

NOTICES

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CLERK OF THE ORPHANS’ COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NOTICE OF FILING ACCOUNTS

ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, FEBRUARY 3, 2016

Courtroom 5 at 9:00 A.M. PREVAILING TIME

THE HONORABLE JOHN L. HALL

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans’ Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF MARIE T. LEIMKUHLER, DECEASED A/K/A MARIE LEIMKUHLER FIRST AND FINAL ACCOUNT OF: DONNA L. BONSALL, EXECUTOR ATTORNEY(S): BAYARD H. GRAF, ESQUIRE	1514-1875
ESTATE OF JENNIFER K. RAY, DECEASED FIRST AND FINAL ACCOUNT OF: ANTHONY J. RAY, ADMINISTRATOR ATTORNEY(S): RODNEY A BEARD, ESQUIRE	1514-0649
IN RE: HELEN B. LANG, TRUST FIRST AND PARTIAL ACCOUNT OF: JOAN R. GOSHOW, TRUSTEE ATTORNEY(S): JAMES J. RUGGIERO JR, ESQUIRE	1515-1711
ESTATE OF ALBERT LEROY KAISER, DECEASED A/K/A ALBERT L. KAISER FIRST AND FINAL ACCOUNT FOR THE POWER OF ATTORNEY OF: RUBY QUICK KAISER, EXECUTOR ATTORNEY(S): TODD ALLEN ELLIOTT, ESQUIRE	1514-1557

ESTATE OF ALBERT LEROY KAISER, DECEASED**1514-1557**

A/K/A ALBERT L. KAISER

FIRST AND FINAL ACCOUNT

OF: RUBY QUICK KAISER, EXECUTOR

ATTORNEY(S):

TODD ALLEN ELLIOTT, ESQUIRE

GUARDIANSHIP OF JOHN L. STRUGGLES**1561-0010**

FIRST AND INTERIM ACCOUNT

OF: WELLS FARGO BANK, N.A., GUARDIAN

ATTORNEY(S):

MURRAY S. ECKELL, ESQUIRE

CORPORATION NOTICE

Strutynski Landscaping, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Sager & Sager Assocs.

43 High Street

Pottstown, PA 19464

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

CAMPBELL, Robert R., late of Tredyffrin. Andrew Campbell, 708 W. Front Street, Glendora, NJ 08029, Executor. **DAVID J. BARTHOLF**, Esquire, 999 West Chester Pike, Suite 202, West Chester, PA 19382, atty.

COCKS, Barbara L., late of East Malborough, Chester County, PA. Barbara C. Vannote and Jessie W. Cocks, care of **MICHAEL C. MCBRATNIE**, Esquire, P.O. Box 673, Exton, PA 19341, Executrices. **MICHAEL C. MCBRATNIE**, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

EBERWEIN, George P., late of Franklin, Chester County, PA. Brian Eberwein, care of **CHARLES J. DURANTE**, Esquire, The Brandywine Building, 1000 West St., Ste. 1400, Wilmington, DE 19801, Executor. **CHARLES J. DURANTE**, Esquire, Connolly Gallagher, LLP, The Brandywine Building, 1000 West St., Ste. 1400, Wilmington, DE 19801, atty.

FRISCH, Doris B., late of East Goshen Township, Chester County, PA. Sharon L. Downey, care of **ROBERT S. SUPPLEE**, Esquire, 329 S. High St., West Chester, PA 19382-3336, Executrix. **ROBERT S. SUPPLEE**, Esquire, 329 S. High St., West Chester, PA 19382-3336, atty.

GIBLEY, JR., Charles W., late of the Township of Willistown, Chester County, PA. Joseph Gibley and Marie Cimino, care of **CYNTHIA L. DENGGLER**, Esquire, 43 E. Marshall St., Norristown, PA 19401, Executors. **CYNTHIA L. DENGGLER**, Esquire, Murphy & Dengler, 43 E. Marshall St., Norristown, PA 19401, atty.

HESELBERTH, Judith K., late of Pennsbury Township. John F. Hesselberth, 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.

HOWER, Marilyn K., late of East Goshen Township, Chester County, PA. Scott R. Hower, care of **SUZANNE M. HECHT**, Esquire, 795 E. Lancaster Ave., #280, Villanova, PA 19085, Executor. **SUZANNE M. HECHT**, Esquire, Haney & Hecht, 795 E. Lancaster Ave., #280, Villanova, PA 19085, atty.

IVES, JR., Frank E., late of Pocopson Township, Chester County, PA. Donna M. Naumowich, care of **ROBERT M. DIORIO**, Esquire, 21 West Front Street, Media, PA 19063, Executrix. **ROBERT M. DIORIO**, Esquire, DiOrio & Sereni, LLP, 21 West Front Street, Media, PA 19063, atty.

KEBA, Michael William, late of Borough of West Chester, Chester County, PA. Michael William Keba, Jr., care of ALEX AMOROSO, Esquire, 10 Palmers Ln., Media, PA 19063, Executor. ALEX AMOROSO, Esquire, 10 Palmers Ln., Media, PA 19063, atty.

LOERZEL, Mary Catherine, late of Downingtown. Gregory A. Loerzel, 19 Patterdale Place, Downingtown, PA 19335, Executor.

MATHESON, Eileen Rose, late of East Whiteland. Colleen D. Teears, 75 Founders Way, Downingtown, PA 19335, Administratrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

MACDONALD, Julia Bernadette, a/k/a Julia B. MacDonald, a/k/a Julia MacDonald, late of Exton, PA (West Whiteland Township) - Chester County. Esther F. Dakin, 1404 Granby Way, West Chester, PA 19380, Executrix.

MOXLEY, Alice G., late of Caln Township. Sheila R. Steczak, 421 Spring Grove Rd. East Earl, PA 17519, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

NYCE, Robert L., a/k/a Robert Nyce, late of Township of Schuylkill, Chester County, PA. Susan A. Nyce, care of NIKOLAS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAS I. TSOUROS, Esquire, Law Offices of Wendy F. Belczinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

REYNOLDS, Florence S., late of West Brandywine Township, Chester County, PA. Frederick H. Reynolds, Jr., 315 Lake St., Waltham, MA 02451, Executor. WILLIAM D. KRAUT, Esquire, Kraut and Kraut, 903 Shady Grove Way, West Chester, PA 19382, atty.

SOUDER, Rebecca Lynn, a/k/a Rebecca L. Souder, late of the Township of Tredyffrin, Chester County, PA. Daniel B. Glodowski a/k/a Daniel Brian Glodowski, care of ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, Executor. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

THALHAMER, Albert L., late of Tredyffrin Township, Chester County, PA. John A. Thalhamer, 416 Scofield Lane, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WOODRUFF, Ethel Exley, late of Westtown Township - West Chester. Stephen J. Woodruff, 940 Thorne Drive, West Chester, PA 19382, Executor.

ZELLER, Eileen L., late of Township of Pennsbury, Chester County, PA. Jeffrey R. Abbott, 108 Chesley Drive, Media, PA 19063, Executor. JEFFREY R. ABBOTT, Esquire, Abbott Lastowka & Overholt LLP, 108 Chesley Drive, Media, PA 19063, atty.

2nd Publication

CARDELLO, Paul S., late of the Township of East Goshen, Chester County, PA. Louise M. Cardello, care of DANIEL A. CZAPLICKI, Esquire, 400 Maryland Drive, P. O. Box 7544, Fort Washington, PA 19034-7544, Executrix. DANIEL A. CZAPLICKI, Esquire, Timoney Knox, LLP, 400 Maryland Drive, P. O. Box 7544, Fort Washington, PA 19034-7544, atty.

CONLIN, Jane Ann, a/k/a Jennie McConlin, late of the Township of Easttown, Chester County, PA. William J. Colin, care of GUY F. MATTHEWS, Esquire, 344 West Front Street, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews and Auslander, P.C., 344 West Front Street, Media, PA 19063, atty.

DANIELS, SR., Edward G., late of East Fallowfield Township. Edward G. Daniels, Jr., 2315 Strasburg Rd., East Fallowfield, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ELLIS, SR., Zarko L., a/k/a Zarko Ellis, late of Upper Uwchlan Township. Sharelle Ellis, 2500 West Street, Apt. 1 Union City, NJ, 07087, Administratrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 N. Pottstown Pike, Suite 220, Exton, PA 19341, atty.

EPPINGER, Virginia B., late of the Township of Easttown, Chester County, PA. Cynthia B. Eppinger and Pennsylvania Trust Company, Five Radnor Corp. Center, Ste. 450, Radnor, PA 19087, Executors. MCKINLEY C. MCADOO, Esquire, McCausland, Keen & Buckman, 259 N. Radnor Court, Ste. 160, Radnor, PA 19087, atty.

FORBES, J. Scott, late of the Township of Tredyffrin, Chester County, PA. Stephanie A. Forbes and Richard J. Forbes, care of GEORGE M. RITER, Esquire, 400 Maryland Drive, P. O. Box 7544, Fort Washington, PA 19034-7544, Executors. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Drive, P. O. Box 7544, Fort Washington, PA 19034-7544, atty.

GREENFIELD, Hyman, late of Chester Springs. Carol Greenfield, 195 Windgate Drive, Chester Springs, PA 19425, Executrix. JOSEPH J. CONSOLE, Esquire, Console Legal, 1515 Market Street, Suite 1200, Philadelphia, PA 19102, atty.

HARDIN, Barbara E., late of township of West Nantmeal, Chester County, PA. Mark G. Hardin, III, care of MICHAEL C. MCBRATNIE, Esquire, P. O. Box 673, Exton, PA 19341, Executor. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

HENDRICKS, Robert W., late of the Township of East Goshen, Chester County, PA. Anne E. Hindricks and Jill Porco, care of MICHAEL W. MILLS, Esquire, 131 W. State St., P. O. Box 50, Doylestown, PA 18901, Executrices. MICHAEL W. MILLS, Esquire, Antheil Maslow & MacMinn, LLP, 131 W. State St., P. O. Box 50, Doylestown, PA 18901, atty.

HOOVER, Mildred Elizabeth, late of Chadds Ford. Robert M. Galasso, 225 Scottsdale Rd., A511, Lansdowne, PA 19050, Administrator.

JAMISON, Michael P., late of Valley Township. Kevin Jamison, 3110 West Summit Avenue, Downingtown, PA 19335, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

JEFFERY, Thomas R., late of North Coventry Township, Chester County, PA. Daniel Scott Jeffery, care of LYN B. SCHOENFELD, Esquire, 25 West Second Street, P. O. Box 900, Media, PA 19063, Executor. LYN B. SCHOENFELD, Esquire, Schoenfeld, Surkin, Chupein & DeMis, P.C., 25 West Second Street, P. O. Box 900, Media, PA 19063, atty.

JONES, Linda, late of Tredyffrin Township, PA. Kimberlee A. Baker, care of DANIEL C. HERR, Esquire, 234 N. Duke Street, P. O. Box 1533, Lancaster, PA 17608-1533, Executrix. DANIEL C. HERR, Esquire, Herr & Low, 234 N. Duke Street, P. O. Box 1533, Lancaster, PA 17608-1533, atty.

LEHMAN, Marie V., late of Caln. William Allen, care of MARGERY S. PREDDY, Esquire, 2727 West Chester Pike, Broomall, PA 19008-1831, Executor. MARGERY S. PREDDY, Esquire, Law Offices of Sand Gibbs, LLP, 2727 West Chester Pike, Broomall, PA 19008-1831, atty.

MARTIN, Elizabeth H., a/k/a B.J. Martin late of Charlestown Township. John C. Martin, Jr., 4101 Howell Road, Malvern, PA 19355, Executor.

MARTIN, Hope W., late of Pennsbury Township, Chester County, PA. David W. Martin, care of JOSEPH E. LASTOWKA, JR., Esquire, The Madison Bldg. 108 Chesley Dr., Media, PA 19063-1712, Executor. JOSEPH E. LASTOWKA, JR., Esquire, Abbott Lastowka & Overholt LLP, The Madison Bldg. 108 Chesley Dr., Media, PA 19063-1712, atty.

MCCORMICK, Teresa M., late of West Vincent Township, Chester County, PA. Karen M. Shadel and Francis J. McCormick, Jr., care of ELAINE T. YANDRISEVITS, Esquire, 30 Cassatt Ave., Berwyn, PA 19312 Executors. ELAINE T. YANDRISEVITS, Esquire, McAndrews Law Offices, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

MCMAHON, Lillian A, late of West Grove. Sarah A Murphy, 281 School Rd., Lincoln University, PA 19352, Executrix. SCUDDER STEVENS, Esquire, 120 N. Union St., Kennett Square, PA 19348, atty.

MOSER, Mary Lee, a/k/a Mary L. Moser, late of Spring City, Chester County, PA. Sandra J. Pfeiffer, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

ROBINSON, Phyllis A., late of Avondale, Chester County, Pennsylvania. John E. Robinson, Sr., care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312, Executor. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312, atty.

RYAN, Karl F., late of Township of Westtown, Chester County, PA. Donald C. Spatola, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

SHIELDS, Katrina Ann, late of Dowingtown, PA. Carla Ellis-Revell, 4105 Spring Valley Road, Apt A3, Harrisburg, PA 17109, Administratrix.

SOUDER, Donald L., late of East Goshen Township, Chester County, PA. Susan V. Souder, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382, atty.

THOMAS, JR., Edward R., a/k/a Edward R. Thomas, late of East Goshen Township, Chester County, PA. Melissa Carduff, 27073 Patriot Dr., Salisbury, MD 21801, Executrix. DANIELLE FRIEDMAN, Esquire, Palmarella & Curry & Raab, P.C., 1255 Drummers Lane, Ste. 105, Wayne, PA 19087, atty.

THOMPSON, Martha E., late of Valley Township, Chester County, Pennsylvania. Timothy P. Thompson, 153 Beech St., Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

VALENTINO, Rudolph M., a/k/a Rudolph Valentino, late of East Whiteland Township, Chester County, PA. Michael J. Kelly, care of JOSEPH J. WITIW, Esquire, 1140-B York Rd., Warminster, PA 18974-2072, Executor. JOSEPH J. WITIW, Esquire, 1140-B York Rd., Warminster, PA 18974-2072, atty.

WALLACE, Beverly Ann, a/k/a Moran, a/k/a Riddle, late of West Caln. Patti A. Marshall, 440 Briarwood Dr., Elverson, PA 19520, Executrix.

WHITNEY, Gordon W., a/k/a Gordon W. Whitney Sr., late of West Grove Borough. Gordon W. Whitney Jr., 10801 Graeoch Road, Laurel, MD 20723, Executor. MARK E. HALBRUNER, Esquire, Halbruner Hatch & Guise LLP, 2109 Market Street, Camp Hill, PA 17011, atty.

WHITNEY, Marguerite E., late of Penn Township. Gordon W. Whitney Jr., 10801 Graeoch Road, Laurel, MD 20723, Executor. MARK E. HALBRUNER, Esquire, Halbruner Hatch & Guise LLP, 2109 Market Street, Camp Hill, PA 17011, atty.

3rd Publication

ALVISI, Marco, late of West Chester, PA. Franco Alvisi, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

BAKER, Velma Darlene, late of Oxford, Chester County, PA. David Cornette, 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.

CHASE, Patrick Keep, late of Kennett Square. Elizabeth McIlvaine, PO Box 107, Unionville, PA 19375, Administratrix.

GAUSCH, Elizabeth T., late of Phoenixville Borough, Chester County. Elizabeth Jane (Gausch) Hudson, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312, Administratrix. CTA. ELLIOTT GOLDBERG, Esquire, DiGiacomo & Goldberg, 1231 Lancaster Ave., Berwyn, PA 19312, atty.

GAUSCH, Michael Francis, late of Phoenixville Borough, Chester County. Elizabeth Jane (Gausch) Hudson, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312, Administratrix. ELLIOTT GOLDBERG, Esquire, DiGiacomo & Goldberg, 1231 Lancaster Ave., Berwyn, PA 19312, atty.

HELMICK, French, late of Honey Brook. Shannon Nguyen, 1236 Youngsburg Rd., Coatesville, PA 19320, Administratrix.

LEWIS, Diana E., late of Tredyffrin, Chester County, PA. Gerard J. Lewis, Jr., c/o SUZANNE M. HECHT, Esquire, 795 Lancaster Ave., Ste. 280, Villanova, PA 19085, Executor. SUZANNE M. HECHT, Esquire, Haney & Hecht, 795 Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

MARTIN, Robert Welles, late of East Goshen, Chester County, PA. Joyce McIlvaine, c/o LISA A. SHEARMAN, Esquire, 375 Morris Rd., P. O. Box 1479, Lansdale, PA 19446-0773, Executrix. LISA A. SHEARMAN, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P. O. Box 1479, Lansdale, PA 19446-0773, atty.

MCCANN, Sarah R., late of West Whiteland Township. Ralph R. McCann, 1404 Phoenixville Pike West Chester PA 19380 Executor. ANN R. LEVIN, Esquire, Levin Law LLC, 166 Allendale Road, King of Prussia, PA 19406, atty.

MEADOWS, Barbara Susan, late of Penn Township. David J. Meadows, 619 Unionville Road, Kennett Square, PA 19348 Executor.

PALLADINO, Gail L., late of North Coventry Township, Chester County, PA. Charles F. Palladino, 1720 Honeysuckle Lane, Pottstown, PA 19465 Administrator. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High St., Pottstown, PA 19465, atty.

PEIRCE, Robert Jones, late of West Grove, Chester County, PA. Ruth Anne Peirce Matteson, 311 Carlisle Drive, Avondale, PA 19311 Executrix. ROBERT A. CROWLEY, Esquire, 3201-B Millcreek Road, Wilmington, DE 19808, atty.

PETERSON, Daniel A., late of West Nantmeal, Chester County PA. Mark Peterson, c/o MICHAEL C. MCBRATNIE, Esquire, P. O. Box 673, Exton, PA 19341, Executor. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

REEVES, Louise M., late of West Brandywine Township. Deborah L. Freeman, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335 Personal Representative. BARRY S. RABIN, Esquire, The Law Office of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

SALTZ, Richard L. a/k/a Richard Saltz, late of Tredyffrin, Chester County, PA. Jeffrey S. Saltz, Two Penn Center Plaza, Suite 1930, 1500 John F. Kennedy Boulevard, Philadelphia, PA 19102, Executor. ROBERT I. FRIEDMAN, Esquire, Cozen O'Connor, One Liberty Place, 1650 Market St., Philadelphia, PA 19103, atty

SHAH, Nitin J., late of Berwyn, Chester County, PA. Ranjana Shah, care of F. CRAIG LAROCCA, Esquire, 800 N. Broad Street, Lansdale, PA 19446 Executrix. F. CRAIG LAROCCA, Esquire, 800 N. Broad Street, Lansdale, PA 19446, atty.

WALKER, Joanne M., late of Tredyffrin Township. Susan A. Walker, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey, Ballard & Bornstein LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312-1780, atty.

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN THAT that Articles of Incorporation were filed and approved by the Department of State and the Commonwealth of Pennsylvania, on October 27, 2015 for the purpose of incorporating **GATEWAY HORSEWORKS** under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation is incorporated under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania and shall be operated exclusively for charitable and educational within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, including, but not limited to, providing equine assisted psychotherapy services to children, adults, and families in a healing, farm-based environment.

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY
NO. 2015-09308

NADIA RAMIREZ V. JUAN REYES

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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

Chester County Bar Association
15 W. Gay Street
West Chester, PA 19380
610-692-1889

**Chester County
Court of Common Pleas
Number: 15-11221
Notice of Action in Mortgage Foreclosure**

Liberty Home Equity Solutions, Inc., Plaintiff v. Edward Kronmuller, Known Surviving Heir of Mary Ann Kronmuller, Stephen Kronmuller, Known Surviving Heir of Mary Ann Kronmuller, Robert Kronmuller, Jr., Known Surviving Heir of Mary Ann Kronmuller and Unknown Surviving Heirs of Mary Ann Kronmuller, Defendants

TO: Unknown Surviving Heirs of Mary Ann Kronmuller. Premises subject to foreclosure: 35 Pennsylvania Avenue, Phoenixville, Pennsylvania 19460. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service, Chester County Bar Association, 15 W. Gay Street, P.O. Box 3191, West Chester, Pennsylvania 19381, (610) 429-1500.

McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 14-10119**

WELLS FARGO BANK, N.A.

Vs.

RYAN PADDICK and DANIELLE DUSMORE PADDICK

NOTICE TO: DANIELLE DUSMORE PADDICK A/K/A DANIELLE D. PADDICK A/K/A
DANIELLE DUNSMORE PADDICK and RYAN PADDICK

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1953 REVOLUTIONARY COURT, PHOENIXVILLE, PA 19460-4714

Being in EAST PIKELAND TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 26-03-0384

Improvements consist of residential property.

Sold as the property of RYAN PADDICK and DANIELLE DUSMORE PADDICK

Your house (real estate) at 1953 REVOLUTIONARY COURT, PHOENIXVILLE, PA 19460-4714 is scheduled to be sold at the Sheriff's Sale on 03/17/2016 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$119,105.20 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

1st Publication of 3

TRUST NOTICE

MCCANN, Sarah R., late of West Whiteland Township, Ralph R. McCann, 1404 Phoenixville Pike, West Chester, PA 19380, Trustee. ANN R. LEVIN, Esquire, Levin Law LLC, 166 Allendale Road, King of Prussia, PA 19406, atty.

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 15-03296**

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.

SHELBY D. SCHAFFER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAVID SCHAFFER A/K/A DAVID R. SCHAFFER

SHAWN D. SCHAFFER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DAVID SCHAFFER A/K/A DAVID R. SCHAFFER, STASIA D. STETLER, IN HER CAPACITY 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

NOTICE TO: 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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 222 WEST CEDARVILLE ROAD, POTTSTOWN, PA 19465-7606

Being in NORTH COVENTRY TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 17-03-0244

Improvements consist of residential property.

Sold as the property of SHELBY D. SCHAFFER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DAVID SCHAFFER A/K/A DAVID R. SCHAFFER, SHAWN D. SCHAFFER, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DAVID SCHAFFER A/K/A DAVID R. SCHAFFER, STASIA D. STETLER, IN HER CAPACITY 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

Your house (real estate) at 222 WEST CEDARVILLE ROAD, POTTSTOWN, PA 19465-7606 is scheduled to be sold at the Sheriff's Sale on 03/17/2016 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$149,035.07 obtained by, 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 (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

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 **February 18, 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, March 21, 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

1st Publication

SALE NO. 16-2-61
Writ of Execution No. 2015-07446
DEBT \$285,085.47

ALL THAT CERTAIN lot or piece of ground shown in Plan Book #7965, situate un Upper Oxford Township, Chester County, PA, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in centerline of Route 896, known as Newark Road, the southeastern corner of herein premises; thence leaving said Route 896, and along other lands of Ephraim Hershey the 2 following courses and distances, viz:

1) S 70° 28' 16" W, 395.82' to a point; and
2) N 13° 38' 51" w, 350.79' to a point;
THENCE along lands of Barry D. Deel, Sr., N 70° 28' 16" E, 95.82' to an iron pin; thence along lands of Leon D. Kauffman, the 2 following courses and distances, viz:

1) S 13° 38' 51" E, 150.79' to an iron pin; and
2) N 70° 28' 16" E, 300.00' to a point in centerline of Route 896;

THENCE along centerline of Route 896, S 13° 38'

51" E, 200.00' to the point and place of beginning. CONTAINING 2.138 acres.

BEING Parcel #57-07-0013.010

BEING UPI #57-7-13.1

BLR# 57-7-13.1

BEING the same premises which Howard J. Deitz and Maureen C. Deitz, husband and wife, granted and conveyed unto Maureen C. Deitz by Deed dated March 4, 2010 and recorded March 16, 2010 in Chester County Record Book 7882, Page 996 for the consideration of \$1.00.

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

VS

DEFENDANT: **MAUREEN C. DEITZ**

SALE ADDRESS: 3555 Newark Road, Cochranville, PA 19330

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

SALE NO. 16-2-62
Writ of Execution No. 2015-06345
DEBT \$225,818.39

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

BLR# 52-1P-139

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MARK JOHANN**
and ANN MARIE JOHANN a/k/a ANN M. JOHANN

SALE ADDRESS: 1071 East Boot Road a/k/a, 1071 Boot Road, West Chester, PA 19380-3604

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

SALE NO. 16-2-63
Writ of Execution No. 2015-03179
DEBT \$133,646.79

ALL THAT CERTAIN parcel of land together with the buildings and improvements thereon erected, being a portion of Lot Number 17 of the development known as Milltown Manor, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide avenue known as Park

Avenue at a distance of 950.3 feet measured north 82 degrees 58 minutes east, from an iron pin the middle of the Township Line Road; thence extending by other land of Grantees and passing over an iron pin set on the north side of Park Avenue north 7 degrees 2 minutes west, 220 feet to an iron pin in line of Lot 6; thence extending by Lot 6 north 82 degrees 58 minutes east, 62.5 feet to an iron pin; thence extending by land of the Grantors south 7 degrees 2 minutes east, 220 feet in the middle of Park Avenue aforesaid; thence extending along the middle of Park Avenue south 82 degrees 58 minutes west, 62.5 feet to the first mentioned point and place of beginning.

BEING UPI #53-6-47

BEING the same premises which M. Grant Everhart, by Deed dated 10/12/99 and recorded 11/3/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4661 Page 556 Instrument #0088527, granted and conveyed unto Michael Sharff and Janet Sharff, in fee.

PLAINTIFF: JPMorgan Chase Bank,
National Association

VS

DEFENDANT: **MICHAEL SHARFF
and JANET SHARFF**

SALE ADDRESS: 1321 Park Avenue,
West Chester, Pa. 19380

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

SALE NO. 16-2-64

Writ of Execution No. 2014-09721

DEBT \$417,946.77

ALL THAT CERTAIN message and lot or tract of land situate on the south side of Prospect Avenue, Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in Prospect Avenue at a corner of land formerly of Daniel J. McAlner; thence along the same south 4 degrees east, 470.84 feet to a corner of land formerly of this tract, sold to the Pennsylvania Railroad Company; thence along said Railroad Company's land south 85 degrees east, 198.1 feet to a point in line of land formerly of Matthew Bowman; thence along said Bowman's land north 4 degrees west, 513.1 feet to another point in the said Prospect Avenue; thence along said Avenue south 79 degrees west, 67.3 feet to a corner of land conveyed to John W. Gallagher and wife to Frank Terrimin and wife; thence along said land the next three courses and distances; south 4 degrees east,

144 feet; south 79 3/4 degrees west, 66 feet; north 4 degrees west 144 feet to another point in the said Prospect Avenue; thence along the said Avenue south 79 3/4 degrees west, 66 feet to the place of beginning.

CONTAINING 1 acre 158.72 perches of land, more or less.

EXCEPTING and reserving thereout all that certain lot or tract of land situate on the south side of Prospect Avenue aforesaid, conveyed by Frank Terrimin and wife to Joseph P. Terriman and Nellie M. Terriman, his wife, by Deed dated 04/04/1928 as of record in the Recorder's Office of Chester County in Deed Book R-17, vol. 414, page 407, bounded and described as follows:

BEGINNING at a point in the south line of Prospect Avenue in the line of land of Luigi Sarmenti, thence along the said Sarmenti's land south 4 degrees east, 100 feet to a corner of the remaining land of the said Frank Terriman and wife; thence along the said remaining land, north 79 degrees 45 minutes east, 50 feet; thence still along the same land, north 4 degrees west, 100 feet to another point in the south line of the said Prospect Avenue; thence along the south line thereof, south 79 degrees 45 minutes west, 50 feet to the place of beginning.

CONTAINING 5,000 square feet of land, more or less.

AND also included in this conveyance all that certain lot or tract of land situate on the south side of Prospect Avenue, in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the said Prospect Avenue 66 feet eastward from the corner of Daniel McAlner's land; thence along land now or formerly of Annie Gallagher being tract described herein the next three courses and distances: south 4 degrees east 144 feet; north 79 3/4 degrees east, 66 feet; north 4 degrees west, 144 feet to another point in the middle of the said Prospect Avenue; thence along the middle of the same south 79 3/4 degrees west, 66 feet to the place of beginning.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **LINDA K. FERGUSON aka LINDA DAY TOMLINSON and EDWARD NATHAN FERGUSON**

SALE ADDRESS: 246 Prospect Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: PARKER
McCAY, 856-596-8900

SALE NO. 16-2-65
Writ of Execution No. 2015-03762
DEBT \$169,922.64

ALL THAT CERTAIN lot or piece of ground, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveszky Associates, Ltd., Land Planners and Engineers, Exton, PA., dated 9/21/1988 and last revised 7/28/1993 and recorded in Chester County 6/21/1994 as Plan #12542, as follows, to wit:

BEGINNING at a point on the northerly right of way line of Jenville Court, said point being the mutual corner of Lot #4 and Lot #5 (the herein described lot) thence leaving said beginning point and passing through a utility and access easement and along Lot #4, north 59 degrees 53 minutes 29 seconds west 156.78 feet to a point in line of lands of others, thence along said lands of others, north 69 degrees 59 minutes 20 seconds east 97.35 feet to a point, a corner of Lot #6, thence along Lot #6, and passing through a utility and access easement, the two following courses and distances, (1) south 19 degrees 53 minutes 28 seconds east 70.00 feet and (2) south 39 degrees 14 minutes 71 seconds east 52.52 feet to a point on the northerly right of way line of Jenville Court, thence along said right of way line on the arc of a circle curving to the left, having a radius of 102.00 feet the arc distance of 14.01 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan.
BEING UPI #38-4-24

BEING the same premises which Amy A. McCoy by Deed dated 07/26/2004 and recorded 08/24/2004 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6260, Page 1727, granted and conveyed unto Michael A. Gallahan and Kristein M. Gallahan, husband and wife.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **MICHAEL &
KRISTIN GALLAHAN**

SALE ADDRESS: 341 Jenville Place,
assessed as 341 Jenville Court-Coatesville,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO**

& DeNARDO, 610-278-6800

SALE NO. 16-2-66
Writ of Execution No. 2015-06926
DEBT \$232,860.23

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Vincent, County of Chester, State of Pennsylvania, and described according to a Plan of Lots for Five Brooks Corp., "Section #1" said plan made by Earl R. Ewing, Registered Surveyor dated 8/24/1961 as follows, to wit:

BEGINNING at a point on the title line in the bed of Pughtown-Kimberton Road (L.R. #15071) (a road leading from Pughtown and Route #100 to Kimberton) at the distance of 157.01 feet measured on a bearing of south 51 degrees 44 minutes east along the said title line through the bed of Pughtown-Kimberton Road from its point of intersection with the extension of the southeasterly side of Wilson Road (50 feet wide); thence extending from said point of beginning north 37 degrees 42 minutes east crossing the northeasterly side of Pughtown-Kimberton Road 306.22 feet to a point in line of Lot #4; thence extending partly along lines of Lots #4, No. 73 and No. 74 south 52 degrees 18 minutes east 242.14 feet to a point in line of land now or late of James Patrozi; thence extending along the last mentioned land south 59 degrees 10 minutes west recrossing the northeasterly side of Pughtown-Kimberton Road 330.33 feet to a point on the title line in the bed of Pughtown-Kimberton Road aforesaid; thence extending north 51 degrees 44 minutes west along the said title line through the bed of Pughtown-Kimberton Road 121.26 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on the above mentioned plan.

BEING UPI #21-7C-31

BEING the same premises which Isolde W. Chen, by Deed dated 8/28/06 and recorded 9/6/06 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6945, Page 616, and Instrument #10683482, granted and conveyed unto Patrick J. Roach, in fee.

PLAINTIFF: Wilmington Trust National Association

VS

DEFENDANT: **PATRICK J.
ROACH**

SALE ADDRESS: 351 Pughtown Road, Spring City, Pa. 19475

PLAINTIFF ATTORNEY: **SHAPIRO**

& DeNARDO, 610-278-6800

SALE NO. 16-2-67

Writ of Execution No. 2012-00075

DEBT \$255,805.19

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Phoenixville, Chester County, Pennsylvania, described according to a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pa., on August 2, 1954 described as follows, to wit:

BEGINNING at a point on the north-west side of Monroe Avenue which point is measured on the arc of a circle curving to the left having a radius of 13.89 feet the arc distance of 18.04 feet from a point on the northeast side of Tyler Avenue (50 feet wide); thence extending along the north-west side of Monroe Avenue north 59 degrees 05 minutes east 45.67 feet to a point; thence extending north 30 degrees 55 minutes west 125 feet to a point; thence extending south 59 degrees 05 minutes west 91.11 feet to a point on the northeast side of Tyler Avenue; thence extending along the north-east side of Tyler Avenue south 46 degrees 31 minutes east 119.24 feet to a point of curve; thence extending along the arc of a circle to the left having a radius of 13.89 feet the arc distance of 18.04 feet to a point on the northwest side of Monroe Avenue, the first mentioned point and place of beginning.

BEING Lot 131 Monroe Avenue.

BEING UPI Number15-16-1

PARCEL No.: 15-16-1

BEING KNOWN AS: 1240 Tyler Avenue, Phoenixville, PA 19460

BEING the same premises which Carole J. Foster, now known as Carole J. Foster Guerra, by Deed dated April 30, 2009 and recorded May 1, 2009 in and for Chester County, Pennsylvania in Deed Book 7654, Page 563, granted and conveyed unto Elizabeth H. Manning.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ELIZABETH H. MANNING**

SALE ADDRESS: 1240 Tyler Avenue, Phoenixville, PA 19460

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

SALE NO. 16-2-68

Writ of Execution No. 2014-11895

DEBT \$191,316.16

PROPERTY situate in the West Cahn Township, Chester County, Pennsylvania
BLR# 28-05-0067.060

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **EDWARD J. MORRIS, JR. and SHIRLEY A. MORRIS**

SALE ADDRESS: 100 Cazillo Lane, Coatesville, PA 19320-1074

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

SALE NO. 16-2-69

Writ of Execution No. 2015-00211

DEBT \$212,176.25

PROPERTY situate in the Valley Township, Chester County, Pennsylvania
BLR# 38-2F-1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT ELLIOTT**

SALE ADDRESS: 11 Pinckney Drive, Coatesville, PA 19320-5927

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

SALE NO. 16-2-70

Writ of Execution No. 2015-06877

DEBT \$146,056.99

PROPERTY situate in the Coatesville City, 4th, Chester County, Pennsylvania
BLR# 16-7-235

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **HERNANDO ESPINOSA**

SALE ADDRESS: 118 South 11th

Avenue, Coatesville, PA 19320-3814

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

SALE NO. 16-2-71

Writ of Execution No. 2015-06655

DEBT \$126,204.25

PROPERTY situate in the Caln
Township, Chester County, Pennsylvania
BLR# 39-2-63

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: OCWEN Loan Servicing,
LLC

VS

DEFENDANT: **JAMES S. HOPKINS**
SALE ADDRESS: 19 Parkside
Avenue, Downingtown, PA 19335-1964

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

SALE NO. 16-2-72

Writ of Execution No. 2015-07057

DEBT \$220,150.96

ALL THAT CERTAIN lot of land situ-
ate in Township of Penn, Chester County,
Pennsylvania

TAX Parcel No.: 58-03-0024.050

PLAINTIFF: PNC Bank, National
Association

VS

DEFENDANT: **ANDREA ARROYO
BARRIOS and PEDRO BARRIOS MON-
DRAGON**

SALE ADDRESS: 194 South
Jennersville Road, West Grove, PA 19390

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

SALE NO. 16-2-73

Writ of Execution No. 2014-03226

DEBT \$214,563.25

ALL THAT CERTAIN lot of land situ-
ate in Birmingham Township, Chester County,
Pennsylvania

TAX Parcel No.: 65-4-290

PLAINTIFF: PNC Bank, N.A.

VS

DEFENDANT: **SUSAN M. GOR-
GONE**

SALE ADDRESS: 1319 Vale Drive,
West Chester, PA 19382

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

SALE NO. 16-2-74

Writ of Execution No. 2014-09737

DEBT \$202,158.85

PROPERTY situate in the West
Bradford Township, Chester County, Pennsylvania
BLR# 50-5B-137

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEAN-PIERRE
PAUL NGO a/k/a JEAN-PIERRE NGO and
DENISE P. NGO a/k/a DENISE B. POVER-
NICK**

SALE ADDRESS: 1306 Walnut Ridge
Drive, Downingtown, PA 19335-3738

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

SALE NO. 16-2-75

Writ of Execution No. 2014-06367

DEBT \$145,061.00

PROPERTY situate in Valley Township
TAX Parcel #38-05C-0061

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: U.S. Bank, N.A.,
Successor Trustee to LaSalle Bank National
Association, on behalf of the holders of Bear
Stearns Asset Backed Securities I Trust 2007-HE7,
Asset-Backed Certificates Series 2007-HE7

VS

DEFENDANT: **J. ALFRED LEMIRE
and SUZANNE L. LEMIRE**

SALE ADDRESS: 1014 Charles
Street, Coatesville, PA 19320

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

SALE NO. 16-2-76

Writ of Execution No. 2013-01911

DEBT \$38,723.76

ALL THAT CERTAIN lot or tract of
land with the buildings and improvements thereon

erected, hereditaments and appurtenances, situate in Franklin Township, Chester County, Pennsylvania, shown as Lot No. 2, on a preliminary/final subdivision plan of Kay Ginn Property, prepared by Hillcrest Associates, Inc., dated April 29, 1998, last revised July 28, 1998, and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No. 14646. Being more particularly bounded and described as follows, to wit:

BEGINNING at a point in line of land now or formerly of Equine Enterprise, Ltd., said point being on the northerly right-of-way line of Lewisville-Chesterville Road (PA Route 841, 33 feet wide right-of-way); thence by said right-of-way line, the following two courses and distances: (1) S. 82° 41' 40" W., 329.97 feet to a point; (2) N. 85° 13' 37" W., 429.68 feet to a point on the easterly right-of-way line of Schoolhouse Road (T-378, 33 feet wide right-of-way); thence by said right-of-way line, the following two courses and distances: (1) N. 12° 50' 2" E., 669.96 feet to a point of curve; (2) by the arc of a circle curving to the right with a radius of 1,378.77 feet, an arc length of 158.19 feet, with a chord of N. 16° 7' 15" E., 158.11 feet to a point and corner of land now or formerly of Kenneth Weaverling, Jr.; thence by said land, the following two courses and distances: (1) S. 72° 2' 17" E., 296.64 feet to a point; (2) N. 18° 57' 19" E., 282.70 feet to a point and corner of Lot No. 1; thence by Lot No. 1, N. 84° 54' 5" E., 344.56 feet to a point and corner of land now or formerly of Equine Enterprise, Ltd.; thence by said land, S. 8° 43' 57" W., 1,017.21 feet to the first mentioned point and place of beginning.

CONTAINING 14.894 acres of land to be the same more or less.

BEING known as 663 Old Schoolhouse Road, Landenberg, PA 19350

BEING the same premises which Kay J. Ginn, by Deed dated 4/12/2000 and recorded 5/24/2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4758, Page 2001, granted and conveyed unto Vernon A. Ginn, II and Diane M. Ginn, his wife.

PARCEL No.: 72-5-8.1A

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: VERNON A. GINN
a/k/a VERNON A. GINN, II and DIANE M. GINN

SALE ADDRESS: 663 Old

Schoolhouse Road, Landenberg, PA 19350

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

SALE NO. 16-2-77

Writ of Execution No. 2015-04829

DEBT \$559,619.86

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Goodwin Acres" prepared by Robert O. Drake and Associates, Consulting Engineers and Land Surveyors, dated 9/29/1994, recorded in Plan No. 14021, as follows, to wit:

BEGINNING at a point on the westerly side of Reservoir Road, said point being a corner of Lot No. 6-A; thence extending from said beginning point along Reservoir Road south 13 degrees 19 minutes 0 seconds east, crossing over a 20 feet wide sanitary sewer easement, 214.01 feet to a point in line of land of Gerald V. Ruffenbach; thence extending along the same south 60 degrees 27 minutes 0 seconds west 385.74 feet to a point, a corner of land of Phillip Price, Jr.; thence extending along the same north 28 degrees 8 minutes 0 seconds west 445.63 feet to a point, a corner of Lot No. 6-A; thence extending along same the (3) following courses and distances: (1) north 60 degrees 57 minutes 59 seconds east 214.71 feet to a point (2) north 81 degrees 8 minutes 57 seconds east, crossing over a 20 feet wide sanitary sewer easement 176.59 feet to a point and (3) north 60 degrees 39 minutes 22 seconds east 117 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Robert B. Chamness and Deborah M. Chamness, husband and wife by Deed from Lung-Lung Shen Chiang and Tao-Pin Chiang by Attorney in Fact Lung-Lung Shen Chiang by Power of Attorney dated 07/03/1998 and recorded 07/09/1998 in the Chester County Recorder of Deeds in Book 4379, Page 1200.

PLAINTIFF: The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR2

VS

DEFENDANT: ROBERT CHAMNESS AND DEBORAH CHAMNESS

SALE ADDRESS: 508 Reservoir Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: ROBERT

W. WILLIAMS, ESQ., 856-482-1400

SALE NO. 16-2-78

Writ of Execution No. 2014-06905

DEBT \$342,175.36

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Penn, County of Chester and Commonwealth of PA, bounded and described according to Final Subdivision Plan of the Estates at London Brook, prepared by Crossan-Raimato, Inc., dated 10/16/2002, last revised 2/11/2003 and recorded in Chester County as Plan No. 16700, Instrument No. 10286187 as follows, to wit:

BEGINNING at a point on the westerly side of Dartmouth Lane, a corner of Lot #13 as shown on said Plan; thence from said point of beginning, along the said side of Dartmouth Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 71.12 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 18.73 feet to a corner of Lot #11; thence along Lot #11 north 75 degrees 09 minutes 05 seconds west 209.70 feet to a point in line of Open Space "A"; thence along Open Space "A" the two following courses and distances: (1) north 00 degrees 36 minutes 05 seconds west 45.00 feet (2) north 60 degrees 24 minutes 39 seconds east 122.84 feet to a corner of Lot #13; thence along Lot #13 south 52 degrees 22 minutes 44 seconds east, through a sanitary sewer easement, 122.04 feet to the first mentioned point and place of beginning.

BEING Lot #12

BEING UPI #58-3-383

BLR# 58-3-383

BEING the same premises which NVR Inc trading as Ryan Homes granted and conveyed unto John M. Swirsding and Joanne M. Swirsding, husband and wife, by Deed dated September 29, 2005 and recorded October 4, 2005 in Chester County Record Book 6639, Page 2160 for the consideration of \$491,370.00.

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

VS

DEFENDANT: **JOHN M. SWIRSDING and JOANNE M. SWIRSDING and UNITED STATES OF AMERICA**

SALE ADDRESS: 420 Dartmouth Lane, West Grove, PA 19390

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

SALE NO. 16-2-79

Writ of Execution No. 2015-04346

DEBT \$204,411.22

PREMISES "A"

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake along the Horse Shoe Pike, a corner of Park and Floy A. Hughes land; thence along the said Pike, west 116.50 feet to a stake; thence in a northerly direction of land of Eliza J. McClure's land and land of Elmer and Hattie Forrest, 375.00 feet to a line of land or Morse Garwood; thence by land of the said Garwood, in a easterly direction, 116.50 feet to a stake in line of Park and Floy A. Hughes; thence along the said Hughes' land, in a southerly direction, 375.00 feet to the point and place of beginning.

CONTAINING 1.00 acre and 18 perches of land, more or less.

PREMISES "B"

ALL THAT CERTAIN piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, a corner of other lands of Robert Lang; thence along the Horse Shoe Pike, north 51 degrees 15 minutes west, 76.00 feet to a stake; thence by other lands of the grantor, north 21 degrees 44 minutes east, 393.20 feet to a stake in line of land of Morse Garwood; thence south 61 degrees 52 minutes east, 76.00 feet to a stake, a corner of other land of Robert Lang; thence by the same south 21 degrees 55 minutes west, 410.00 feet to the place of beginning.

CONTAINING 111.30 perches of land, more or less.

BEING Parcel #29-04-0021

BEING UPI #29-4-21

BLR# 29-4-21

BEING the same premises which Amy W. Homan, now known as Amy H. Balian, granted and conveyed unto Fares Abiricha and Samira Abiricha, husband and wife, by Deed dated November 5, 1996 and recorded December 9, 1996 in Chester County Record Book 4116, Page 261 for the consideration of \$117,500.00.

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

VS

DEFENDANT: **FARES ABIRICHA
and SAMIRA ABIRICHA**

SALE ADDRESS: 1671 Horseshoe
Pike, Glenmoore, PA 19343

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

SALE NO. 16-2-81

Writ of Execution No. 2013-08243

DEBT \$168,677.30

PROPERTY situate in the Kennett
Square Borough, Chester County, Pennsylvania

BLR# 3-4-137

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Newlands Asset Holding
Trust

VS

DEFENDANT: **YVONNE B. MUR-
REY**

SALE ADDRESS: 413 Meredith
Street, Kennett Square, PA 19348-3227

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

SALE NO. 16-2-82

Writ of Execution No. 2014-05468

DEBT \$163,713.18

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvement there-
on erected, hereditaments and appurtenances, situ-
ate in West Whiteland Township, County of
Chester and State of Pennsylvania, bounded and
described according to a plan made for Exton
Woods Partnership, by Yerkes Associates, Inc.,
dated 10/5/1977 and last revised 9/8/1978, as fol-
lows, to wit:

BEGINNING at an interior point, a
corner of No. 299 Anglesey Terrace West, said
point being located the two (2) following courses
and distances from a point on the center line of
East Belvidere Circle, known as point 37+84.35:
(1) north 73 degrees 32 minutes 04 seconds west
252.99 feet to a point and (2) south 68 degrees 14
minutes 50 seconds west, 40.67 feet; thence
extending from said point of beginning, south
68degrees 14 minutes 50 seconds west, 20 feet to
a corner of No. 301 Anglesey Terrace West; thence
extending along the same, north 21 degrees 45

minutes 10 seconds east, 100 feet to a point; thence
extending north 68 degrees 14 minutes 50 seconds
east, 20 feet to a corner of No. 299 Anglesey
Terrace West; thence extending along the same,
south 21 degrees 45 minutes 10 seconds east, 100
feet to the first mentioned point and place of begin-
ning.

BEING No. 300 Anglesey Terrace
West, Building Group M. Unit 64.

CONTAINING 2,000 square feet.

UNDER and subject to a Declaration of
Covenants, Conditions and Restrictions as in
Miscellaneous Deed Book 390 Page 254.

BEING UPI# 41-5Q-74.

BLR# 41-5Q-74

BEING the same premises which
David L. Flamer and James D. Hay Jr. granted and
conveyed unto Bonnie Schultz by Deed dated
March 3, 2005 and recorded March 8, 2005 in
Chester County Record Book 6428, Page 354 for
the consideration of \$198,000.00

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

VS

DEFENDANT: **BONNIE SCHULTZ**

SALE ADDRESS: 300 Anglesey
Terrace a/k/a 300 Anglesey Terrace West, Building
Group M, Unit 64, West Chester, PA 19380

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

SALE NO. 16-2-83

Writ of Execution No. 2014-05092

DEBT \$141,334.05

PROPERTY situate in Township of
Uwchlan

TAX Parcel #33-4-83

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: LSF9 Master
Participation Trust

VS

DEFENDANT: **GARVEY JONAS-
SAINT and TRACY ROCK JONASSAINT**

SALE ADDRESS: 519 West Uwchlan
Avenue, Downingtown, PA 19335

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

SALE NO. 16-2-84
Writ of Execution No. 2014-09660
DEBT \$410,237.76

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Valley Township, County, of Chester and State of Pennsylvania, bounded and described according to Phase 1 final plan of hill farm age qualified residential community, made by Gilmore & Associates, Inc., consulting engineers & land surveyors, dated December 20, 2001 last revised November 5, 2002 and recorded as Plan File #16537 as follows, to wit:

BEGINNING at a point on the south-westerly side of Kendig Lane cul-de-sac, a corner of Lot No. 429 on said Plan; thence extending from said beginning point, along Kendig Lane the four following courses and distances, (1) south 73 degrees 00 minutes 49 seconds east, 31.34 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 28.36 feet to a point of reverse curve; (3) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 8.74 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 28.82 feet to a point, a corner of Lot No. 427; thence leaving the said side of Kendig Lane, along Lot No. 427, south 30 degrees 14 minutes 45 seconds west, 117.15 feet to a point; thence extending north 73 degrees 00 minutes 49 seconds west, 66.28 feet to a point, a corner of Lot No. 429; thence extending along same north 16 degrees 59 minutes 11 seconds west, 127 feet to a point on the southwesterly side of Kendig Lane, being the first mentioned point and place of beginning.

BEING Lot No. 428 as shown on the aforementioned Plan.

CONTAINING 10,136 square feet of land, be the same more or less.

PREMISES being: 213 Kendig Road, Coatesville, PA 19320

PARCEL No. 61-5-152.1

BEING the same premises which Realen Homes, L.P., a Pennsylvania limited partnership by Deed dated September 21, 2004 and recorded September 30, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6293 Page 1631, granted and conveyed unto Nick Anagnostopoulos and Vasiliki Anagnostopoulos.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for American Home

Mortgage Assets Trust 2007-5 by its servicer
Ocwen Loan Servicing, LLC

VS

DEFENDANT: **NICK ANAGNOS-
TOPOULOS and VASILIKI ANAGNOS-
TOPOULOS**

SALE ADDRESS: 213 Kendig Road,
Coatesville, PA 19320

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

SALE NO. 16-2-85
Writ of Execution No. 2015-05737
DEBT \$414,094.21

ALL THAT CERTAIN parcel of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, shown as Lot 15 on a Final Subdivision Plan for Marshall Pond, dated February 2, 1998 and last revised August 3, 1998 prepared by Commonwealth Engineers, Inc., Uwchland, PA and being more fully described as follows:

BEGINNING at a point in the cul-de-sac forming the northerly terminus of Messner Lane, typically 50 feet wide, which point is measured the following five courses and distances along the west line of Messner Lane from a point at the northerly terminus of the radius return curve forming the intersection of Messner Lane with Messner Circle as shown on said Plan; (1) on a curve to the right, having a radius of 145.00 feet an arc distance of 180.69 feet and a chord which bears north 22 degrees 19 minutes 40 seconds east 169.22 feet to a point of tangency; (2) north 58 degrees 01 minute 33 seconds east 100.00 feet to a point of curvature; (3) on a curve to the left having a radius of 475.00 feet the arc distance of 143.45 feet and a chord which bears north 49 degrees 22 minutes 28 seconds east 142.90 feet to a point of compound curvature; (4) on a curve to the left having a radius of 35.00 feet an arc distance of 33.89 feet and a chord which bears north 12 degrees 58 minutes 58 seconds east 32.58 feet to a point of reverse curvature; (5) on a curve to the right having a radius of 60.00 feet an arc distance of 105.18 feet to the point of beginning; thence from the point of beginning along the east line of Lot 14 as shown on said Plan, north 04 degrees 19 minutes 04 seconds west 188.24 feet to a point in the south line of Greenway Area as shown on said Plan thence along the south line of Greenway Area the following two courses and distances; (1) north 71 degrees 50 minutes 32 seconds east 50.72 feet to point; (2) south 54 degrees 49 minutes 00 seconds east 193.97 feet to

a north corner of Lot 16 as shown on said Plan; thence along the northwest line of Lot 16, south 51 degrees 07 minutes 43 seconds west 181.53 feet to a point in the cul de sac in the northern terminus in Messner Lane; thence along said line along a curve to the left, having a radius of 60.00 feet an arc distance of 58.06 feet and a chord which bears north 66 degrees 35 minutes 41 seconds west 55.82 feet to the point of beginning.

CONTAINING 0.617 acres be the same more or less.

PREMISES being: 150 Messner Lane, Glenmoore, PA 19343

PARCEL No. 31-4-129.15

BEING the same premises which Mark S. Eberhardt and Elizabeth P. Eberhardt, husband and wife, by Deed dated October 14, 2005 and recorded October 27, 2005 in the Office of the Recorder of Deeds in and for the Chester County in Deed Book B-6663 Page 2277, granted and conveyed unto Mark S. Eberhardt.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS17 c/o Ocwen Loan Servicing LLC

VS

DEFENDANT: **MARK S. EBERHARDT**

SALE ADDRESS: 150 Messner Lane, Glenmoore, PA 19343

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

SALE NO. 16-2-86

Writ of Execution No. 2014-07490

DEBT \$195,325.71

PROPERTY situate in the Phoenixville Borough, Chester County, Pennsylvania

BLR# 15-16-18

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JOANNE SACKS and CHARLES R. SACKS**

SALE ADDRESS: 1218 Tyler Avenue, Phoenixville, PA 19460-4334

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

SALE NO. 16-2-87

Writ of Execution No. 2014-03964

DEBT \$85,009.37

PROPERTY situate in Borough of Spring City

TAX Parcel #14-7-67

IMPROVEMENTS: a residential dwelling.

SOLD AS THE PROPERTY OF: Sheila M. McClaren and Steven N. McClaren

PLAINTIFF: Secretary of Housing and Urban Development

VS

DEFENDANT: **SHEILA M. McCLAREN and STEVEN N. McCLAREN**

SALE ADDRESS: 220 Pikeland Avenue, Spring City, PA 19475

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

SALE NO. 16-2-88

Writ of Execution No. 2013-07668

DEBT \$118,265.31

PROPERTY situate in the Tredyffrin Township, Chester County, Pennsylvania

BLR# 43-6A-253

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **ANTHONY DILUCIA**

SALE ADDRESS: 53 Drummers Lane, Wayne, PA 19087-1511

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

SALE NO. 16-2-89

Writ of Execution No. 2015-03600

DEBT \$366,956.24

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

BLR# 30-6-27

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KENNETH J. KLINGER and LINDSAY RYAN and COURTNEY RYAN**

SALE ADDRESS: 191 Dowling Forge Road, a/k/a 191 Dowlin Forge Road, Downingtown, PA 19335

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

SALE NO. 16-2-90

Writ of Execution No. 2015-06769

DEBT \$156,468.90

PROPERTY situate in the Chester County, Pennsylvania

BLR# 15-5-534.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT VENABLE, IN HIS CAPACITY as ADMINISTRATOR CTA of the ESTATE OF TOMMIE L. DEAN, SR a/k/a TOMMIE DEAN, SR.**

SALE ADDRESS: 104 Dayton Street, Phoenixville, PA 19460-3213

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

SALE NO. 16-2-91

Writ of Execution No. 2014-11687

DEBT \$352,034.67

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

BLR# 18-1-389

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **STEPHANI A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

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

SALE NO. 16-2-92

Writ of Execution No. 2015-01374

DEBT \$346,082.37

PROPERTY situate in the South Coventry Township, Chester County, Pennsylvania

BLR# 20-3-4.1, 20-03-0004.020

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **HARRY A. MARTIN, SR. and KIMBERLY M. MARTIN**

SALE ADDRESS: 3180 Chestnut Hill Road, Pottstown, PA 19465-8561

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

SALE NO. 16-2-93

Writ of Execution No. 2014-05529

DEBT \$262,589.92

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

BLR# 52-5C-199

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **KEITH S. SMITH a/k/a KEITH SMITH and SUSAN C. SMITH a/k/a SUSAN SMITH**

SALE ADDRESS: 300 North 5 Points Road, West Chester, PA 19380-4737

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

SALE NO. 16-2-94

Writ of Execution No. 2015-07203

DEBT \$145,273.20

PROPERTY situate in the Honey Brook Township, Chester County, Pennsylvania

BLR# 22-8-70.14

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **DANIEL M. HAMILTON and KIMBERLY A. HAMILTON**

SALE ADDRESS: 116 Goldfinch Lane, Honey Brook, PA 19344-8635

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

SALE NO. 16-2-95
Writ of Execution No. 2015-00058
DEBT \$230,311.54

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a final plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998 said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

TAX I.D. #: 69-3-64.55

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **AMY JARRETT-DeFEO, a/k/a AMY JARRETT DeFEO and WILLIAM E. JARRETT, a/k/a WILLIAM JARRETT**

SALE ADDRESS: 834 Slate Hill Drive, Oxford, Pennsylvania 19363

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

SALE NO. 16-2-96
Writ of Execution No. 2015-05528
DEBT \$227,260.25

PROPERTY situate in Borough of Oxford

TAX Parcel #06-04-0139

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **RODNEY L. RICE a/k/a RODNEY LEE RICE**

SALE ADDRESS: 69 North 3rd Street, Oxford, PA 19363

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

SALE NO. 16-2-97
Writ of Execution No. 2013-03757
DEBT \$447,976.10

PROPERTY situate in the Easttown Township, Chester County, Pennsylvania
BLR# 55-2-73

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROCCO DESIDERIO and PAULA DESIDERIO**

SALE ADDRESS: 330 Abbey Road, Berwyn, PA 19312-1873

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

SALE NO. 16-2-98
Writ of Execution No. 2010-15080
DEBT \$129,664.03

PROPERTY situate in the West Bradford Township, Chester County, Pennsylvania
BLR# 50-5A-221

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

VS

DEFENDANT: **BLAIR WILKINS**

SALE ADDRESS: 1421 Witherspoon Drive, Downingtown, PA 19335-3562

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

SALE NO. 16-2-99
Writ of Execution No. 2014-09961
DEBT \$121,283.72

PROPERTY situate in the Parkesburg Borough, Chester County, Pennsylvania
BLR# 08-05-0014

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JOSEPH M. RZON-CA**

SALE ADDRESS: 8 Chestnut Street, Parkesburg, PA 19365-1220

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

SALE NO. 16-2-100
Writ of Execution No. 2013-11577
DEBT \$459,154.37

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

BLR# 71-3-19.43
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Flagstar Bank, FSB
VS

DEFENDANT: **CHRISTOPHER M. SITTER and SHANNON K. SITTER**

SALE ADDRESS: 330 Clearfield Drive, Lincoln University, PA 19352-9007

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

SALE NO. 16-2-101

Writ of Execution No. 2014-02596

DEBT \$85,039.84

PROPERTY situate in Township of West Caln

TAX Parcel #28-09-0048.010

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Deborah E. Cordery, Richard A. Maggio, Jr. and Greta M. Taylor

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **DEBORAH E. CORDERY and RICHARD A. MAGGIO, JR., and GRETA M. TAYLOR**

SALE ADDRESS: 599 Wagontown Road, Coatesville, PA 19320

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

SALE NO. 16-2-102

Writ of Execution No. 2015-07423

DEBT \$270,014.55

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and State of Pennsylvania bounded and described according to a Plan of A.K. Development, made by Yerkes Associates, Inc., dated 9/15/1978, last revised 3/7/1979 and recorded in Chester County in Plan No. 2444, as follows, to wit:

BEGINNING at a point on the north side of Ferry Lane, said point of beginning being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning, extending along the north side of Ferry Lane south 67 degrees 30 minutes west 100 feet to a point a corner of Lot No. 1; thence along Lot No. 1 north 22

degrees 30 minutes west 232.94 feet to a point in line of the lands of the Forge Valley Subdivision; thence along said Forge Valley Subdivision north 67 degrees 28 minutes east 100 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 south 22 degrees 30 minutes east 233 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan

BEING Parcel No. 27-6-93.1B

BEING the same premises which John P. Clark and Fiora P. Clark, husband and wife, by Deed dated 7/30/03 and recorded 8/12/03 in the Office of the Recorder of Deeds in and for the county of Chester, in Deed Book 5835 Page 1151 Instrument #10286004, granted and conveyed unto Carole Gottshall and Edgard Gottshall, III, wife and husband, as tenants by the entirety, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **EDGAR GOTTSALL, III and CAROLE GOTTSALL**

SALE ADDRESS: 10 Ferry Lane, Phoenixville, PA 19460

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

SALE NO. 16-2-103

Writ of Execution No. 2015-03139

DEBT \$301,486.51

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

BLR# 30-6-14

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **ROBERT E. COFFMAN a/k/a ROBERT COFFMAN and KATHY Y. COFFMAN a/k/a KATHY COFFMAN**

SALE ADDRESS: 504 Rock Raymond Road, Downingtown, PA 19335-1466

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

SALE NO. 16-2-104
Writ of Execution No. 2015-03204
DEBT \$117,516.78

PROPERTY situate in the Coatesville
City, Chester County, Pennsylvania
BLR# 16-7-48
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: U.S. Bank, National
Association, as Trustee for Bear Stearns Asset-
Backed Securities Trust 2004-Ac4 Asset-Backed
Certificates, Series 2004-Ac4

VS

DEFENDANT: **VANCE BROWN**
SALE ADDRESS: 1236 East Lincoln
Highway, Coatesville, PA 19320-3544

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

SALE NO. 16-2-105
Writ of Execution No. 2015-05707
DEBT \$156,076.24

PROPERTY situate in the Parkesburg
Borough, Chester County, Pennsylvania
BLR# 8-5-316
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS
DEFENDANT: **DAVID J. BRANDT**
SALE ADDRESS: 513 4th Avenue,
Parkesburg, PA 19365-1411

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

SALE NO. 16-2-106
Writ of Execution No. 2015-05470
DEBT \$200,196.27

ALL THAT CERTAIN lot of land situ-
ate in Township of East Town, Chester County,
Pennsylvania:

PARCEL Number: 55-3E-27
IMPROVEMENTS: residential proper-
ty

PLAINTIFF: U.S. Bank National
Association, as Trustee for the Certificateholders
of the Mortgage Pass-Through Certificates 1997-
R2

VS

DEFENDANT: **CAROL LITTLE-**

**TON a/k/a CAROLA A. LITTLETON and UNIT-
ED STATES OF AMERICA**

SALE ADDRESS: 214 Devon State
Road, Devon, PA 19333

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

SALE NO. 16-2-107
Writ of Execution No. 2009-08308
DEBT \$406,894.82

ALL THAT CERTAIN lot or piece of
ground with the hereditaments and appurtenances,
thereon.

SITUATE in the township of West
Goshen, County of Chester and Commonwealth of
Pennsylvania, described in accordance with a Plan
of Lots called "Caswallen" Section "A" made for
Goshen Wood Development Corp., made by G.D.
Houtman & Son, Civil Engineers and Land
Surveyors, Media, Pennsylvania, dated January
19, 1960 and last revised May 6, 1960 as follows,
to wit:

TAX I.D. #: 52-02R-0026

PLAINTIFF: U.S. Bank National
Association, as Trustee for the LXS 2006-10N
VS

DEFENDANT: **CHRISTINE
HAGAN and GEORGE M. HAGAN**

SALE ADDRESS: 116 Caswallen
Drive, West Chester, Pennsylvania 19380

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

SALE NO. 16-2-108
Writ of Execution No. 2013-11339
DEBT \$140,486.16

ALL THAT CERTAIN lot of land situ-
ate in Township of East Town, Chester County,
Pennsylvania:

PARCEL Number: 55-3E-27
IMPROVEMENTS: residential proper-
ty

PLAINTIFF: U.S. Bank National
Association, as Trustee for the Certificateholders
of the Mortgage Pass-Through

VS

DEFENDANT: **CAROL LITTLE-
TON a/k/a CAROLA A. LITTLETON**

SALE ADDRESS: 214 Devon State
Road, Devon, PA 19333

PLAINTIFF ATTORNEY: **UDREN
LAW OFFICES, P.C.**

SALE NO. 16-2-109
Writ of Execution No. 2015-03904
DEBT \$373,906.29

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania, sounded and described to a plan thereof made by Henry S. Conray, Inc. Division of Chester Valley Engineers, Paoli, Pennsylvania, dated July 2, 1964 and last revised August 10, 1965 as follows, to-wit:

TAX I.D. #: 67-02L-0043

PLAINTIFF: Sun West Mortgage Company, Inc
VS

DEFENDANT: **MARIE ALLSMAN, EXECUTRIX of the ESTATE of GERARD L. LAFOND, DECEASED MORTGAGOR and REAL OWNER**

SALE ADDRESS: 1426 Ponds Edge Road, West Chester, Pennsylvania 19382

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

SALE NO. 16-2-110
Writ of Execution No. 2014-09138
DEBT \$303,378.70

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania described according to Subdivision Plan for "Daisy Meadows" made by Kent Surveyors, Oley, Pennsylvania, dated April 3, 1993, last revised August 7, 1996, and recorded as Plan File No. 13874 drawn and described as follows, to wit:

BEGINNING at a point on the south-westerly side on Daisy Lane, a corner of Lot No. 3 on said Plan, thence extending along said side of Lot No. 3 south 38° 20' 14" west, 348.38 feet to a point and corner of lands now or late of Peter T. and Debra A. Risko, thence extending along said side of lands now or late of Peter T. and Debra A. Risko and also lands now or late of Albert R. and Maryanne Krepps, north 56° 13' 48" west, 493.14 feet to a point and corner of lands N/L of Milton Aronver, thence extending along said side of lands N/L of Milton Aronver north 68° 21' 21" west, 94.67 feet to a point on the southeasterly side of ultimate right of way line of Hanover Street, thence extending along said side of Hanover Street north 23° 38' east, 18.89 feet to a point on the

southwesterly side of Daisy Lane, thence extending along said side of Daisy Lane the following four (4) courses and distances: 1) south 66° 22' east, 22.35 feet to a point of curve; 2) along the arch of a circle curving to the left having a radius of 275 feet the arch distance of 179.42 feet to a point of tangent; 3) north 76° 15' 3" east, 279.42 feet to a point of curve; 4) along the arch of a circle curving to the right having a radius of 155 feet the arch distance of 151.45 feet to a point of tangent, said point being the first mentioned point and place of beginning.

CONTAINING 1.947 acres more or less.

BEING Lot No. 1 on said Plan.

BEING known as: 80 Brianna Circle, Pottstown, PA 19465

BEING the same premises which Tax Claim Bureau of Chester County, by Deed dated 12/19/2013 and recorded 12/19/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8863, Page 389, granted and conveyed unto Roland Oris.

PARCEL No.: 17-3-324.3

IMPROVEMENTS: residential property.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Home Loan Mortgage Loan Trust 2006-1

VS

DEFENDANT: **ROLAND ORIS**

SALE ADDRESS: 80 Brianna Circle, Pottstown, PA 19465

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

SALE NO. 16-2-111
Writ of Execution No. 2014-00568
DEBT \$757,505.03

ALL THAT CERTAIN parcel of land situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being shown as Lot No. 20 on a plan of subdivision for Monteith dated January 27, 1983 and last revised March 10, 1983 by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA and being more fully described as follows, to wit:

BEGINNING at a point of intersection of a radius return curve forming a portion of the east line of Monteith Drive with the north line of Pugh Road T-425, as widened 25.00 feet north of and parallel with the centerline thereof; thence from the point of beginning along the east line of Monteith Drive the 3 following courses and dis-

tances: (1) along a curve to the right having a radius of 25.00 feet and a chord bearing north 66° 50' 23" west, 32.73 feet an arc distance of 35.69 feet to a point of tangency; (2) north 25° 56' 47" west, 84.02 feet to a point of curvature; (3) along a curve to the right having a radius of 1,475.00 feet and a chord bearing north 24° 26' 51" west 77.16 feet an arc distance of 77.17 feet to a point of tangency, being the southwest corner of Lot 19; thence leaving the east line of Monteith Drive, along the south line of Lot 19, north 67° 03' 05" east 180.00 feet to the northwest corner of Lot 21; thence along the west line of Lot 21, south 25° 09' 42" east 203.15 feet to a point in the widened north line of Pugh Road; thence along the same, south 73° 41' 10" west 151.75 feet to a point of curvature; thence continuing along the same, along a curve to the left having a radius of 325.00 feet and a chord bearing south 72° 58' 35" west 8.05 feet, an arc distance of 8.05 feet to the point of beginning.

TITLE to said premises vested in Mark C. Aceto and Julia A. Aceto, husband and wife, as tenants by entireties by Deed from John H. Thompson and Sandra K. Thompson dated 09/29/1986 and recorded 10/02/1986 in the Chester County Recorder of Deeds in Book 467, Page 339.

PLAINTIFF: The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2006-6 c/o Green Tree Servicing LLC

VS

DEFENDANT: **JULIA A. ACETO and MARK C. ACETO**

SALE ADDRESS: 801 Monteith Drive, Wayne, PA 19087

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

SALE NO. 16-2-112

Writ of Execution No. 2015-00814

DEBT \$250,376.41

PROPERTY situate in Borough of East Whiteland Township

TAX Parcel 42-4R-40.1

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Virginia J. Hutchinson and Carroll W. Hutchinson

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

DEFENDANT: **VIRGINIA J. HUTCHINSON and CARROLL W. HUTCHINSON**

SALE ADDRESS: 62 Spring Road, Malvern, PA 19355

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

SALE NO. 16-2-113

Writ of Execution No. 2010-12529

DEBT \$575,758.35

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania

BLR# 72-7-37

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **MARY V. McVEIGH**
SALE ADDRESS: 3250 Appleton Road, Landenberg, PA 19350-1243

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

SALE NO. 16-2-114

Writ of Execution No. 2010-00913

DEBT \$555,772.81

PROPERTY situate in the Township of Kennett, Chester County, Pennsylvania

BLR# 62-4-745

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **DAVID J. CRANSTON**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

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

SALE NO. 16-2-115

Writ of Execution No. 2014-03476

DEBT \$120,005.78

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-7-177

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **JODI L. RITTER**
and DONALD THOMAS RITTER a/k/a DON-
ALD T. RITTER

SALE ADDRESS: 1152 Stirling Street,
Coatesville, PA 19320-3525

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

SALE NO. 16-2-116

Writ of Execution No. 2001-03873

DEBT \$25,720.38

ALL THAT CERTAIN lot or piece of
ground with buildings and improvements thereon
erected, situate at the south side of Chestnut Street,
Elverson Borough, Chester County, Pennsylvania
and all that certain tract of land formerly situate in
West Nantmeal Township, now the Borough of
Elverson, Chester County, Pennsylvania.

TAX Parcel No. 13-4-91

PLAINTIFF: Municipal Authority of
the Borough of Elverson

VS

DEFENDANT: **ELIZABETH M.**
YOUNG

SALE ADDRESS: 115 S. Chestnut
Street, Elverson, Pennsylvania 19520

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

SALE NO. 16-2-117

Writ of Execution No. 2013-07063

DEBT \$2,709.88

ALL THAT CERTAIN piece or parcel
of land, situate, lying and being in Westtown
Township, Chester County, Pennsylvania.

TAX Parcel No. 67-4L-37

PLAINTIFF: Westtown Township

VS

DEFENDANT: **MARTIN J.**
BYCZEK

SALE ADDRESS: 1120 Fielding
Drive, West Chester, Pennsylvania 19382

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

SALE NO. 16-2-118

Writ of Execution No. 2014-03214

DEBT \$217,139.39

PROPERTY situate in Borough of
Township of Valley

TAX Parcel #38-1-240

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: U.S. Bank National
Association (Trustee for the Pennsylvania Housing
Finance Agency, Pursuant to a Trust Indenture
dated as of April 1, 1982)

VS

DEFENDANT: **TAYJHA BROWN**

SALE ADDRESS: 358 Larose Drive,
Coatesville, PA 19320

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

SALE NO. 16-2-120

Writ of Execution No. 2015-01305

DEBT \$425,612.13

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in the Township of Willistown, County of
Chester and State of PA, bounded and described
according to a Plan thereof, made by Chester
Valley Engineers, Inc., Consulting Engineers,
Paoli, PA, dated 2/21/1959 and last revised
12/7/1959 as follows, to wit:

BEGINNING at a point on the south-
easterly side of Powder Horn Lane cul-de-sac (for-
merly Greenhill Lane cul-de-sac) which point is
measured the four following courses and distances
from a point of curve on the southwesterly side of
Dutton Mill Road (50 feet wide): (1) extending
from said point of curve on a line curving to the
left, having a radius of 25 feet, the arc distance of
39.27 feet to a point of tangent (2) south 63
degrees 24 minutes 20 seconds west 405.13 feet to
a point of curve (3) on a line curving to the left,
having a radius of 25 feet, the arc distance of 21.03
feet to a point of reverse curve and (4) on a line
curving to the right having a radius of 50 feet, the
arc distance of 45.29 feet to the point and place of
beginning; thence extending from said beginning
point south 22 degrees 53 minutes east, 184.45 feet
to a point; thence extending south 68 degrees 15
minutes 40 seconds west, 213.85 feet to a point in
line of lands now or late of Otto Fruh; thence
extending along same, north 22 degrees 53 min-
utes west, 230.18 feet to a point; thence extending

north 67 degrees 7 minutes east, through the bed of a 50 feet wide easement reserved for a future right of way 163.81 feet to a point on the southwesterly side of said Powder Horn cul-de-sac (formerly Greenhill Lane cul-de-sac); thence extending along the southwesterly, southerly side of said Powder Horn Lane cul-de-sac (formerly Greenhill Lane cul-de-sac) on a line curving to the left, having a radius of 50 feet, the arc distance of 78.54 feet to the first mentioned point and place of beginning.

BEING Lot No.16 as shown on said Plan.

BEING UPI No.: 54-8-35.5.

FEE simple title vested in Donald H. Tollefson by Deed from, Susan Hillyer Squailla, a/k/a Susan North Hillyer, dated 3/15/2002, recorded 4/3/2002, in the Chester County Recorder of Deeds in Book 5244, Page 2352.

UPI# 54-8-35.5

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB not in its individual capacity but as Trustee of ARLP Trust 5

VS

DEFENDANT: **DONALD H. TOLLEFSON**

SALE ADDRESS: 5 Powderhorn Lane, Newton Square, PA 19073

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

SALE NO. 16-2-121

Writ of Execution No. 2009-10682

DEBT \$461,105.43

PROPERTY situate in the East Goshen Township, Chester County, Pennsylvania
BLR# 53-4Q-52

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: National City Real Estate Services, LLC (sbm) Successor by Merger to National City Mortgage Inc. (fka) formerly known as National City Mortgage CO.

VS

DEFENDANT: **JULIE E. SUMMERS**

SALE ADDRESS: 1609 Bow Tree Drive, West Chester, PA 19380-6401

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

SALE NO. 16-2-122

Writ of Execution No. 2015-07487

DEBT \$222,225.67

BEING at a point on the exterior face of a wall marking a corner of this about to be described Unit and being measured the three following courses and distances from a point marking the intersection of the westerly side of a 50 foot wide road known as the Lea with the northerly side of a 50 feet wide road known as the Knolls, to wit: (1) on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 14.90 feet to a point; (2) north 00 degrees 49 minutes 08 seconds east 99.98 feet to a point; (3) north 89 degrees 10 minutes 52 seconds west, 21.04 feet to the said point of beginning; thence leaving the said point of beginning and along the exterior face of a wall the four following courses and distances; (1) south 00 degrees 49 minutes 08 seconds west 20 feet to a point; (2) north 89 degrees 10 minutes 52 seconds west 22 feet to a point; (3) north 00 degrees 49 minutes 08 seconds east 10 feet to a point; (4) north 89 degrees 10 minutes 52 seconds west 5 feet to a point on the edge of a porch; thence along the same, the three following courses and distances; (1) south 00 degrees 49 minutes 08 seconds west 5 feet to a point; (2) south 45 degrees 49 minutes 08 seconds west, 5 feet to a point (2) south 45 degrees 49 minutes 08 seconds west 2.83 feet to a point; (3) north 89 degrees 10 seconds 52 seconds west 2 feet to a point on the exterior face of a wall; thence along the same the three following courses and distances; (1) south 00 degrees 49 minutes 08 seconds west 10 feet to a point; (2) north 89 degrees 10 minutes 42 seconds west, 1 foot to a point; (3) south 00 degrees 49 minutes 08 seconds west 1 foot to a point in the center of a party wall marking a corner of Unit 90B thence along Unit 90B and along the center of the said party wall, north 89 degrees 10 minutes 52 seconds west 37 feet to a point on the exterior face of the wall; thence along the same, north 00 degrees 49 minutes 08 seconds east 14 feet to a point on the edge of a deck; thence along the same, the three following courses and distances, (1) north 89 degrees 10 minutes 52 seconds west 3 feet to a point; (2) north 44 degrees 10 minutes 52 seconds west 2.83 feet to a point; (3) north 00 degrees 49 minutes 08 seconds east 12 feet to a point marking a corner of Unit 90D; south 89 degrees 10 minutes 52 seconds east 10 feet to a point on the exterior face of a wall at the center of a party wall; thence continuing along Unit 90D and along the center of the party wall, south 89 degrees 10 minutes 52 seconds east 52 feet to a point on the exterior face of a wall; then along the same, south

89 degrees 10 minutes 52 seconds east 12 feet to the first mentioned point and place of beginning.

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital

VS

DEFENDANT: **JESSICA MILLER**

SALE ADDRESS: 351 Lea Drive,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **MICHAEL
J. SHAVEL, ESQ., 215-579-7700**

SALE NO. 16-2-123

Writ of Execution No. 2014-07714

DEBT \$1,203,541.72

ALL THAT CERTAIN message and tract of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a limestone in a public road and in a line of lands now or late of David R. Hartman; hence by the same, south seventy seven degrees west, twenty four perches and one tenth perches to a limestone, a corner of land now or late of Issac Fimples; thence by the same, south forty-eight degrees east, thirty five perches and three tenths perches to a corner in a public road now vacated; thence along other land of the Grantor, north twenty seven and one half degrees east, twenty seven perches and seven tenths perches to a corner in the first mentioned road; thence along said road, north seventy three and one half degrees west, sixteen perches to the place of beginning.

CONTAINING three acres, eighty three perches of land, be the same more or less.

AND ALL THAT CERTAIN, parcel of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech, is bounded and described as follows, to wit:

BEGINNING at an iron pin in the bed of the public road leading from Chester Springs to Devault, a corner of other land belonging to Thomas M. and Cora J. Aiken; thence extending by the bed of the said road, north sixty three degrees, eleven minutes west, twenty feet to an iron pin, a corner of other land belonging to Harry K. Ott; thence by said Ott's land, south seventy six degrees, ten minutes west, two hundred fifty six feet and two tenths feet to an iron pin in line of land belonging to the said Thomas M. and Cora J. Aiken, said iron pin being one hundred forty six feet eastward from a stone marking a corner of the

said Aiken property; thence extending by said Aiken's land, north seventy eight degrees, fifty five minutes east, two hundred seventy one feet and seven tenths feet to the first mentioned point and place of beginning.

CONTAINING thirty eight one-thousandths acres of land more or less.

BEING UPI No.: 35-4-35

BEING the same premises which Katherine R. Shaw, by Deed dated 05/07/1993 and recorded 06/09/1993 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 3568 Page 934 granted and conveyed unto John E. Beekman

BEING commonly known as: 2167
Pikeland Road, Malvern, PA 19355

PLAINTIFF: Citibank, N.A. as Trustee
for WAMU Asset-Backed Certificates WAMU
Series 2007-HE4

VS

DEFENDANT: **JOHN E. BEEKMAN**

SALE ADDRESS: 2167 Pikeland
Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **WARREN
WOLF, ESQ., 856-651-1600**