parcel #1, south 50 degrees 54 minutes east, for a distance of 622.0 feet to an iron pin; thence continuing by the same, south 74 degrees 01 minute east, for a distance of 372.05 feet to the first-mentioned point and place of beginning.

CONTAINING: 7.63 acres of land be the same more or less.

BEING Parcel #2 on the above-mentioned plan. Parcel No. 31-4-58

PREMISES B

ALL THAT CERTAIN lot or piece of ground located in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania as shown on a Plan prepared by Reagis, Inc., Engineers and Surveyors, Job Number 01004, Plan dated February 19, 2001, and last revised March 30, 2001 (the "Plan"), being more fully described as follows, to wit:-

BEGINNING at a point in the centerline of Park Lane, said point being a drill hole located in the road bed of a bridge crossing over the east branch of Brandywine Creek, a distance of approximately 450 feet northeasterly of the centerline intersection with Creek Road; thence leaving the said point of beginning, along Park Lane north 40 degrees 10 minutes 00 seconds east 908.97 feet to an iron pin on the north side of the intersection with Fairview Road; thence along and through Fairview Road the following, four courses and distances: south 82 degrees 08 minutes 00 seconds east 215.54 feet to a P.K. pin in the roadbed; north 71 degrees 26 minutes 00 seconds east 306.90 feet to a P.K. pin on the south side of the roadbed; north 38 degrees 23 minutes 00 seconds east 249.37 feet to a P.K. pin in the roadbed; north 48 degrees 38 minutes 00 seconds east 388.48 feet to a spike in the center of the roadbed; thence leaving Fairview Road south 49 degrees 36 minutes 45 seconds east 421.32 feet to a found nail in trek; thence south 81 degrees 47 minutes 30 seconds east 986.71 feet to an iron pin; thence south 22 degrees 32 minutes 10 seconds west 919.48 feet to an iron pin; thence south 36 degrees 44 minutes 00 seconds east 1,459.69 feet to a point along the approximate centerline of Devereux Road and common corner with Lot 2; thence along the said centerline of Devereux Road and common boundary with Lot 2 the following seven courses and distances: south 35 degrees 00 minutes 26 seconds west 34.31 feet to

a point; south 41 degrees 43 minutes 59 seconds west 120.42 feet to a point; south 45 degrees 15 minutes 37 seconds west 247.76 feet to a point; south 53 degrees 54 minutes 00 seconds west 386.20 feet to a tangent point on a curve; along a curve to the left having the radius of 650.00 feet, an arc distance of 569.12 feet and a delta angle of 50 degrees 10 minutes 00 seconds to a point of tangent; south 03 degrees 44 minutes 00 seconds west 178.28 feet to a tangent point on a curve; along a curve to the left having the radius of 275.00 feet, an arc distance of 164.26 and a delta angle of 34 degrees 13 minutes 20 seconds to a point of tangent and common corner with Lot 2; thence leaving the approximate centerline of Devereux Road south 66 degrees 22 minutes 00 seconds west 1,446.11 feet to a point along a property line and common corner with Lot 2; thence along the said property line the following eight courses and distances: - north 08 degrees 23 minutes 00 seconds west 435.00 feet to an iron pin; south 73 degrees 53 minutes 00 seconds west 298.68 feet to an iron pin; north 20 degrees 52 minutes 00 seconds west 414.98 feet to a monument; north 28 degrees 34 minutes 00 seconds east 647.29 feet to a point; north 18 degrees 34 minutes 00 seconds west 990.00 feet to a point; north 18 degrees 34 minutes 00 seconds west 12.99 feet to an iron pin; south 64 degrees 41 minutes 00 seconds west 39.60 feet to a point in the approximate center of the east branch of Brandywine Creek; north 36 degrees 16 minutes 00 seconds west 1,114.01 feet to the point and place of beginning.

CONTAINING 185.32 acres more or less.

BEING Lot 1 on said Plan. Parcel No. 31-4-60.1

AS to Premises A and B – being the same premises which Joseph E. Heim and Patricia J. Heim, husband and wife, by Deed dated 5-31-2012 and recorded 6-08-2012 in Chester County in Record Book 8443 Page 1213 conveyed unto Valhalla Brandywine Partners, LP, a Pennsylvania limited partnership, in fee.

TAX ID/Parcel No. 31-4-73.1

ALL THAT CERTAIN tract of land, with dwelling, barn and other buildings erected thereon, hereditaments and appurtenances, situate on the east side of Devereux Road (T-410) in the Township of Wallace, Chester County, and Commonwealth of Pennsylvania, bounded and described according to a survey thereof by KR. Comstock, Jr, Registered Land Surveyor, Glen Moore, Pennsylvania, dated 10-01-1968, as follows, to wit:

BEGINNING at a nail in the middle of

Devereux Road (as shown on said Plan) in the line of Russell Comstock, said point being distant 1,730 feet, more or less, as measured in said road, south from the centerline of Fairview Road (LR 15148); thence from the said beginning point, leaving Devereux Road, by land retained by the grantor herein, Frank Comstock, the following five courses and distances, to wit: (1) south 85 degrees 56 minutes east, 548.60 feet to an iron pin; (2) south 12 degrees 06 minutes east, 377.10 feet to an iron pin; (3) south 29 degrees 11 minutes west, 337.80 feet to a stake in a stone fence; (4) south 71 degrees 24 minutes east, along and in aforesaid stone fence, 730 feet to a stake and (5) south 39 degrees 33 minutes west, 238.50 feet to an iron post, formerly a black oak tree and an original corner of a larger tract of land of which this herein described tract is a part; thence by land of Mort Farr, the following five courses and distances, to wit: (1) south 71 degrees 50 minutes west, along a stone fence, 420.50 feet to an iron pipe; (2) south B9 degrees 45 minutes west, continuing in said stone fence, 200 feet to an iron pipe; (3) north 27 degrees 26 minutes west, 126.30 feet to an iron pipe by a walnut tree; (4) north 64 degrees 33 minutes west, 222.10 feet to an iron pipe and (5) north 54 degrees 23 minutes west, crossing a small spring run, 360.50 feet to a stake in the middle of the heretofore mentioned Devereux Road; thence along in said road, by land of the grantor, north 29 degrees east, a distance of 185.05 feet to a point; thence by land of the same, and in the public road, north 11 degrees 18 minutes east, a distance of 154.95 feet to a point and still in said road, by land retained by the grantor and land of Russell Comstock, north 03 degrees 17 minutes east, a distance of 521.40 feet to the place of beginning.

CONTAINING 19.437 acres of land, be the same more or less,

BEING the same premises which Joseph E. Heim, III and Patricia J. Heim, husband and wife, by Deed dated 7-11-2012 and recorded 7-18-2012 in Chester County in Record Book 8472 Page 1640 conveyed unto Valhalla Brandywine Partners, LP, a Pennsylvania limited partnership, in fee.

TAX ID/Parcel No. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PREMISES A

ALL THAT CERTAIN tract of land situate in Wallace Township, Chester County, Pennsylvania, bounded as described more particularly according to a Minor Subdivision Plan for Joseph E. Heim, III, et. ux., made by Kenneth R. Comstock, Jr., Registered Surveyors, dated 5/22/95 and last revised on 9/30/95, and recorded

as Plan #13162, as follows, to wit:

BEGINNING at the southeasterly corner thereof, a spike found in the middle of Devereux Road (T-410), which spike is the original southeasterly corner of a larger tract of land of which this parcel is a part, and which spike is distant 2,095 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the center of Fairview Road, thence extending from the point of beginning, leaving Devereux Road by land recently conveyed to Joseph E. Heim, III, and wife, grantees herein, north 69 degrees 32 minutes west, for a distance of 377.80 feet to a point by a hickory tree; thence by the same land, north 41 degrees 47 minutes west, along in an old stone fence, a distance of 84.14 feet to an iron pin set for a corner of land remaining to the grantors herein, Kenneth R. Comstock and wife; thence extending by the grantors' remaining lands, north 79 degrees 17 minutes east, for a distance of 333.92 feet to an iron pin set by a large poplar tree; thence continuing by the same land, south 70 degrees 30 minutes east, a distance of 109.16 feet to a point in the middle of the aforesaid Devereux Road; thence extending along in the bed of the public road, south 05 degrees 26 minutes west, for a distance of 221.43 feet to the first mentioned spike and place of beginning.

PREMISES B

ALL THAT CERTAIN parcel or tract of land situate on the westerly side of Devereux Road (T-140) in the Township of Wallace, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner thereof, a spike found in the middle of Devereux Road (T-140), the southeasterly corner of land of Kenneth R. Comstock, et ux, and which spike is distant 2,095 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the center of Fairview Road, thence extending from the point of beginning, along in the bed of Devereux Road, the following four (4) courses and distances, to wit: (1) south 05 degrees 26 minutes west, 159.00 feet to a point; (2) south 13 degrees 19 minutes west, 154.95 feet to a point; (3) south 31 degrees 01 minute west, 185.05 feet to a bolt found in the center of said road, a corner of land of George Ley; and (4) south 35 degrees 58 minutes west, crossing the Texas Eastern pipeline right-of-way, 511.42 feet to an iron buried in the east side of the said Devereux Road; thence leaving the public road by land of the Devereux Foundation and following along in an old stone fence, north 27 degrees 45 minutes 30 seconds west, recrossing the aforesaid

pipeline right-of-way, for a distance of 1,477.16 feet to a crimped iron pipe found; thence continuing by the same land, north 31 degrees 31 minutes east, for a distance of 403.43 feet to an iron pin set, a corner of land of the aforesaid K.R. Comstock, et ux; thence by Constocks' land, south 41 degrees 47 minutes east, following along in an old stone fence, for a distance of 854.77 feet to a point by a hickory tree; thence continuing by the same land, South 69 degrees 32 minutes east, for a distance of 377.80 feet to the first mentioned spike and place of beginning.

SUBJECT to a Texas Eastern Pipeline Company right of way as shown on the above mentioned Plan.

PREMISES C

ALL THAT tract or parcel of land situate on the easterly side of Devereux Road (T-410) in the Township of Wallace, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof by K.R. Comstock, Jr., Registered Land Surveyor, last revised Aug. 23, 1991, as follows, to wit:

BEGINNING at the northwesterly corner thereof, an existing spike found in the center of Devereux Road (T-410), which spike is the southwesterly corner of land of the Fairview Church Cemetery and located a distance of 1,112 feet, more or less, as measured southwardly in Devereux Road, from the intersection of the same with the middle of Fairview Road, thence extending from the point of beginning and leaving Devereux Road, south 71 degrees 55 minutes east, along the south line of the aforesaid cemetery and along other land of the Grantors herein, K.R. Comstock, Jr., et al, for a distance of 828.67 feet to an iron pipe found, a corner of land of E. Douglas Bohannon, et ux; thence by said land, south 71 degrees 35 minutes east, a distance of 308.70 feet to an iron pin found on the west side of a 50 feet wide right-of-way (a proposed extension of Lexington Manor); thence continuing by the same course, 50.2 feet crossing said right-of-way, to a corner of land of Stephen Przysuki, et ux; thence by said land on a line curving to the left, having a radius of 375 feet, for an arc distance of 51.69 feet to a point; thence continuing by the same land and by land of E.A. Melo, south 09 degrees 07 minutes west, for a distance of 414.2 feet to a point; thence continuing by Melo's land, south 80 degrees 54 minutes east, a distance of 362.57 feet to an iron pin found on the westerly line of land of John Corry; thence by Corry's land, south 06 degrees 10 minutes west, a distance of 275.15 feet to a corner of other land of the grantees herein, Joseph E. Heim, III, et ux; thence extending by Helms other

land, the following five (5) courses and distances, to wit: (1) south 29 degrees 59 minutes west, 78.36 feet to an iron pin set; (2) north 77 degrees 03 minutes west, following along in an old fence row, 716.71 feet to an iron pin set; (3) north 00 degrees 48 minutes east, 418.73 feet to an iron pin set; (4) north 15 degrees 42 minutes west, 440.72, feet to an iron pin set; and (5) north 71 degrees 55 minutes west, along the south line of a 50 feet wide right-of-way retained by the aforesaid grantors herein, for a distance of 561.50 feet to a point in the middle of the heretofore mentioned Devereux Road (T-410); thence extending along in the public road, north 06 degrees 16 minutes east, a distance of 51.09 feet to the first mentioned spike and the place of beginning.

BEING Parcel #1 on the above-mentioned Plan.

SUBJECT to a 50 feet wide right-of-way retained by the Grantors herein for access to their other lands (Tax Parcel # 31-4-75) from Devereux Road, which right-of-way extends eastward from the middle of Devereux Road, along the south line of the aforesaid Church cemetery and partly along the south line of the said Tax Parcel #31-4-75, for a distance of 561.60 feet.

SUBJECT also to another 50 feet wide right-of-way (the proposed extension of Lexington Manor), which right-of-way serves as access to the public road from land of the aforesaid Stephen Przyuski, et ux and from land of the aforesaid E.A. Melo, et ux.

BEING Parcel # 1 on said Plan.

PREMISES D

ALL THAT CERTAIN tract or parcel of land situate on the easterly side of Devereux Road (T410) in the Township of Wallace, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof by K.R. Comstock, Jr., Registered Land Surveyor, last revised August 23, 1991 and recorded as Plan No. 11380 in the records of Chester County, as follows, to wit:

BEGINNING at the northwesterly corner thereof, a spike set in or near the middle of Devereux Road (T-410) a corner of a 50 feet wide strip of land retained by the grantors herein, K.R. Comstock, et al, and which spike is distant 1,163 feet more or less, as measured southwardly in said Devereux Road, from the center of Fairview Road (LR 15148); thence extending from the point of beginning, leaving Devereux Road by remaining lands of the grantors, the following five (5) courses and distances, to wit: (1) south 71 degrees 55 minutes east, 561.50 feet, along the southerly side of the said 50 feet wide strip of land, to an iron pin

set; (2) south 15 degrees 42 minutes east 440.72 feet to an iron pin set; (3) south 00 degrees 48 minutes west 418.73 feet to an iron pin set in a fence row; (4) south 77 degrees 03 minutes east, in said fence row, 716.71 feet to an iron pin set; and (5) north 29 degrees 59 minutes east 78.36 feet to an existing corner of land of John Corry; thence extending by Corry's land, south 38 degrees 41 minutes east in and along an old stone fence, for a distance of 792.30 feet to an iron pin set; thence continuing by Corry's land and by land of Albert Greenfield, south 86 degrees 08 minutes east in and along an old stone fence, for a distance of 537.42 feet to an old post in the intersection of two stone fences; thence by land of Albert Greenfield, south 33 degrees 09 minutes west, in and along an old stone fence, for a distance of 1,349.70 feet to an iron pin found, a corner of land of George Ley; thence by Ley's land, the following three (3) courses and distances, to wit: (1) north 42 degrees 48 minutes west, still in and along an old stone fence a distance of 776.20 feet to an iron pin found; (2) north 05 degrees 55 minutes east 495.35 feet to an existing iron pin; and (3) north 69 degrees 48 minutes west, 342.82 feet to an existing iron stake, a corner of other lands of the grantees herein, Joseph E. Heim, III and wife; thence extending by the grantees' other land, the following five (5) courses and distances, to wit: (1) north 41 degrees 36 minutes east 238.50 feet to a point; (2) north 69 degrees 12 minutes west, in and along an old stone fence, 730.00 feet to a point; (3) north 31 degrees 33 minutes east 337.80 feet to a point; (4) north 10 degrees 08 minutes west 377.17 feet to an iron pipe found; and (5) north 83 degrees 47 minutes west, crossing an existing iron pipe found on the east side heretofore mentioned Devereux Road, for a distance of 548.60 feet to a point in or near the middle of said public road; thence extending along in the middle of Devereux Road, north 06 degrees 16 minutes east, for a distance of 567.47 feet to the first mentioned spike and place of beginning.

CONTAINING 42.643 acres of land be the same more or less.

SUBJECT to a Texas Eastern Pipeline Company right of way as shown on the above mentioned Plan.

AS to Premises A, Premises B, Premises C and Premises D – being the same premises which the Idit Irrevocable Trust dated June 15, 2009 FBO Kelly Heim; and the Idit Irrevocable Trust dated June 15, 2009 FBO Steven Heim; and Joseph E. Heim, II and Patricia J. Heim, husband and wife, by Deed dated 5-31-2012 and recorded 6-7-2012 in Chester County in Record

Book 8443 Page 240 conveyed unto Valhalla Brandywine Partners, L.P., a Pennsylvania limited partnership, in fee.

PLAINTIFF: The Bancorp Bank

VS

DEFENDANT: **VALHALLA**

BRANDYWINE PARTNERS, LP

SALE ADDRESS: 91 Devereux Road (Premises A) and 159 Devereux Road (Premises B) Wallace Township, Chester County, Pennsylvania Parcels Nos: 31-4-58 (Premises A) and 31-4-60.1 (Premises B) and 100 Devereux Road, Wallace Township, Chester County, Pennsylvania Parcel No. 31-4-73.1 and 101 Devereux Road (Premises A); 141 Devereux Road (Premises B) 61 Lexington Manor (Premises C); and 70 Devereux Road (Premises D) Wallace Township, Chester County, Pennsylvania Parcel Nos. 31-4-58.1; 31-4-59 (B); 31-4-73 (C); and 31-4-73.4 (D)

PLAINTIFF ATTORNEY: **WALTER WEIR, JR., ESQ. and SUSAN VERBONITZ, ESQ., 215-665-8181**

SALE NO. 16-3-162

Writ of Execution No. 2014-10812

DEBT \$387,368.35

PROPERTY situate in Borough of London Grove Township

TAX Parcel #59-008-0551.0000

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association 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 2007-HE1,

VS

DEFENDANT: **GREGORY P. RUSSELL**

SALE ADDRESS: 51 Abby Road, Avondale, PA 19311

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

SALE NO. 16-3-163

Writ of Execution No. 2012-04902

DEBT \$136,544.77

PROPERTY situate in the Phoenixville Borough, 5th, Chester County, Pennsylvania

BLR# 15-5-115

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Federal National

Mortgage Association

VS

DEFENDANT: **WAYNE CRUMB**

SALE ADDRESS: 359 Emmett Street, Phoenixville, PA 19460-3157

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

SALE NO. 16-3-164

Writ of Execution No. 2014-00580

DEBT \$354,174.80

ALL THAT CERTAIN parcel situate in the Township of West Bradford.

HET a dwelling k/a 1410 Hampton Drive, Downingtown, PA 19335.

BEING the same property which Kazanjian Builders, Inc., granted and conveyed unto Kent A Baschwitz and Gail C. Baschwitz, by Deed dated August 20, 1993 and recorded August 24, 1993 in the Recorder's Office of said County in Book 3609, Page 1449.

UNIFORM Parcel Identifier Tax Parcel No. 50-2-95.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **KENT A. BASCHWITZ and GAIL C. BASCHWITZ**

SALE ADDRESS: 1410 Hampton Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BRETT A. SOLOMON, 412-594-3913**

SALE NO. 16-3-165

Writ of Execution No. 2012-05164

DEBT \$576,128.17

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Kent Packard, Jr. and Elizabeth M. Packard by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 4/20/1973 and recorded in Chester County in Plan Book 49 Page 47 as follows, to wit:

TAX I.D. #: 27-06-0138.1

PLAINTIFF: OneWest Bank, FSB

VS

DEFENDANT: **DONNA CASHMAN, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, KRISTEN GLEASON,**

KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, ELISE BOND, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, DANIEL E. CASHMAN, KNOWN SURVIVING HEIR OF DANIEL CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, AND ALL UNKNOWN SURVIVING HEIRS OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER

SALE ADDRESS: 110 Ashenfelter Road, Malvern, Pennsylvania 19355

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

SALE NO. 16-3-168

Writ of Execution No. 2014-01877

DEBT \$136,199.23

PROPERTY situate in Borough of Oxford and partly in the Township of East Nottingham

TAX Parcel #69-2R-4

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **JEFFREY W. BODDY**

SALE ADDRESS: 149 Grant Street, Oxford, PA 19363

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

SALE NO. 16-3-169

Writ of Execution No. 2015-05449

DEBT \$224,674.21

PROPERTY situate in Borough of London Grove Township

TAX Parcel #59-04-0039

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ELEUTERIO BERNAL FLORES**

SALE ADDRESS: 13 Nova Lane, West Grove, PA 19390

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

SALE NO. 16-3-170

Writ of Execution No. 2015-05935

DEBT \$286,702.94

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Subdivision and Land Development Plan for Octorara Glen prepared by Chester Valley Engineers, Inc. dated 01/17/2003 lat revised 02/27/2004 recorded 05/06/2004 as Plan No. 17023, as follows:

BEGINNING at a point on the southeasterly side of Wick Drive (50 feet wide) a corner of Lot 12 on said Plan; thence extending from said beginning point along Wick Drive, north 50 degrees 44 minutes 10 seconds east 95.00 feet to a point, a corner of open space on said Plan, thence leaving said Wick Drive and extending along said open space the 2 following courses and distances: (1) south 39 degrees 15 minutes 50 seconds east 221.47 feet to a point; (2) south 63 degrees 36 minutes 24 seconds west 98.45 feet to a point a corner of Lot 12, aforesaid; thence extending along the same north 39 degrees 15 minutes 50 seconds west 199.76 feet to a point on the southeasterly side of Wick Drive, the first mentioned point and place of beginning.

BEING Lot 11 on said Plan.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

TITLE to said Premises vested in Jay Krywucki and Yan Yan by Deed from Melanie W. Stauffer dated 03/12/2010 and recorded 03/26/2010 in the Chester County Recorder of Deeds in Book 7887, Page 2290.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **JAY KRYWUCKI and YAN YAN**

SALE ADDRESS: 29 Wick Drive, Parkesburg, PA 19365

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

SALE NO. 16-3-171
Writ of Execution No. 2015-07029
DEBT \$173,430.70

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate, lying and being in the city of Coatesville, County of Chester and Commonwealth of Pennsylvania

SITUATE in the City of Coatesville, formerly the borough, County of Chester and State of Pennsylvania

BEGINNING at a point on the south side or curb line of Chestnut Street, one ninety and five tenths (190.5) feet from the east curb line of Fifth Avenue; thence along said curb line of Chestnut Street fifty feet (50.00) to a corner of land now or late of Edwin F. Torry; thence extending back southwardly between parallel lines at right angles to said Chestnut Street one hundred fifty-one and eight tenths (151.8) feet to the north side of Diamond Street.

CONTAINING seven thousand five hundred ninety (7,590) square feet of land, be the same more or less.

BOUNDED on the north by Chestnut Street; on the east by land now or late of Edwin F. Torry; on the south side by Diamond Street; and on the east by land now or late of Elizabeth B. Megargee.

PARCEL # 16-6-175

PREMISES being: 524 East Chestnut Street, Coatesville, PA 19320

BEING the same premises which Faisal Madanat by Deed dated June 12, 2003 and recorded July 16, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5787 Page 1576, granted and conveyed unto Vance L. Brown

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-C, Mortgage-Backed Certificates, Series 2005-C c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **VANCE L. BROWN**

SALE ADDRESS: 524 East Chestnut Street, Coatesville, PA 19320

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

SALE NO. 16-3-172
Writ of Execution No. 2014-10878
DEBT \$206,826.57

PROPERTY situate in West Vincent Township

TAX Parcel #25-06-0020

IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **ANTHONY T. DISTEFANO, ADMINISTRATOR OF THE ESTATE OF JANET C. DISTEFANO a/k/a JANET DISTEFANO**

SALE ADDRESS: 3060 Conestoga Road, Glenmore, PA 19343

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

SALE NO. 16-3-173
Writ of Execution No. 2015-06953
DEBT \$404,306.79

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected situate in the Township of East Nantmeal, Chester County, Pennsylvania, bounded and described to a Final Plan of the Land of Chester A. Goodfellow made by K. R. Comstock, Surveyor dated July 6, 1977, last revised October 28, 1977, and recorded in the Office of Recorder of Deeds in Chester County as Plan #1369, being Lot No. 4 as shown on said plan, as follows, to wit:

BEGINNING at a point on the title line in the bed of Pa. Hwy. Rt. 345, a corner of Lot 5, as shown on said Plan; thence from said point of beginning along the title line in the bed of Pa. Hwy. Rt. 345 the 2 following courses and distances: (1) on the arc of a circle curving to the right radius of 573.32 feet arc distance of 186.52 feet to a spike; (2) north 81 degrees 12 minutes west, 262.63 feet to a spike a corner of Lot #3; thence along Lot #3, north 01 degree 41 minutes east, 585.81 feet to an iron pin, a corner of Lot #6; thence along Lot #6, south 88 degrees 19 minutes east, 230 feet to an iron pin, a corner of Lot #5; thence along Lot #5, south 17 degrees 47 minutes east, 648.34 feet to the first mentioned point and place of beginning.

UNDER and subject to restrictions as set forth in Deed Book Y-52, Page 459, Chester County Records.

CONTAINING; 4.726 acres more or less.

BEING the same premises as Edward L. Cunningham and Kathleen Cunningham, by Deed dated May 31, 1989, and recorded on June 5, 1989, by the Chester County Recorder of Deeds in Deed Book 1566, at Page 49, granted and conveyed unto John J. Reagan and Valerie M. Reagan, as Tenants by the Entireties.

AND the said John J. Reagan, having departed this life on September 26, 2014, whereby title vested with Valerie M. Reagan, solely, by right of survivorship.

BEING known and numbered as 528 Bulltown Road, Elverson, PA 19520.

TAX Parcel No. 24-3-13.11

PLAINTIFF: M & T Bank

VS

DEFENDANT: **VALERIE M. REAGAN, IN HER INDIVIDUAL CAPACITY AS REAL OWNER AND MORTGAGOR, AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JOHN J. REAGAN, DECEASED, AND THE UNITED STATES OF AMERICA**

SALE ADDRESS: 528 Bulltown Road, Elverson, PA 19520

PLAINTIFF ATTORNEY: **M. TROY FREEDMAN, ESQ., 215-572-8111**

SALE NO. 16-3-174

Writ of Execution No. 2014-11059

DEBT \$287,838.50

TAX Parcel: 1-4-40.17

PLAINTIFF: Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Fund Society, FSB, not individually, but solely as Trustee

VS

DEFENDANT: **JOSEPH M. WEIN a/k/a ESTATE OF JOSEPH MICHAEL WEIN, DECEASED; DOROTHY AUDREY WEIN, KNOWN HEIR OF JOSEPH M. WEIN; LAWRENCE W. WEIN, KNOWN HEIR OF JOSEPH M. WEIN; UNKNOWN HEIRS, DEVISES AND PERSONAL REPRESENTATIVES OF JOSEPH M. WEIN a/k/a JOSEPH MICHAEL WEIN, AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST; THE UNITED STATES OF AMERICA**

SALE ADDRESS: 318 W. Virginia Avenue, West Chester, PA

PLAINTIFF ATTORNEY:

SALE NO. 16-3-175

Writ of Execution No. 2014-05475

DEBT \$289,982.41

ALL THAT CERTAIN lot or piece of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 3/4/2001 and recorded in Chester County as Plan File #90-15749 as follows, to wit:

BEGINNING at a point on the southeasterly side of Brittany Drive, a corner of Lot 42, thence extending along the line of same, south 37 degrees 39 minutes 37 seconds east, crossing the bed of a 20 feet wide access easement, 121.38 feet to a point in the line of Lot 17, thence extending along the line of same, and in the bed of a 20 feet wide access easement south 46 degrees 26 minutes 14 seconds west 3.77 feet to a point in the line of Lot 18, thence extending along the line of same, south 52 degrees 18 minutes 28 seconds west 45.25 feet to a point in the line of Lot 40, thence extending along the line of same, north 37 degrees 39 minutes 37 seconds west, leaving the bed of aforementioned 20 feet wide access easement, 119.88 feet to a point on the southeasterly side of Brittany Drive, aforementioned, thence extending along the line of same, north 52 degrees 20 minutes 23 seconds east 21.72 feet to a point of curve, thence extending along the line of same, along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 27.39 feet to the point of beginning.

CONTAINING 5,882 square feet of land, more or less.

BEING Lot No. 41 on said Plan.

BEING UPI# 60-4-337

BLR# 60-4-337

BEING the same premises which Wilkinson Heritage, L.L.C., a Pennsylvania Limited Liability Company, granted and conveyed unto Steven J. Evans and Loretta H. Evans, husband and wife, by Deed dated December 13, 2004 and recorded December 23, 2004 in Chester County Record Book 6370, Page 1256, for the consideration of \$347,214.00.

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

VS

DEFENDANT: **LORETTA H. EVANS AND STEVEN EVANS a/k/a STEVEN J. EVANS**

SALE ADDRESS: 218 Brittany Drive, Avondale, PA 19311

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

SALE NO. 16-3-176
Writ of Execution No. 2014-10119
DEBT \$119,105.20

PROPERTY situate in the East Pikeland Township, Chester County, Pennsylvania BLR# 26-03-0384
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
 VS

DEFENDANT: **RYAN PADDICK and DANIELLE DUSMORE PADDICK a/k/a DANIELLE D. PADDICK a/k/a DANIELLE DUNSMORE PADDICK**

SALE ADDRESS: 1953 Revolutionary Court, Phoenixville, PA 19460-4714

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

SALE NO. 16-3-177
Writ of Execution No. 2015-02098
DEBT \$32,352.00

BY virtue of a Writ of Execution No. 15-02098

OWNER of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 216 West Lafayette Street, West Chester, Pennsylvania 19380.

UPI No. 1-4-196

IMPROVEMENTS: residential dwelling.

JUDGMENT amount: \$32,352.00

PLAINTIFF: Alliance Bank, f/k/a Greater Delaware Valley Savings Bank

VS

DEFENDANT: **RICHARD WOLEN-SKY, JR.**

SALE ADDRESS: 216 West Lafayette Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

SALE NO. 16-3-178
Writ of Execution No. 2015-08372
DEBT \$136,875.08

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

TAX Parcel No.: 15-05-0366-0000

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **JOAN SIBERT**

SALE ADDRESS: 47 Emmett Street, Phoenixville, PA 19460

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

SALE NO. 16-3-179
Writ of Execution No. 2015-07579
DEBT \$226,666.78

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

TAX Parcel No.: 15-4-697

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **BRIAN M. VARANO**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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

SALE NO. 16-3-180
Writ of Execution No. 2014-01761
DEBT \$160,392.96

PROPERTY situate in Township of Caln

TAX Parcel #39-4L-28

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **SHIRLEY JACKS**

SALE ADDRESS: 3151 Walnut Street, Downingtown, PA 19335

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

SALE NO. 16-3-181
Writ of Execution No. 2015-00377
DEBT \$1,244,711.15

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, Chester County, Pennsylvania, described according to a plan of subdivision for George S. Hundt made by Chester Valley Engineers, Inc., Paoli, PA dated 10/17/1985 last revised 12/10/1985 (filed as Plan #6088), as fol-

lows, to wit:

BEGINNING at a point on the center line of Warren Avenue (LR 15228) (33 feet wide) with ultimate right of way line 50 feet wide, said point being a corner of the herein described lot and Lot #1 on said Plan and located 345.10 feet north 23 degrees 10 minutes west from a point a corner of lands now or late of Philip F. Stringer and Florence A. Yellers; thence along the center line of Warren Avenue, (north 23 degrees 10 minutes west, 364.90 feet crossing an existing horse path easement to a point in the corner of lands now or late of Sheila Hundt; thence leaving Warren Avenue (erroneously omitted from prior deed) and along lands of Sheila Hundt and along said Horse Path Easement north 66 degrees 50 minutes east, 456.96 feet to a point in line of lands now or late of Craig E. and Lee S. Eisenacher; thence along said lands the 2 following courses and distances; (1) south 23 degrees 10 minutes east, 60.00 feet recrossing said horse path easement and (2) south 42 degrees 50 minutes 37 seconds east 323.81 feet to a point a corner of Lot #1, thence along said Lot #1, south 66 degrees 50 minutes east, 565.99 feet to the point and place of beginning.

BEING Lot #2 on said Plan.

CONTAINING 4.209 acres of land, more or less.

TITLE to said premises vested in William M. Bungeroth and Lola P. Bungeroth by Deed from T. Daniel Mullray dated 10/12/2000 and recorded 10/25/2000 in the Chester County Recorder of Deeds in Book 4840, Page 1590.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of WaMu Mortgage Pass-Through Certificates, Series 2005-AR11

VS

DEFENDANT: **WILLIAM M. BUNGEROTH and LOLA P. BUNGEROTH**

SALE ADDRESS: 767 South Warren Avenue, Malvern, PA 19355

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

SALE NO. 16-3-182

Writ of Execution No. 2014-03438

DEBT \$197,461.14

PROPERTY situate in the Caln Township, Chester County, Pennsylvania
BLR# 39-4G-136

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **KATIE M. LUSBY a/k/a KATIE TESTA and NICHOLAS W. LUSBY**

SALE ADDRESS: 7 Courtney Lane, Thorndale, PA 19372-1071

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

SALE NO. 16-3-183

Writ of Execution No. 2014-01256

DEBT \$485,552.99

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, described according to Plan of Property for N. Harlan Slack by G.D. Houtman and Son, Civil Engineers, dated June 4, 1965.

BEGINNING at a point of curve on the westerly side of Carroll Brown Way (50 feet wide) the said point of curve being measured along an arc of circle to the left of radius 25 feet on arc distance of 39.27 feet from a point of tangency on the northerly side of Fox Place (50 feet wide); thence from the said point of beginning and in a south-easterly to southwesterly direction along an arc of a circle to the right of radius 25 feet an arc distance of 22.40 feet to a point; thence along lands to be conveyed to N. Harlan Slack north 39 degrees 06 minutes 10 seconds west 459.46 feet to a point; thence along a Park Area north 67 degrees 29 minutes 50 seconds east 193.45 feet to a point; thence south 36 degrees 58 minutes 30 seconds east 259.17 feet to a point on the northwesterly side of Carroll Brown Way; thence in a southwesterly to southeasterly direction along an arc of a circle to the left of radius 200 feet an arc distance of 212.58 feet to a point of tangency; thence south 18 degrees 7 minutes 10 seconds east 4.25 feet to the first mentioned point of beginning.

BEING UPI No. 67-2-27.13

Containing 1.4 acres, more or less

Containing a Residential Dwelling and related improvements

PLAINTIFF: Jerome Sauls

VS

DEFENDANT: **WILLIAM J. SHEHWEN III and JAIME L. SHEHWEN (H/W)**

SALE ADDRESS: 1409 Carroll Brown Way, Westtown Township, West Chester, PA

PLAINTIFF ATTORNEY: **H. FIN-TAN McHUGH, ESQ., 610-892-1865**

SALE NO. 16-3-184
Writ of Execution No. 2015-00417
DEBT \$202,133.33

ALL THAT CERTAIN message and lot of land known and designated as No. 414 Meredith Street, situate in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the middle of Meredith Street, a corner of land late of James C. Cassell, deceased; thence by the same south 86° west, 177 feet to the east side of Chestnut Alley, not opened, and in a line of land late of Charles G. Gawthrop, deceased; thence by the same north 4° west, 25 feet to a stake, a corner of land now or late of John L. Gabel and wife; thence by the same passing through the center of the division wall dividing the premises herein conveyed from the premises on the north, known as No. 412 Meredith Street, north 86° east, 177 feet to a point in the middle of Meredith Street; thence by the same south 4° east, 25 feet to the place of beginning.

CONTAINING 4,425 square feet of land, be the same more or less.

BEING known as 414 Meredith Street, Kennett Square, PA 19348

BEING the same premises which Helen L. Perigo, by Deed dated 9/15/2005 and recorded 9/21/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6626, Page 924, granted and conveyed unto Jesus M. Baeza and Beatriz Inez Alvarez.

PARCEL No.: 03-04-133

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JESUS BAEZA ZAVALA a/k/a JESUS M. BAEZA and BEATRIZ L. ALVAREZ CANTORAN a/k/a BEATRIZ L. ALVAREZ a/k/a BEATRIZ INEZ ALVAREZ**

SALE ADDRESS: 414 Meredith Street, Kennett Square, PA 19348

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

SALE NO. 16-3-185
Writ of Execution No. 2009-07789
DEBT \$454,444.34

TAX Parcel: 55-3-11

PLAINTIFF: J3 Investments, LLC

VS

DEFENDANT: **DIAMOND DEVELOPMENT GROUP, LLC**

SALE ADDRESS: 313 South Fairfield Road, Devon, PA 19333

PLAINTIFF ATTORNEY: JAMES S. TUPITZA, 610-696-2600

SALE NO. 16-3-186
Writ of Execution No. 2012-04215
DEBT \$222,828.74

ALL THAT CERTAIN lot or piece of land, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at a corner of lands now or formerly of Ray Brobst said point being in the middle of "School House Road" (33 feet wide) and distant along the same from a point marking the centerline intersection with the terminus of another public road known as the "East Cedarville Road", north 42 degrees 00 minutes east, 1 236 feet;

THENCE from the said point of beginning leaving said road and along lands now or formerly of the said Ray Brobst north 48 degrees 00 minutes west, 216.50 feet to a corner on line of other lands now or formerly of John F. Peterson;

THENCE along the same north 42 degrees 00 minutes east, 152 feet and south 48 degrees 00 minutes east, 216.50 feet to a corner in the middle of "school house road";

THENCE along the same south 42 degrees 00 minutes west, 152 feet to the place of beginning. Containing 0 acres and 120.87 perches of land, more or less.

PARCEL No.: BLR# 18-1-109-7

BEING known as: 200 School House Road, Pottstown, PA 19465.

BEING the same premises which Nationwide Mutual Insurance Company, by Deed dated August 30, 2010 and recorded September 30, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 8005, Page 819, granted and conveyed unto Christian Hugh O'Rourke, III.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTIAN HUGH O'ROURKE, III**

SALE ADDRESS: 200 School House Road, Pottstown, PA 19465

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

SALE NO. 16-3-187
Writ of Execution No. 2012-04327
DEBT \$263,702.37

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

ALL THAT CERTAIN wood lot situated in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a black oak tree in Springton Manor Line;

THENCE by land now or late of Thomas Lomis north J. 1i degree west, 65.9 perches to a stone;

THENCE by land late of William Dripps south 60-1/2 degrees east 11.4 perches to a stone; thence south 2-3/4 degrees east, 60 perches to a stone; thence by land now or late of James Templeton south 88-1/4 degrees west, 12 perches to the place of beginning.

CONTAINING 4 acres and 29 perches, more or less.

EXCEPTING thereout and therefrom all that certain lot or tract of ground which William H. Miller, single man, by Deed dated May 22, 1964 and recorded in the office for the recording of Deeds in and for the County of Chester, State of Pennsylvania, in Deed Book W-35 Page 350, granted and conveyed unto the Philadelphia Electric Company, its successors and assigns. {Being .6955 acres)

PARCEL No.: BLR #29-3-20

BEING known as: 152 Barons Hill Road, Honey Brook, PA 19344.

BEING the same premises which Jonathan W. Weaver, by Deed dated February 14, 2008 and recorded March 7, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7380, Page 1966, granted and conveyed unto Christopher J. Bohn and Kathryn D. Bohn, husband and wife, and John H. Bohn and Eileen C. Bohn, husband and wife, as tenants by the entirety between husband and wife and as joint tenants with the right of survivorship as to the whole.

BEING UPI Number BLR #29-3-20

PARCEL No.: BLR #29-3-20

BEING known as: 152 Barons Hills Road, Honey Brook, PA 19344

BEING the same premises which Jonathan W. Weaver, by Deed dated February 14, 2008 and recorded March 7, 2008 in and for Chester County, Pennsylvania in Deed Book 7380,

Page 1966, granted and conveyed unto Christopher J. Bohn and Kathryn D. Bohn, husband and wife, and John H. Bohn and Eileen C. Bohn, husband and wife, as tenants by the entirety between husband and wife and as joint tenants with the right of survivorship as to the whole.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER J.**

BOHN

SALE ADDRESS: 152 Barons Hill Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY:

REBEKAH QUESENBERRY, 717-516-7651

SALE NO. 16-3-188
Writ of Execution No. 2012-02143
DEBT \$229,925.84

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

PREMISES "A"

ALL THAT CERTAIN tract or parcel of ground together with the dwelling house erected thereon situate in the Township of West Nantmeal, County of Chester, Commonwealth of Pennsylvania and described according to a Plan of Parcel of Land, property of the Estate of Frank L. Shingle, said Plan made by A. R. Comstock, Jr., Registered Surveyor, dated July 19, 1969, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Barneston Road (T-398) a corner of lands now or late of Leonard F. Bellak, thence extending along the last mentioned lands, the two following courses and distances, (1) leaving the title line in the bed of Barneston Road, south 25 degrees 13 minutes west, crossing the southwesterly side of thereof, the distance of 295.95 feet to an iron pin, and (2) north 72 degrees 39 minutes west, the distance of 147.00 feet to a large rock oak, a corner of lands now or late of Mrs. Frank Mazon; thence extending along the last mentioned lands, north 25 degrees 58 minutes 30 seconds east, recrossing the south westerly side of Barneston Road, the distance of 326.08 feet to a spike on the title line in the bed thereof; thence extending along the title line in the bed of Barneston Road south 60 degrees 46 minutes east, the distance of 141.61 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.024 acres of land.

PREMISES "B"

ALL THAT CERTAIN tract of parcel of ground situate in the Township of West Nantmeal, County of Chester, Commonwealth of Pennsylvania, described according to the Final Plan of the Daily Subdivision, said Plan made by Anthony Consentino & Assoc., Ltd., Professional Land Surveyors, dated January 11, 1982, known as Lot No. 1 as follows to wit: beginning at an iron pin found. It being the southwest corner of land of Lea Daily, as described in Deed Book Volume 056, Page 207; thence extending along residue property of Lea A. Bellak, a/k/a Lea A. Daily, the two following courses and distances viz:

(1) south 28 degrees 23 minutes 40 seconds west, the distance of 100 feet to an iron pipe. (2) 40th 73 degrees 5 minutes 35 seconds west, the distance of 280.82 feet to an iron pipe. Thence along the land of Lewis Brown and Ralph Shingle respectively north 22 degrees 59 minutes 36 seconds east the distance of 100.00 feet to an iron pin found. Thence along land of Sara Mazon and other land of Lea A. Daily respectively south 72 degrees 48 minutes 33 seconds east, the distance of 290.14 feet to the place of beginning.

CONTAINING 0.6427 acres.

SUBJECT to coal and mineral rights previously conveyed or reserved and to rights of way, exceptions, reservations, conditions and restrictions as set forth in prior instrument of record, but are not re-imposed hereby.

BEING UPI Number 23-5-108

PARCEL No.: 23-5-108

BEING known as: 30 Barneston Road, Honey Brook, PA 19344

BEING the same premises which Joel R. Charron also known as Joel Charron and Sylinda Smith, as tenants with rights and survivorship, and not tenants in common by Deed dated June 9, 2010 and recorded June 16, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 7934, Page 2072, granted and conveyed unto Joel R. Charron and Sylinda Smith, as joint tenants with rights of survivorship and not tenants in common.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **JOEL R. CHARRON, aka JOEL CHARRON**

SALE ADDRESS: 30 Barneston Road, Honey Brook, PA 19344

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

SALE NO. 16-3-189**Writ of Execution No. 2012-00774****DEBT \$343,815.59**

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

ALL THAT CERTAIN lot or parcel of ground, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Marchwood West-Section No. I made by Henry S.. Conrey, Inc. and recorded in the Recorder of Deeds of Chester County, in Plan Book 29 Page 38, as follows, to wit:

BEGINNING at a point on the southeasterly side of Concord Avenue (60 feet wide), a corner of Lot #54, said point being measured from a point of curve on the southwest side of Morris Road (50 feet wide) the 4 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 37.73 feet to a point of tangent on the southerly side of Concord a venue (the remaining courses and distances being measured along the same) (2) south 88 degrees 19 minutes 30 seconds west, 30.03 feet to a point of curve (3) on the arc of circle curving to the left having a radius of 570 feet the arc distance of 104.24 feet to a point of tangent and (4) south 77 degrees 50 minutes 50 seconds west, 634.95 feet to the point of beginning;

THENCE extending from said point of beginning along Lot #54 south 12 degrees 09 minutes 18 seconds east 200 feet to a point in line of lands of Bernard Hankin and Miles Robinson,

THENCE extending along the same south 87 degrees 35 minutes 25 seconds east, crossing the side of Magnolia Pipe Line Company right of way 109.79 feet to a point in bed of same a corner of Lot #56;

THENCE extending along the same crossing the northerly side of said pipeline north 12 degrees 09 minutes 10 seconds west, 184.43 feet to a point in the southeasterly side of Concord a venue

THENCE extending along the same north 77 degrees 50 minutes 50 seconds east. 105.15 feet to the first mentioned point and place of beginning.

BEING Lot Number 55 as shown on said Plan.

CONTAINING in area 20,626 square feet of land.

BEING Parcel Number 33-4M-163
BEING UPI Number 33-4M-163
PARCEL No.: 33-4M-163
BEING known as: 206 Concord

Avenue, Exton, PA 19341

BEING the same premises which William J. MacLuskie and Helen Elizabeth MacLuskie, husband and wife, by Deed dated October 30, 1989 and recorded November 1, 1989 in and for Chester County, Pennsylvania in Deed Book 1757, Page 423, granted and conveyed unto Jack F. Scott and Mary E. Scott, husband and wife, as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JACK F. SCOTT**

SALE ADDRESS: 206 Concord Avenue, Exton, PA 19341

PLAINTIFF ATTORNEY:

REBEKAH QUESENBERRY, 717-516-7651

SALE NO. 16-3-190

Writ of Execution No. 2013-02759

DEBT \$256,516.08

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

ALL THAT CERTAIN lot of land situate in the Borough of West Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Record Major Subdivision Plan of "West Meadows" made by Kiddie Consultants, Inc., dated February 24, 1987, last revised April 21, 1987 and recorded in Chester County Recorder of Deeds Office as Plan #7312 as follows, to wit:

BEGINNING for the same at a point in the center of Poppy Lane said point being a corner for this Lot and Lot 67 and being located the following 2 courses and distances from a point formed by the intersection of the center line of Columbia Drive (50 feet wide) which the center line of Poppy Lane (50 feet wide); (1) by a curve to the left, having a radius of 350.00 feet, an arc distances of 7.00 feet to a point; and (2) south 45 degrees 17 minutes 36 seconds west, 176.11 feet to the point of beginning; thence from said point of beginning and with Lot 67, south 42 degrees 44 minutes 01 second east, 199.65 feet to a point in line of Lot 73; thence with Lot 73, south 48 degrees 13 minutes 38 seconds west, 74.51 feet to a corner for Lot 65; thence, with Lot 65, north 58 degrees 33 minutes 27 seconds west, 179.22 feet to a point in the center of Poppy Lane; thence, with

the center of Poppy Lane the following 2 courses and distances: (1) by a curve to the right having a radius of 350.00 feet, an arc length of 123.94 feet to a point; and (2) north 45 degrees 17 minutes 38 seconds east, 2.82 feet to the point and place of beginning.

BEING Lot 66 on said Plan.

BEING UPI Number 05-007-0074.0000

PARCEL No.: 05-007-0074.0000

BEING known as: 11 Poppy Lane, West Grove, PA 19390

BEING the same premises which Eileen D. Tscheme, by Deed dated July 8, 2009 and recorded August 19, 2009 in and for Chester County, Pennsylvania in Deed Book 7753, Page 958, granted and conveyed unto Anthony D. Corsaro and Lisa Ellen Corsaro.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ANTHONY D. COR-**

SARO

SALE ADDRESS: 11 Poppy Lane, West Grove, PA 19390

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

SALE NO. 16-3-191

Writ of Execution No. 2099-10680

DEBT \$105,547.69

PROPERTY situate in the South Coatesville Borough, Chester County, Pennsylvania

BLR# 9-2-84.3

IMPROVEMENTS thereon: residential dwelling

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

VS

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

SALE ADDRESS: 26 Parkway Drive, a/k/a 26 Parkway Avenue, Coatesville, PA 19320

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

SALE NO. 16-3-192
Writ of Execution No. 2012-00477
DEBT \$98,390.81

ALL THAT CERTAIN lot or piece of ground, situate in London Grove Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of Brantham, made by George E. Regester, Jr., & Sons, Inc., Registered Land Surveyors, dated 6/4/1973 and recorded in Plan Book 56 Page 43 as follows, to wit:

BEGINNING at a point on the northerly side of Bentley Road (50 feet wide) on said Plan, a corner of Lot N. 23 on said Plan; thence extending along the said northerly side of Bentley Road the following 2 courses and distances, to wit: (1) north 86° 1' 9" west, 55.29 feet to a point of curve in same; thence (2) on the arc of a circle curving to the left having a radius of 435.00 feet to the arc distance of 75.33 feet to a point; thence leaving the said Bentley Road and extending north 5° 56' 22" west along line of Lot No. 25 on said Plan, 347.56 feet to a point; thence extending south 86° 31' 58" east along line of Lot No. 20 on said Plan, 190.00 feet to a point; thence extending south 3° 57' 29" west along line of Lots Nos. 22 and 23, 337.56 feet to a point on the northerly side of Bentley Road, the first mentioned point and place of beginning.

BEING Lot No. 24 on said Plan.

BEING known as 16 Bentley Road, West Grove, PA 19390

BEING the same premises which Judith C. Venuto, Robert A. Venuto and Jessica Lyn Venuto, by Deed dated 4/18/2011, recorded 4/29/2011, in the Office for the Recorder of Deeds in and for Chester County, in Deed Book Volume 8169, Page 556, conveyed unto Judith C. Venuto, as sole owner.

PARCEL No.: 59-8-141.28

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JUDITH C. VENUTO and JESSICA LYN VENUTO**

SALE ADDRESS: 16 Bentley Road, West Grove, PA 19390

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

SALE NO. 16-3-194
Writ of Execution No. 2013-06188
DEBT \$387,148.48

PROPERTY situate in Township of London Britain

TAX Parcel #73-06-0021.400

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Bank of America, National Association, as Indenture Trustee, Successor by Merger to LaSalle Bank National Association, as Indenture Trustee for AFC Trust Series 1998-1

VS

DEFENDANT: **CHARLOTTE A. COSSABOON and ROBERT N. COSSABOON**

SALE ADDRESS: 40 Morgan Hollow Way, Landenberg, PA 19350

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

SALE NO. 16-3-195
Writ of Execution No. 2015-01795
DEBT \$318,882.84

ALL THAT CERTAIN lot, or parcel of land with buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Wiltshire at Oxford" made by Lake, Roeder, Hillard & Beers, Oxford, PA, dated 11/6/1996, last revised 6/26/1998 and recorded 8/26/1998 as Plan #14559 as follows, to wit:

TAX I.D. #: 69-03-0063.34

PLAINTIFF: Navy Federal Credit Union

VS

DEFENDANT: **SCOTT PALETAR a/k/a SCOTT E. PALETAR and ASA PALETAR**

SALE ADDRESS: 139 Schoolview Lane, Oxford, Pennsylvania 19363

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

SALE NO. 16-3-197
Writ of Execution No. 2015-00749
DEBT \$244,783.37

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

to wit:

ALL THAT CERTAIN tract of land known as Lot #50, Plan of Fox Brook, Section 111, situate in London Britain Township, Chester County, Pennsylvania, and bounded and described according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Land Surveyors, dated January 29, 1971 and revised April 20, 1972 said Plan being recorded in the Office for the Recorder of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book 42 Page 34 as follows, to wit:

BEGINNING at a point set for the southwesterly corner of this about to be described tract and the northwesterly corner of Lot #49 on said Plan, said point being set on the easterly side of Fox Drive, 50 feet wide; thence leaving said point of beginning and by the easterly side of Fox Drive, north 02 degrees 47 minutes no seconds west, 160.00 feet to a point set for the northwesterly corner of this and the southwesterly corner of Lot #51; thence leaving said easterly side and by said land, north 87 degrees 13 minutes no seconds east, 277.11 feet to a point set for the northeasterly corner of this and set in line of Lot #14; thence by said land and of Lot #4 and partly by Lot #13, south 02 degrees 47 minutes no seconds east, 160.00 feet to a point set for the southeasterly corner of this and the northeasterly corner of Lot #49; thence by said land south 87 degrees 13 minutes no seconds west 277.11 feet to the first mentioned point and place of beginning.

CONTAINING 1.018 acres of land, be the same more or less.

BEING UPI Number 73-005-0035-4200

PARCEL No.: 73-005-0035-4200
BEING known as:. 103 Fox Drive, Landenberg, PA 19350

BEING the same premises which Arthur Whittaker, Jr. and Betty Lou Whittaker, husband and wife, by Deed dated August 29, 2008 and recorded September 8, 2008 in and for Chester County, Pennsylvania in Deed Book 7512, Page 280, granted and conveyed unto Gregory W. Miller and Christina J. Miller, husband and wife, as tenants by the entirety.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **GREGORY W. MILLER**

SALE ADDRESS: 103 Fox Drive, Landenberg, PA 19350

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

SALE NO. 16-3-198
Writ of Execution No. 2014-00589
DEBT \$169,086.89

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

BLR# 42-4K-5

IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **DEAN PRESCOTT a/k/a DEAN F. PRESCOTT and TRACEY DESCHAIINE a/k/a TRACEY L. DESCHAIINE**
SALE ADDRESS: 11 Pine Road, Malvern, PA 19355-1623

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

SALE NO. 16-3-199
Writ of Execution No. 2014-01362
DEBT \$201,717.69

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

BLR# 23-6-12.8

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.
VS

DEFENDANT: **ALAN R. SHINGLE and LISA SHINGLE**

SALE ADDRESS: 277 Killian Road, Honey Brook, PA 19344-9636

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

SALE NO. 16-3-200
Writ of Execution No. 2015-06589
DEBT \$211,764.96

PROPERTY situate in the West Chester Borough, Chester County, Pennsylvania

BLR# 1-9-480

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Deutsche Bank National Trust Company, as Trustee for Mortgageit Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-

1

VS
DEFENDANT: **JAIME L. RUBINO**
and WILLIAM SHEHWEN a/k/a WILLIAM J.
SHEHWEN, III

SALE ADDRESS: 21 West Barnard
Street, West Chester, PA 19382-3207

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

SALE NO. 16-3-202
Writ of Execution No. 2013-05089
DEBT \$823,524.28

PROPERTY situate in West Pikeland
Township

TAX Parcel #34-4-260

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: Nationstar Mortgage
LLC

VS

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

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

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

SALE NO. 16-3-203

Writ of Execution No. 2015-03296

DEBT \$149,035.07

PROPERTY situate in the Chester
County, Pennsylvania

BLR# 17-03-0244

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: HSBC Bank USA, N.A.,
as Trustee on behalf of Ace Securities Corp. Home
Equity Loan Trust and for The Registered Holders
of Ace Securities Corp. Home Equity Loan Trust,
Series 2005-SD1, Asset-Backed Pass-Through
Certificates

VS

DEFENDANT: **SHELBY D. SCHAF-**
FER, IN HER CAPACITY AS ADMINISTRA-
TRIX AND HEIR OF THE ESTATE OF
DAVID SCHAFFER a/k/a DAVID R. SCHAF-
FER and SHAWN D. SCHAFFER, IN HIS
CAPACITY AS HEIR OF THE ESTATE OF
DAVID SCHAFFER a/k/a DAVID R. SCHAF-
FER, STASIA D. STETLER, IN HER CAPAC-
ITY AS HEIR OF THE ESTATE OF DAVID
SCHAFFER a/k/a DAVID R. SCHAFFER, and
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, and ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER DAVID
SCHAFFER a/k/a DAVID R. SCHAFFER,
DECEASED

SALE ADDRESS: 222 West Cedarville
Road, Pottstown, PA 19465-7606

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