

NOTICES

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CLERK OF THE ORPHANS’ COURT
DIVISION OF THE COURT OF COMMON PLEAS

NOTICE OF FILING ACCOUNTS

ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, FEBRUARY 1, 2017

Courtroom 15 at 9:00 A.M. PREVAILING TIME

THE HONORABLE MARK L. TUNNELL

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 JASON P. KELLY, DECEASED	1515-2121
FIRST AND FINAL ACCOUNT	
OF: MICHELE COSTELLO, ADMINISTRATOR	
ATTORNEY(S):	
RYAN M. BORNSTEIN, ESQUIRE	
ESTATE OF WARREN MENNIG, DECEASED	1515-1572
FIRST AND FINAL ACCOUNT	
OF: ALAN MENNIG, EXECUTOR	
ATTORNEY(S):	
LLOYD T. HOPPE JR, ESQUIRE	

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. AD-16-0100**

NOTICE IS HEREBY GIVEN that the name change petition of Samantha Rose Hagerty was filed in the above-named court and will be heard on February 13, 2017 at 1:30 PM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: November 21, 2016.

Name to be changed from: **Samantha Rose Hagerty** to: **Samantha Rose Hagerty Martin**

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

Rochelle Bobman, Esq. Attorney for Petitioner
Bort Law
1260 Valley Forge Road, Suite 104
P. O. Box 311
Valley Forge, PA 19481

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on December 9, 2016, effective January 1, 2017, for **Photospire Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Business-stock (1306) corporation; personalized video generation services.

BEATRIX BONG, Solicitor
Rooney Nimmo P.C.
800 Third Ave, FL 25
New York, NY 10022

PROFESSIONAL CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on January 13, 2017, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania. The name of the corporation is: **Chester County Orthodontics, P.C.**

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

CAHOON, Dorothy M., late of the Township of East Goshen, Chester County, PA. Janet MacBean, care of JOSEPH A. RYAN, Esq., 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. JOSEPH A. RYAN, Esquire, Joseph A. Ryan & Associates, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

CIALINI, Dorothe S., late of West Chester. Caroline Pollard, care of KEVIN J. RYAN, Esq., 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esq., Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

CHENNISI, Richard a/k/a Richard A. Chennisi, late of the Township of East Brandywine, Chester County, PA. Michael Scott Chennisi care of MARC L. DAVIDSON, Esq., 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executor. MARC L. DAVIDSON, Esq., Law Offices of Marc L. Davidson, LLC, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

CHICOSKY, Marguerite J., late of the Borough of Downingtown, Chester County, PA. Bruce A. Chicovsky, P.O. Box 200, Glenmoore, PA 19343, Executor.

DEMCHUR, Peter, late of East Pikeland Township, Chester County, PA. Donna M. Levitsky, care of THOMAS G. WOLPERT, Esq., 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esq., Wolpert Schreiber P.C., 527 Main St., Royersford, PA 19468, atty.

DENGLER, Elizabeth M., late of East Coventry Township, Chester County, PA. Gail E. Clauser and Craig D. Clauser, care of JOHN J. DEL CASALE, Esq., 300 W. State St., Ste. 207, Media, PA 19063-2639, Executors. JOHN J. DEL CASALE, Esq., M. Mark Mendel, LTD., 300 W. State St., Ste. 207, Media, PA 19063-2639, atty.

DRURY, John A., late of East Bradford Township, Chester County, PA. Natalie Drury Howell care of ROBERT A. COHEN, Esq., 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executrix. ROBERT A. COHEN, Esq., Riley Riper Hollin & Colagrecio, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

FALGIATORE, Jeanne M., late of the Borough of West Chester, Chester County, PA. Margaret A. Dougherty, care of SEAMUS M. LAVIN, Esq., 101 E. Evans St., Walnut Bldg., Ste. A, West Chester, PA 19380, Executrix. SEAMUS M. LAVIN, Esq., Wetzal Gagliardi Fetter & Lavin LLC, 101 E. Evans St., Walnut Bldg., Ste. A, West Chester, PA 19380, atty.

GRIFFIN, Frank Hastings, Jr., late of Willistown Township. Samuel W. M. Griffin, 451 King Road, West Chester, PA 19380, Executor. JOSEPH F. CLAFFY, Esq. Joseph F. Claffy & Associates, P.C., 26 S. Church Street, West Chester, PA 19382, atty.

HICKEY, Sharon R., late of East Goshen Township, Chester County, PA. DNB First, N.A., 410 Exton Square Parkway, Exton, PA 19341, Administrator. FRANK W. HAYES, Esq., Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HICKEY, SR., Thomas G., late of East Goshen Township, Chester County, PA. DNB First, N.A., 410 Exton Square Parkway, Exton, PA 19341, Administrator. FRANK W. HAYES, Esq., Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

MC GEE, Kevin T., late of West Goshen Township. Ellen L. McGee, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executrix. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

STOUFFER, Paul M., late of East Goshen Township, Chester County, PA. Martiscia A. Davidson care of DAVID T. VIDEON, Esq., The Loft of Woodmont, 3500 Reading Way, Huntingdon Valley, PA 19006, Executrix. DAVID T. VIDEON, Esq., Baratta, Russell & Baratta, The Loft of Woodmont, 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

TABOAS, Charles M., late of the Borough of South Coatesville, Chester County, PA. Marta A. Santiago care of WILLIAM P. LINCKE, Esq., 334 W. Front St., Media, PA 19063, Administratrix. WILLIAM P. LINCKE, Esq., Beatty Lincke, 334 W. Front St., Media, PA 19063, atty.

VOGEL, Marcella T., late of Chester County, PA. Richard F. Vogel and Jonathan T. Matlack, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, Personal Representatives. CAROLINA R. HEINLE, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, atty.

2nd Publication

BUYARSKI, Mary, late of Oxford, PA. Maryanne Oster, 9 Walnut Drive, Lincoln University, PA 19352, Executrix. JANICE E. FALINI, Esquire, Falini Law Office LLC, 310 N. High St., West Chester, PA 19380, atty.

CHRISTIE, Ann Victoria, late of Malvern. Alix E. Christie, 785 Old Washington Road, Nevada City, CA, 95959, Executrix. STACEY MCCONNELL, Esquire, Lamb McErlane PC, 24 East Market St Box 565, West Chester, PA 19381-0565, atty.

DIFILIPPO, Barbara A., late of London Grove Township. Catherine A. Dibenedetto, 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.

HELMS, Phyllis T., a/k/a/ Phyllis Taylor Helms, late of Warwick Township, Chester County, PA. Stephen R. Helms, 431 Pine Swamp Rd., Elverson, PA 19520, Executor. JOHN A. KOURY, JR., Esq., O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464-5426, atty.

HORSTMANN, Deborah M., late of East Pikeland Township. Stephen F. Horstmann and Deborah Horstmann Rigsby, care of MANRICO A. TRONCELLITI, JR., Esquire, Suite 100, 2500 Dekalb Pike, East Norriton, PA 19401-2007, Executors. MANRICO A. TRONCELLITI, JR., Esquire, Troncelliti Law Associates, Suite 100, 2500 Dekalb Pike, East Norriton, PA 19401-2007, atty.

JAMISON, Douglas Detreux, a/k/a Douglas Detreux and Douglas Jamison, late of Caln Township. Francis K. Detreux, Sr., care of JOSEPH W. CHUPEIN, JR., Esquire, 25 West Second Street, P. O. Box 900, Media, PA 19063, Administrator. JOSEPH W. CHUPEIN, JR., Esquire, 25 West Second Street, P. O. Box 900, Media, PA 19063, atty.

KLEPIC, III, John G. a/k/a John George Klepic, III, late of West Goshen Township, Chester County, PA. Lydia J. Klepic, care of LOUIS N. TETI, Esq., P. O. Box 660, West Chester, PA 19381-0660, Administratrix. LOUIS N. TETI, Esq., MacElree Harvey, Ltd., P. O. Box 660, West Chester, PA 19381-0660, atty.

MARSH, Wilbur N., late of Sadsbury Township. Bronwyn A. Cannon, 46 Speck Rd., Mohnton, PA 19540, Administratrix. WILLIAM T. KEEN, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MASSUCCI, Linda Rose, late of Downingtown Borough, Chester County. Linda V. Massucci and Dolores M. Lerch, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P. O. Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P. O. Box 562, West Chester, PA 19381-0562, atty.

MAY, Charlotte May a/k/a Charlotte Gail May and Charlotte B. May, late of Chester County. C. Wayne May, care of IRA D. BINDER, Esq., 227 Cullen Road, Oxford, PA 19363, Executor. IRA D. BINDER, Esq., 227 Cullen Road, Oxford, PA 19363, atty.

MELUZIO, Lois M., late of West Goshen, Chester County, PA. Deborah Ann Meluzio-Devenny and Donald G. Meluzio, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executors. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

MONTORO, Edward T., late of East Fallowfield Township. Bridget M. Doan, Heidi Anne Eagles and Susan B. Moorhead, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

MULLERY, JR., Michael J., late of West Goshen, Chester County, PA. Michael J. Mullery, III, 927 Chestnut St., Royersford, PA 19468, Executor. WILLIAM D. KRAUT, Kraut and Kraut, P.C., 903 Shady Grove Way, West Chester, PA 19382

PERNA, Sylvia V., late of Kennett Square, East Marlborough Township, Chester County, PA. Michael R. Perna, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348, atty.

SICKO-SZOKO, Laurie Ann, late of Kennett Square, Borough of Kennett Square, Chester County, PA. Michael R. Perna, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348, atty.

SPRUNT, Katherine, late of Pennsbury Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

STEPHANI, Richard, late of New Garden Township. Pamela J. Stephani, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

WICKERSHAM, Elizabeth M., late of Pocopson Township, Chester County, PA. Vanessa L. Johnston, care of TIMOTHY H. KNAUER, Esquire, 218 W. Miner Street, West Chester, PA 19382, Executrix. TIMOTHY H. KNAUER, Esquire, 218 W. Miner Street, West Chester, PA 19382, atty.

3rd Publication

BARNARD, Audrey C., late of Oxford Borough. Pamela B. Childers, 481 36 3/4 Road, Palisade, CO 81526, Executrix. KENNETH R. PYLE, Esquire, 64 S. 3rd Street, Suite 1, Oxford, PA 19363, atty.

BERGMANN, Shirley B., late of West Brandywine Township (Coatesville) (Chester County). Katherine F. Bergmann care of JAMES J. RUGGIERO, JR., Esq., 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, Executrix. JAMES J. RUGGIERO, JR., Esq., Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

BRILL, SR., Edward Robert a/k/a Edward Brill and Edward R. Brill, Sr., late of Schuylkill Township, Chester County, PA. Edward Robert Brill, Jr., care of MARK A. GIAMPIETRO, Esq., P. O. Box 267, Phoenixville, PA 19460-0267, Administrator. MARK A. GIAMPIETRO, Esq., P. O. Box 267, Phoenixville, PA 19460-0267, atty.

CHRISTENSEN, Sally E., late of Pennsbury Township, Chester County. Kathryn E. Clement care of STEPHEN J. OLSEN, Esq., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. STEPHEN J. OLSEN, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

LAWSON, Anna, late of Exton. Loretta Jordan, 806 Amber Tree Ct., Apt 202, Gaithersburg, MD 20878, Administrator.

MASON, Robert E., late of Kennett Township, PA. Sally M. Mason, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

MERGERS, JR., John C., late of Oxford Borough. Fay A. Kelly, 113 Kensington Lane, Oxford, PA 19363, Executrix. KENNETH R. PYLE, Esquire, 64 S. 3rd Street, Suite 1, Oxford, PA 19363, atty.

SHACKETT, David Charles, late of West Nottingham Township. Robert Paul Shackett, care of WINIFRED MORAN SEBASTIAN, PO Box 381, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, PO Box 381, 208 E. Locust St., Oxford, PA 19363, atty.

STERNBERG, Edmund Jay a/k/a Edmund J. Sternberg, late of Tredyffrin Twp. Linda Sternberg, care of STUART R. LUNDY, Esq., 450 N. Narbaerth Ave., Suite 200, Narberth, PA 19072, Executrix. STUART R. LUNDY, Esq. Lundy Beldecos & Milby, PC, 450 N. Narbaerth Ave., Suite 200, Narberth, PA 19072, atty.

THUREEN, Sheri Lynn, a/k/a Sheri L. Thureen and Sheri Lynn Wunch, late of Avondale. Dean Thureen, 2 Eagle Way, Avondale, PA 19311, Executor. MAYLEE M. MARSANO, Esquire, Marsano Law LLC, 300 Barr Harbor Drive, Suite 210, West Conshohocken, PA 19428, atty.

URICCHIO, Eleanor Frances, late of Tredyffrin Township, Chester County, PA. Francis J. Uricchio, care of MICHAEL C. MCBRATNIE, Esq., P. O. Box 673, Exton, PA 19341-0673, Administrator CTA. MICHAEL C. MCBRATNIE, Esq., Fox Rothschild LLP, P. O. Box 673, Exton PA 19431-0673, atty.

WALLING, Jason Alexander, late of West Goshen Township. Deborah A. Walling, care of RICHARD MEANIX, Esquire, 301 W. Market Street, West Chester, PA 19382, Administratrix. RICHARD MEANIX, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

WATERS, James J. a/k/a James Waters, late of West Goshen Township, Chester County, PA. James J. Waters, Jr., 95 Post Rd., Churchville, PA 18966, Executor.

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 16-02613

SANTANDER BANK, N.A.

Vs.

MICHELLE M. FOY

NOTICE TO: MICHELLE M. FOY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1086 MERCHANT STREET, COATESVILLE, PA 19320-3344

Being in the City of Coatesville, County of CHESTER, Commonwealth of Pennsylvania, 16-3-1.9

Improvements consist of residential property.

Sold as the property of MICHELLE M. FOY

Your house (real estate) at 1086 MERCHANT STREET, COATESVILLE, PA 19320-3344 is scheduled to be sold at the Sheriff's Sale on 03/16/2017 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$84,471.51 obtained by, SANTANDER BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 15-03600

BAYVIEW LOAN SERVICING, LLC

Vs.

LINDSAY RYAN and COURTNEY RYAN,

NOTICE TO: COURTNEY RYAN, LINDSAY RYAN and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH J. KLINGER, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 191 DOWLING FORGE ROAD, A/K/A 191 DOWLIN FORGE ROAD, DOWNINGTOWN, PA 19335

Being in EAST BRANDYWINE TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 30-6-27

Improvements consist of residential property.

Sold as the property of LINDSAY RYAN, COURTNEY RYAN and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH J. KLINGER, DECEASED and JOAN KLINGER

Your house (real estate) at 191 DOWLING FORGE ROAD, A/K/A 191 DOWLIN FORGE ROAD, DOWNINGTOWN, PA 19335 is scheduled to be sold at the Sheriff's Sale on 03/16/2017 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$366,956.24 obtained by, BAYVIEW LOAN SERVICING, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
CHESTER COUNTY**

Number 15-08798

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania

v.

Mark Hauck and Jennifer Knauss-Hauck a/k/a Jennifer K. Hauck

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Mark Hauck and Jennifer Knauss-Hauck a/k/a Jennifer K. Hauck

Your house (real estate) at **115 Arianna Lane, Coatesville, Pennsylvania 19320** is scheduled to be sold at Sheriff's Sale on **April 20, 2017 at 11:00 a.m.** in the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380 to enforce the court judgment of \$191,830.30 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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 SERVICE
ASSOCIATION DE LICENCIADOS
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 Street
Suite 1400
Philadelphia, PA 19109
215-790-1010

1st Publication

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO: 15-06480

Wells Fargo Bank NA, Plaintiff vs. Unknown Heirs of Erick Barsness, Deceased, Defendant(s)

NOTICE

TO: All Other Heirs of Erick Barsness, Known or Unknown, Defendant(s), whose last known address is 147 Chapel Avenue, Parkesburg Borough, PA 19365.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 147 Chapel Avenue, Parkesburg Borough, PA 19365, is scheduled to be sold at Sheriff's Sale on March 16, 2017 at 11:00 A.M., in Chester County Justice Center, 201 West Market Street, West Chester, PA 19380, to enforce the court judgment of \$71,168.67, obtained by Wells Fargo Bank, N.A., against you. Property Description: Prop. sit in the Borough of Parkesburg. BEING prem.: 147 Chapel Avenue, Parkesburg Borough, PA 19365. Tax Parcel: 8-4-16. Improvements consist of residential property. Sold as the property of Erick Barsness. TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Chester County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kirn & Assoc., LLC, Attys. for Plaintiff

Eight Neshaminy Interplex, Ste. 215

Trevose, PA 19053

215-942-2090

NOTICE

In re: DAVID DITTBRENNER dba TRANS-PLANT TRANSMISSIONS IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA Misc No. 16-12071-MJ

To: Frederic A. Drabick

Take Notice: Transplant Transmissions has filed a Petition for Transfer of Title to abandoned vehicle: 2008 Cadillac Escalade VIN IGYFK63808R186472.

A Hearing scheduled in Court Room 3, Justice Center, 201 W. Market Street, West Chester, Pa. 19380 on February 9, 2017. 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 Plaintiff. You may lose money, 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral and Information Service, Chester County Bar Association, 15 W. Gay St., West Chester, PA 19380, (610) 429-1500 MICHAEL J. REED, ESQUIRE 35 Lakeview Rd. Downingtown, Pa. 19335 610 647 6777 mike@mreedlaw.com

1st Publication of 3**WESLEY G. HOTCHKISS REVOCABLE
LIVING TRUST DTD 6/12/2002**

WESLEY G. HOTCHKISS, Deceased
Late of Honey Brook Township,
Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Todd W. Hotchkiss and Case C. Hotchkiss, c/o CHARLES K. PLOTNICK, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046, Trustees. CHARLES K. PLOTNICK, Esq., Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046, atty.

3rd Publication of 3**TRUST NOTICE**

John H. Taylor & Velma C. Taylor Revocable
Living Trust dated 6/17/2003
John H. Taylor and Velma C. Taylor, Deceased,
Settlors
Late of Kennett Township
Chester County, Pennsylvania

All persons indebted to said Trust or Settlor are requested to make immediate payment, and those having legal claims, to present the same without delay to:

THE TRUSTEE
Janice Kavanaugh
213 E. State Street
Kennett Square, PA 19348
OR
THE TRUSTEE'S ATTORNEY
Edward M. Foley, Esq.
Brutscher Foley Milliner & Land, LLP
213 E. State Street
Kennett Square, PA 19348

**IN THE UNITED STATES DISTRICT COURT FOR
THE EASTERN DISTRICT OF PENNSYLVANIA**

AMENDED NOTICE

Pursuant to 28 U.S.C. §2071(e), an Order amending Rule 5.1.2 of the Local Rules of Civil Procedure to delete section 8.(e) in order to comport with recent changes to Rule 6(d) of the Federal Rules of Civil Procedure, has been issued as follows:

~~(e) In accordance with Rule 6(d) of the Federal Rules of Civil Procedure, service by electronic means is treated the same as service by mail for the purpose of adding three (3) days to the prescribed period to respond.~~

In accordance with the deletion of section 8.(e) of Rule 5.1.2, section 8.(f) will be relisted as section 8.(e) and section 8.(g) will be relisted as section 8.(f).

Those wishing to submit comments on amended Rule 5.1.2 of the Local Rules of Civil Procedure in accordance with 28 U.S.C. §2071(e) may do so by submitting said comments to the attention of Kate Barkman, Clerk of Court, United States Courthouse, 601 Market St., Room 2609, Philadelphia, PA, 19106, by close of business, Friday, February 17, 2017.

Copies of amended Local R. Civ. P. 5.1.2 may be obtained from the Office of Clerk of Court by submitting a faxed request to the following fax number: 215-580-2164. Copies are also available on the District Court's website, which may be accessed at <http://www.paed.uscourts.gov>.

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Amendment to Rule 5.1.2.8 of the Local Rules of Civil Procedure

AMENDED ORDER

AND NOW, this 19th day of January, 2017, it appearing that this Court is vested with authority, pursuant to 28 U.S.C. §§2071(e), to amend its Local Civil Rules to comport with the Federal Rules of Civil Procedure and applicable statutes,

AND, Rule 5.1.2. of the Local Rules of Civil Procedure, *Electronic Case Filing*, has been amended, to delete section 8.(e) as follows:

~~(e) In accordance with Rule 6(d) of the Federal Rules of Civil Procedure, service by electronic means is treated the same as service by mail for the purpose of adding three (3) days to the prescribed period to respond.~~

AND, in accordance with the deletion of section 8.(e) of Rule 5.1.2, section 8.(f) will be relisted as section 8.(e) and section 8.(g) will be relisted as section 8.(f). It is hereby

ORDERED that Rule 5.1.2. of the Local Rules of Civil Procedure, amended as set forth above, is approved and adopted. It is

FURTHER ORDERED that the amendment will be effective immediately, with notice and an opportunity for comment afforded later, pursuant to 28 U.S.C. §2071(e). It is

FURTHER ORDERED that the Clerk of Court transmit a copy of amended Rule 5.1.2 of the Local Rules of Civil Procedure to the Director of the Administrative Office of the United States Courts and the Judicial Council of the Third Circuit Court of Appeals and make said Rule available to the bar and public.

FOR THE COURT:

PETRESE B. TUCKER
Chief Judge

IN THE UNITED STATES DISTRICT COURT FOR
THE EASTERN DISTRICT OF PENNSYLVANIA

AMENDED NOTICE

Pursuant to 28 U.S.C. §2071(e), an Order amending Rule 48.1(b)(2) of the Local Rules of Civil Procedure, *Jury*, has been issued as follows:

Whenever it appears likely that the trial will be unusually protracted, or whenever the court in its discretion determines that the interests of justice so require, the jury may be enlarged to include as many as twelve (12) members; ~~and any number of alternates may be used, as the court may determine,~~ but not more than twelve (12) persons shall participate in the deliberations of the jury, nor may any verdict be rendered by a jury consisting of more than twelve (12) persons, or fewer than six (6) persons.

Those wishing to submit comments on amended Rule 48.1(b)(2) of the Local Rules of Civil Procedure in accordance with 28 U.S.C. §2071(e) may do so by submitting said comments to the attention of Kate Barkman, Clerk of Court, United States Courthouse, 601 Market St., Room 2609, Philadelphia, PA, 19106, by close of business, Friday, February 17, 2017.

Copies of amended Local Rule 48.1(b)(2) may be obtained from the Office of Clerk of Court by submitting a faxed request to the following fax number: 215-580-2164. Copies are also available on the District Court's website, which may be accessed at <http://www.paed.uscourts.gov>.

IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Amendment to Rule 48.1 of the Local Rules of Civil Procedure

AMENDED ORDER

AND NOW, this 19th day of January, 2017, it appearing that this Court is vested with authority, pursuant to 28 U.S.C. §§2071(e), to amend its Local Civil Rules to comport with the Federal Rules of Civil Procedure and applicable statutes,

AND, Rule 48.1(b)(2) of the Local Rules of Civil Procedure, *Jury*, has been amended as follows:

Whenever it appears likely that the trial will be unusually protracted, or whenever the court in its discretion determines that the interests of justice so require, the jury may be enlarged to include as many as twelve (12) members; ~~and any number of alternates may be used, as the court may determine,~~ but not more than twelve (12) persons shall participate in the deliberations of the jury, nor may any verdict be rendered by a jury consisting of more than twelve (12) persons, or fewer than six (6) persons.

It is hereby **ORDERED** that Rule 48.1(b)(2) of the Local Rules of Civil Procedure, amended as set forth above, is approved and adopted. It is

FURTHER ORDERED that the amendment will be effective immediately, with notice and an opportunity for comment afforded later, pursuant to 28 U.S.C. §2071(e). It is

FURTHER ORDERED that the Clerk of Court transmit a copy of amended Rule 48.1(b)(2) of the Local Rules of Civil Procedure to the Director of the Administrative Office of the United States Courts and the Judicial Council of the Third Circuit Court of Appeals and make said Rule available to the bar and public.

FOR THE COURT:

PETRESE B. TUCKER
Chief Judge

OFFICE OF THE PROTHONOTARY
CHESTER COUNTY, PA
NOTICE - FEE INCREASE
EFFECTIVE MARCH 1, 2017

Appeals

From License or Registration Suspension	181.00
From Arbitration Award	262.00
From District Justice Judgment	181.00
To Supreme, Superior or Commonwealth Courts	85.50
(Plus Prothonotary Fee)	71.00
Statement of Objection	181.00
From Zoning Hearing Board	181.00
Arbitrators, petition to appoint	181.00
From Assessment	181.00

Certification

Of Motor Vehicle Judgment	6.25
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Commencement of Action/Complaint	181.00
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Copies

1st Page	1.45
Each additional page	.65
Certified copies (includes first 4 pages)	7.00
Amount per page after 4	.65

Discontinuance – actions initiated before 1997	10.00
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Eminent Domain/Jury of View

Board of View, Petition for	35.00
Board of View, Report of	13.50
Declaration of Taking	181.00
Eminent Domain	181.00
Jury of View	181.00

Exemplification(s) of Judgments or Court Order/Decree

Within Pennsylvania	8.25
Out of State	23.00
Letter of <i>No Divorce Appeal</i>	23.00

Foreign Fees – transfer or register from another Court

Complaint	181.00
Decree/Order	39.00
Execution	52.00
Judgment	38.50
Petition for Issuance of Foreign Subpoena	45.00

Judgments and Liens

Arrearages	38.50
Assignment	10.50
Bail Bond	38.50
Certification from U.S. District Court	38.50
Confession	38.50
Default	21.00

District Justice.	38.50
Liens-Municipal & Commonwealth.	37.50
Lis Pendens.	4.00
Mark to use of.	10.50
Mechanic's Lien.	37.50
Non Pros.	21.00
Open/Strike (for civil action case types)	124.00
Open/Strike with JCP (for judgment case types)	162.00
Praecipe to Dissolve.	10.50
Reduce Orders/Awards/Verdicts	21.00
Reimbursement Agreements.	21.00
Release.	10.50
Subordination.	10.50
Suggestion of Non-Payment.	28.00
Waiver of Liens.	39.50
Vacate.	10.50

Name Change

Petition for.	193.00
Re-take maiden name.	
If divorced in Chester County.	NO FEE
Foreign Decree.	39.50

Notary Public

Registration.	4.00
Certification.	4.00

Petitions (unless otherwise noted) 181.00

Poundage 3% of first \$1,000; 1% of balance

Releases 10.50

Revivals

Adverse (by Writ)	35.50
Amicable (by Agreement)	21.00
Suggestion of Non-Payment.	28.00

Satisfaction – Only actions initiated before 1997. 10.50

Settle, Discontinue & End – actions before 1997 10.50

Sheriff's Deed 0.50

Subordination 10.50

Subpoena (each) 4.00

Venue Changes, Removes, Transfers: 21.00

Writs

Of Summons.	181.00
Of Certiorari.	181.00
Of Execution, Attachment or Possession.	35.50

FAMILY COURT FEE SCHEDULE

DIVORCE

No Fault Complaint. 213.00

Ancillary Relief

Each of first two additional counts. 76.00

Each count beyond two (except counsel fees). 37.00

If any additional count for Custody, add another. 44.50

for mediation, settle/discontinue/end and Act 119 fees.

CUSTODY (if not included as a count in Divorce)

Complaint in Custody	210.00
Petition to Modify/Contempt	128.00

APPOINTMENT OF MASTER

Regular Master	148.00
APL Master	16.00
Counsel Fees Master	116.00
Special Master	536.00

PROTECTION FROM ABUSE

Petition	181.00
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Sheriff Sale of Real Estate

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, announced on **Thursday, February 16, 2017** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, March 20, 2017**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

1st Publication

SALE NO. 17-2-65

Writ of Execution No. 2016-01767

DEBT \$1,369,725.46

ALL THAT CERTAIN lot or tract of land situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of The Greens at Waynesborough, made by Eastern States Engineering, Inc. dated January 17, 1994 and last revised May 20, 1994 and recorded in the Office of the Recorder of Deeds in Chester County as Plan # 12517, as follows, to wit:

BEGINNING at a point on the north-easterly side of St. Andrews Drive (50 feet wide) a corner of Lot 148 on said Plan; thence extending along the northeasterly side of St. Andrews Drive north 66 degrees 07 minutes 48 seconds west 32.05 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 73.58 feet to a point; thence extending along Open Space

6 on said Plan, north 23 degrees 52 minutes 12 seconds east 147.85 feet to a point; thence still along the same south 69 degrees 05 minutes 53 seconds east 105.14 feet to a point; thence extending along Lot 148 aforementioned south 23 degrees 52 minutes 12 seconds west 145.00 feet to the point and place of beginning.

BEING Lot # 149 on said Plan

BEING the same premises in which Greens at Waynesborough, L.P., by Deed dated August 20, 1998 and recorded September 4, 1998 in the County of Chester in Deed Book 4413 Page 1897, granted and conveyed unto H. Craig Rappaport and Mindy Simpson-Rappaport, in fee

BEING Parcel No. 55-4E-79

PREMISES being: 2050 Saint Andrews Drive, Berwyn, PA 19312

BEING the same premises which Greens at Waynesborough, L.P. by Deed dated August 20, 1998 and recorded September 4, 1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4413 Page 1897, granted and conveyed unto H. Craig Rappaport a married person and Mindy Simpson-Rappaport, a married person H/W as tenants by the entirety.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loan, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS8 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **H. CRAIG RAPPA-PORT and MINDY SIMPSON-RAPPAPORT**

SALE ADDRESS: 2050 Saint Andrews Drive, Berwyn, PA 19312

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

SALE NO. 17-2-66

Writ of Execution No. 2016-05745

DEBT \$61,898.34

ALL THAT CERTAIN lot or piece of ground, situate on the western side of South Sixth Avenue, upon which is erected the north house of a block of two brick dwelling houses, designated as No. 116 South Sixth Avenue, situted in the Second Ward of the City of Coatesville, County of Chester, and State of Pennsylvania, more particularly described as follows:

TAX I.D. #: 16-6-1014

PLAINTIFF: Ditech Financial LLC
FKA Green Tree Servicing LLC

VS

DEFENDANT: **KARL BROOMAL-**

LL and UNITED STATES OF AMERICA

SALE ADDRESS: 116 South 6th Avenue, Coatesville, Pennsylvania 19320

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

SALE NO. 17-2-67

Writ of Execution No. 2013-08544

DEBT \$1,604,160.80

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in Willistown Township, Chester County, Pennsylvania, bounded and described according to a Plan for Richard C. Barr, made by Conroy-Wright, Registered Engineers and Surveyors, Paoli, Pennsylvania, dated 9/1949, as follows, to wit:

BEGINNING at a spike in the center line of Sugartown Road said spike being a corner of land now or late of Jane Gordon Fletcher and being 1012.58 feet northwestwardly from the intersection of the Sugartown Road and Spring Road; thence along the center line of said Sugartown Road north 22 degrees 5 minutes 30 seconds west, 237.87 feet to an iron pin a corner of land now or late of the grantor, Richard C. Barr of which this was a part; thence along said lands of Richard C. Barr, north 71 degrees 21 minutes east, 548.89 feet to an iron pin in line of lands now or late of Jane Gordon Fletcher; thence along the lands of the said Jane Gordon Fletcher, the following 2 courses and distances: (1) south 22 degrees 48 minutes east, 238.06 feet to an iron pin (2) south 71 degrees 21 minutes west, 551.84 feet to an iron pin spike in the center line of said Sugartown Road and the place of beginning.

CONTAINING 3.000 acres of land, be the same more or less.

BEING Tax UPI #54-6-4

BEING the same premises which Ronald W. Lockhart, Jr., by Deed dated July 28, 2002 and recorded August 07, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5350, Page 1051, granted and conveyed unto Ronald W. Lockhart, Sr. and Sandra M. Lockhart, husband and wife.

BEING known as: 687 Sugartown Road, Malvern, PA 19355-3305

PARCEL No.: 54-6-4

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RONALD W. LOCK-**

HART, SR. and SANDRA S. LOCKHART a/k/a SANDRA M. LOCKHART

SALE ADDRESS: 687 Sugartown Road, Malvern, PA 19355-3305

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

SALE NO. 17-2-69

Writ of Execution No. 2016-07193

DEBT \$223,134.98

PROPERTY situate in Willistown Township

TAX Parcel #15-01L-0026

IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **ANNETTE WEINSTEIN SCOTT as ADMINISTRATRIX of the ESTATE of JOHN P. SCOTT a/k/a JOHN PAUL SCOTT deceased**

SALE ADDRESS: 18 Sunset Drive, Paoli, PA 19301

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

SALE NO. 17-2-70

Writ of Execution No. 2016-03344

DEBT \$78,908.10

PROPERTY situate in Township of Franklin

TAX Parcel #72-04L-0001

IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **CRAIG L. JACOBS**
SALE ADDRESS: 206 Fox Run Lane, Lincoln University, PA 19352

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

SALE NO. 17-2-71
Writ of Execution No. 2013-07483
DEBT \$739,151.66

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

ALL THAT CERTAIN piece or parcel of land situate in Franklin Township, Chester County, Pennsylvania, being Lot 1 as shown on the plan of Valley View Estate and being more particularly described in accordance with a survey by Van Demark and Lynch, Inc., Civil Engineers and Surveyors, dated November 27, 1973, as follows, to wit:

BEGINNING at a point on the northerly side of Hill Lane, at 30 feet wide, said point being located the following 2 courses and distances from the intersection of the northerly side of Hill Lane and the centerline of School House Road, (1) south 62 degrees 22 minutes west 333.60 feet to a concrete monument; (2) south 59 degrees 50 minutes 40 seconds west 270.59 feet to the common corner for Lots 1 and 2; thence from the point of beginning south 59 degrees 50 minutes 40 seconds west 250.75 feet along the northerly side of Hill Lane to lands now or formerly of Harry R. Solway; thence along said lands now or formerly of Harry R. Solway north 33 degrees 57 minutes 00 seconds west 749.26 feet to lands now or formerly of Dwight O. Woollens, thence along said lands north 64 degrees 24 minutes 30 seconds east 252.88 feet to a corner of Lot 2; thence along Lot 2 south 33 degrees 57 minutes 00 seconds east 729.09 feet to the point and place of beginning.

LOTS 1 and 2 are subject to the restrictions there shall be no further re-subdivision on private right of way known as Hill Lane.

TOGETHER with the free and common use, right, liberty and privilege of a certain private driveway, passageway and water course at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof, as is more particularly set out in a certain deed from Frederic A. Lang and wife to David R. Wright and wife, dated June 14, 1966 and recorded in Chester County in Deed Book A, Volume 37, Page 567.

BEING UPI Number 72-002-0019-0200

PARCEL No.: 72-002-0019-0200

BEING known as:. 118 Pheasant Hill

Lane, Landenberg, PA 19350

BEING the same property conveyed to Joseph Flinn and Linda Flinn, husband and wife who acquired title by virtue of a Deed from Unlimited Holding, LLC, a Pennsylvania Limited Liability Company, dated August 18, 2005, recorded September 7, 2005, at Deed Book 6610, Page 791, Chester County, Pennsylvania Records.

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7

VS

DEFENDANT: **JOSEPH FLINN and LINDA FLINN**

SALE ADDRESS: 118 Pheasant Hill Lane, Landenberg, PA 19350

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

SALE NO. 17-2-72
Writ of Execution No. 2014-02318
DEBT \$168,742.54

ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, Chester County, Pennsylvania, bounded and described according to a Plan of "Valley Crossing", made by Medveczky Associates, Ltd., Land Planners and Engineers, dated 9/23/1988, revised 7/20/1993 and recorded in Chester County as Plan No. 12542, as follows, to wit:

TAX XLD. #: 38-4-21

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-2

VS

DEFENDANT: **DAVID M. FRY**

SALE ADDRESS: 347 Jenville Court, Coatesville, Pennsylvania 19320

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

SALE NO. 17-2-73
Writ of Execution No. 2016-05876
DEBT \$166,680.42

ALL THAT CERTAIN lot or piece of ground with the frame dwelling thereon erected, designated as No. 1125 Oak Street, situate in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

TAX I.D. #: 16-07-0308

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

VS

DEFENDANT: **KAREN S. PORTER,**
CO-ADMINISTRATRIX OF THE ESTATE
OF KENNETH S. CLAY, SR., KATHY S.
HERTZ, CO-ADMINISTRATRIX OF THE
ESTATE OF KENNETH S. CLAY, SR.

SALE ADDRESS: 1126 Oak Street,
Coatesville, Pennsylvania 19320

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

SALE NO. 17-2-74

Writ of Execution No. 2012-08636
DEBT \$395,011.19

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in the Township of Westtown, County of
Chester and State of Pennsylvania, bounded and
described according to a Plan of Pleasant Grove
made by Robert F. Harsch and Associates, Inc.,
Consulting Engineers, West Chester, PA, dated
10/2/1978 and last revised 4/3/1981 and recorded
in Plan File #2271, as follows, to wit:

TAX I.D. #: 67-4L-11

PLAINTIFF: The Bank of New York
Mellon FKA The Bank of New York as Trustee for
the Certificateholders of the CWABS, Inc., Asset-
Backed Certificates, Series 2005-1

VS

DEFENDANT: **PETER E.**
ALESZCZYK and MARY KATHLEEN
SPLAIN

SALE ADDRESS: 113 Piedmont
Road, West Chester, Pennsylvania 19382

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

SALE NO. 17-2-75

Writ of Execution No. 2016-02185
DEBT \$236,546.31

PROPERTY situate in the Sadsbury
Township, Chester County, Pennsylvania

BLR# 37-4-6.7

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **PHILIP C. CON-**
GLETON

SALE ADDRESS: 223 Octorara Road,
Parkesburg, PA 19365-9166

PLAINTIFF ATTORNEY: **PHELAN**

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

SALE NO. 17-2-76

Writ of Execution No. 2016-06175
DEBT \$391,967.87

PROPERTY situate in Township of
Upper Oxford

TAX Parcel #: 57-8-12

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-HE2,
Asset Backed Certificates, Series 2007-HE2

VS

DEFENDANT: **VINCENT J. TAL-**
IERCIO, JR.

SALE ADDRESS: 100 Webb Road,
Lincoln University, PA 19352

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

SALE NO. 17-2-77

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. 17-2-78

Writ of Execution No. 2012-09659
DEBT \$805,008.61

PROPERTY situate in the Charlestown
Township, Chester County, Pennsylvania

BLR# 35-7-51

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Nationstar Mortgage,
LLC

VS
DEFENDANT: **FRANCIS SCOTT
FOLCARELLI and LISA J. FOLCARELLI**
SALE ADDRESS: 42 Lady Kirby
Lane, Malvern, PA 19355-1001
PLAINTIFF ATTORNEY: **PHELAN
HALLINAN DIAMOND & JONES, LLP, 215-
563-7000**

SALE NO. 17-2-79
Writ of Execution No. 2016-08061
DEBT \$132,139.50

ALL THAT CERTAIN tract of land situate in the Borough of South Coatesville, County of Chester, State of Pennsylvania, surveyed by Edgar Laub, bounded and described as follows:

BEGINNING at a spike in Lower Gap Road (leading from Modena to South Coatesville) said spike being the northeast corner of lands of Gilbert Parker; thence by said road south 72 degrees 7 minutes 40 seconds east 100 feet to a spike and corner of lands Edward Bacon; thence by said E. Bacon and passing over an iron pin on the south side of said road south 5 degrees 24 minutes 10 seconds east 353.8 feet to an iron pin; thence by Marionette Mills, Inc., south 87 degrees 43 minutes 10 seconds west 91.05 feet to an iron pin and corner of lands of Gilbert Parker; thence by said G. Parker, north 5 degrees 32 minutes 30 seconds west (passing over an iron pin on the south side of said road) 388.35 feet to the point of beginning.

CONTAINING 0.778 acres, more or less

BEING UPI No. 9-11-2.2

ALSO known as 113 Lower Gap Road, Modena, PA 19358

BEING the same premises which Theodore Tibbs and Harriet H. Tibbs by Deed dated October 6, 2003 and recorded October 8, 2003 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5928 Page 839, conveyed and granted unto Tonette J. Porreca, single woman.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for Asset Backed Funding Corporation, Asset-Backed Certificates, Series 2004-AHL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **TONETTE J. PORRECA a/k/a TONETTE PORRECA**

SALE ADDRESS: 113 Lower Gap

Road, Modena, PA 19358

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

SALE NO. 17-2-80
Writ of Execution No. 2013-04554
DEBT \$113,533.86

ALL THAT CERTAIN lot or parcel of ground situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to Plan of Property for John W. and Elizabeth S. Ware, prepared by C.A. Barron, Registered Surveyor, as follows, to wit:

BEGINNING on the northerly right of way line of Crestview Road the southerly corner of Lot No. 9, which point is measured along the said right of way line the three following courses and distances from its intersection with the title line in the bed of Auburn Road; (1) south 98 degrees 59 minutes 20 seconds east 213.26 foot to a point; (2) south 88 degrees 56 minutes 30 seconds east 212 foot to a point; and (3) south 97 degrees 59 minutes east 28.13 feet; thence from said point of beginning along Lot No. 9 north 02 degrees 01 minutes east 193.17 feet to a point; thence along Lot No. 3 south 87 degrees 59 minutes east 234.87 feet to a point; thence along Lot No. 7 south 02 degrees 01 minutes west 193.17 feet to a point on the northerly right of way line of Crestview Road aforesaid; thence along said right of way line north 87 degrees 59 minutes west 234.87 feet to the first mentioned point and place of beginning.

CONTAINING 1.041 acres of land, be the same more or less.

TAX I.D.: 73-2-25.10

BEING the same premises which Marie P. Broadwater, widow by Deed dated 11/1/2007 and recorded 11/26/2007 in Chester County in Book 7312 Page 597 conveyed unto Ralph R. Broadwater and Catherine Broadwater, his wife, as tenants by the entireties, in fee.

IMPROVEMENTS: single family dwelling

PLAINTIFF: Springlead Financial Services of Pennsylvania, Inc., fka American General Consumer Discount Company

VS

DEFENDANT: **RALPH R. BROADWATER, aka RALPH R. BROADWATER, JR. and CATHERINE BROADWATER, aka CATHERINE J. BROADWATER**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

PLAINTIFF ATTORNEY: **CRAIG H.**

FOX, ESQ., 610-275-7990

SALE NO. 17-2-81
Writ of Execution No. 2011-10013
DEBT \$251,757.24

PROPERTY situate in the Atglen
Borough, Chester County, Pennsylvania
BLR# 7-6-1.21
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: LSF9 Master
Participation Trust
VS

DEFENDANT: **JAMES J. GRAM-
LICH**

SALE ADDRESS: 602 Cattail Road,
Atglen, PA 19310-9739

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

SALE NO. 17-2-82
Writ of Execution No. 2016-07387
DEBT \$72,829.83

PROPERTY situate in the Coatesville
City, Chester County, Pennsylvania
BLR# 16-2-248.5
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: PennyMac Loan
Services, LLC
VS

DEFENDANT: **JOHN E. LANDIS,
JR.**

SALE ADDRESS: 909 Boundary
Court, Coatesville, PA 19320

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

SALE NO. 17-2-84
Writ of Execution No. 2013-07627
DEBT \$312,097.36

PROPERTY situate in the Borough of
West Chester, Chester County, Pennsylvania.
BLR# 1-5-167
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Nationstar Mortgage,
LLC

VS

DEFENDANT: **MARIA S. CHAPIS**

and ANDREW CHAPIS

SALE ADDRESS: 124 East Biddle
Street, West Chester, PA 19380-2618

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

SALE NO. 17-2-85
Writ of Execution No. 2015-05120
DEBT \$69,679.94

ALL THAT CERTAIN lot of land situ-
ate in Borough of Modena, Chester County,
Pennsylvania

TAX Parcel No.: 10-03-53

PLAINTIFF: Bayview Loan Servicing,
LLC

VS

DEFENDANT: **PAUL KADINGO**
also known as PAUL S. KADINGO

SALE ADDRESS: 25 Woodland Ave
(Borough of Modena), Coatesville, PA 19320

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

SALE NO. 17-2-86
Writ of Execution No. 2012-04514
DEBT \$366,524.01

PROPERTY situate in the
Downingtown Borough, Chester County,
Pennsylvania

BLR# 11-6-78

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.,
as Trustee for The Certificateholders of The Mstr
Asset Backed Securities Trust 2007-New,
Mortgage Pass-Through Certificates, Series 2007-
New

VS

DEFENDANT: **ROBERT
MCMICHAEL**

SALE ADDRESS: 431 Highland
Avenue, Downingtown, PA 19335-2408

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

SALE NO. 17-2-87
Writ of Execution No. 2010-05428
DEBT \$ 305,302.02

PROPERTY situate in Township of
East Caln
TAX Parcel #40-4-285
IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: Rocktop Partners I, LLP
VS
DEFENDANT: **BERYL C. AUGUSTINE a/k/a A. BERYL CHITHRA and AUGUSTINE S. SANDHIRAKASAN**

SALE ADDRESS: 409 Crestwood
Lane, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 17-2-88
Writ of Execution No. 2015-08595
DEBT \$146,491.94

PROPERTY situate in North Coventry
Township
TAX Parcel #17-3G-89
IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: U.S. Bank National
Association (Trustee for the Pennsylvania Housing
Finance Agency)

VS
DEFENDANT: **JULIO E. ROSADO
and TAMMY L. ROSADO**

SALE ADDRESS: 922 South Hanover
Street, Pottstown, PA 19465
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 17-2-89
Writ of Execution No. 2013-11524
DEBT \$258,884.58

PROPERTY situate in the East
Brandywine Township, Chester County,
Pennsylvania
BLR# 30-6-59
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: JPMorgan Chase Bank,
National Association
VS

DEFENDANT: **JOANNE D. KRATZ**
SALE ADDRESS: 85 Hilltop Drive,
Downingtown, PA 19335-1407

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

SALE NO. 17-2-90
Writ of Execution No. 2014-05879
DEBT \$346,404.53

ALL THAT CERTAIN brick message,
or tenement and tract of land situate in Parkerford,
East Vincent Township, Chester County,
Pennsylvania, bounded and described as follows,
to wit:

BEGINNING at an iron peg in the public
road leading from Reading to Philadelphia;
thence along the middle of the same by land Henry
Johnson north 33 3/4 degrees west 12 perches to
iron peg; thence by land formerly of Isaac Kolb,
now Elizabeth Murray, north 54 1/2 degrees east
9.7 perches to the middle of the canal; thence
down the same south 35 degrees east 12 perches to
a stake; thence by land formerly of Isaac Kolb,
now Henry Fink, south 54 1/2 degrees west 10
perches to the place of beginning.

CONTAINING 118 perches more or
less.

TITLE to said premises vested in Carl
Moser by Deed from Fannie Mae, a/k/a Federal
National Mortgage Association by, its Attorney in
Fact Phelan Hallinan & Schmieg, LLP dated
February, 23 2011 and recorded March 28, 2011 in
the Chester County Recorder of Deeds in Book
8149, Page 1322.

PLAINTIFF: Nationstar Mortgage
LLC

VS
DEFENDANT: **CATHERINE A.
MOSER a/k/a CATHERINE A. MURRAY,
KNOWN HEIR OF CARL MOSER,
DECEASED MORTGAGOR AND REAL
OWNER, TONIANNE MOSER, KNOWN
HEIR OF CARL MOSER, DECEASED
MORTGAGOR AND REAL OWNER, MELISSA A. MOSER, KNOWN HEIR OF CARL
MOSER, DECEASED MORTGAGOR AND
REAL OWNER, CHRISTIAN MOSER,
KNOWN HEIR OF CARL MOSER,
DECEASED MORTGAGOR AND REAL
OWNER, CODY MOSER, KNOWN HEIR OF
CARL MOSER, DECEASED MORTGAGOR
AND REAL OWNER AND UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER CARL MOSER,**

DECEASED MORTGAGOR AND REAL OWNER

SALE ADDRESS: 1825 Old Schuylkill Road, Spring City, PA 19475

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

SALE NO. 17-2-91
Writ of Execution No. 2015-06741
DEBT \$181,892.29

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in the City of Coatesville, Country of Chester and State of Pennsylvania, being shown as Lot #47 on a plan of property for Miller Hill Corp., by Chester Valley Engineers, Inc., Consulting Engineers, dated June 15, 1959 and last revised April 27, 1973 as follows, to wit:

BEGINNING at a point on the north side of Dulles Avenue, said point being a corner of Lot # 48; thence along said Avenue on the arc of a circle curving to the right with the radius of 785.82 feet the arc distance of 92.72 feet to a point, a corner of Lot #46; thence along Lot #46; north 08 degrees 31 minutes 08 seconds east 132.38 feet to a point; thence south 82 degrees 15 minutes 20 seconds east 77.35 feet to a point a corner of Lot #48; thence along Lot #48 south 01 degree 45 minutes 30 seconds west 128.86 feet to a point and place of beginning.

BEING Lot No. 47 on said Plan; a/k/a Lot #47 Dulles Avenue

TITLE to said premises vested in Louis Brown & Cora Brown by Deed from The Administrator of Veterans Affairs, an officer of the United States dated May 18, 1993 and recorded October 14, 1993 in the Chester County Recorder of Deeds in Book 3639, Page 1303.

PLAINTIFF: The Bank of New York Mellon as indenture Trustee for Nationstar Home Equity Loan Trust 2009-A

VS

DEFENDANT: **CORA BROWN**
REAL OWNER and ORIGINAL MORTGAGOR

SALE ADDRESS: 303 Dulles Drive, Coatesville, PA 19320

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

SALE NO. 17-2-92
Writ of Execution No. 2016-06812
DEBT \$81,300.40

PROPERTY situate in the Phoenixville Borough, Chester County, Pennsylvania
BLR# 15-13-0710

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **SUSAN MAS-TRANGELO**

SALE ADDRESS: 307 Morris Street, Phoenixville, PA 19460-4432

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

SALE NO. 17-2-93
Writ of Execution No. 2015-09822
DEBT \$141,727.25

ALL THAT CERTAIN messuage and lot of land, being known as No. 15 East Morgan Street, in the Second Ward of the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, No. 6615, dated 6 August 1947, as follows, to wit:

BEGINNING at an iron pipe in the north side of East Morgan Street, (33 feet wide), 228.31 feet westerly from the westerly side of Dean Street, (33 feet wide) a corner of lands now or late of Julis Ardes, Jr., being No. 14 East Morgan Street; thence along these lands north 9° 30' west 30.00 feet to an iron pipe; thence along lands now or late of Anna Bartos, north' 90°30' east 19.23 feet to an iron pipe, a corner of lands now or late of Julius Ardes, Jr., being No. 16 East Morgan Street; thence along these lands through the partition wall dividing the twin dwellings No. 15 and No. 16 East Morgan Street, south 9° 30' east to an iron pipe in the north side of East Morgan Street; thence along the street, south 30°30' west, 19.23 feet to the place of beginning.

CONTAINING 1,538.40 square feet of land, be the same more or less.

TITLE to said premises vested in Florence Marie Gest by Deed from Jack Paul Gest and Florence Marie Gest dated February, 1 1980 and recorded February 6, 1980 in the Chester County Recorder of Deeds in Book 56, Page 446.

PLAINTIFF: V Mortgage REO 3, LLC
VS

DEFENDANT: **JOHN P. GEST,**
EXECUTOR FOR THE ESTATE OF FLO-
RENCE MARIE GEST

SALE ADDRESS: 15 East Morgan
Street, Phoenixville, PA 19460

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

SALE NO. 17-2-94

Writ of Execution No. 2015-04921

DEBT \$245,390.18

PROPERTY situate in Township of
East Fallowfield

TAX Parcel #47-02-0020.550

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: Bayview Loan Servicing,
LLC

VS

DEFENDANT: **AMANDA L.**
BAKER and ANTHONY W. GROTHAUS

SALE ADDRESS: 214 John Stevens
Drive, Coatesville, PA 19320

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

SALE NO. 17-2-95

Writ of Execution No. 2016-06970

DEBT \$195,190.57

PROPERTY situate in Township of
East Fallowfield

TAX Parcel #47-3-24 & 47-3-16

IMPROVEMENTS: a residential
dwelling

SOLD AS PROPERTY OF: Ira Morris
Ferguson, jr. as Executor of the Estate of
Morrislene R. Ferguson, Deceased and Naomi
Sarah Rayner as Executrix of the Estate of
Morrislene R. Ferguson, Deceased

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **IRA MORRIS FER-**
GUSON JR. AS EXECUTOR OF THE
ESTATE OF MORRISLENE R. FERGUSON
DECEASED and NAOMI SARAH RAYNER
AS EXECUTRIX OF THE ESTATE OF MOR-
RISLENE R. FERGUSON DECEASED

SALE ADDRESS: 20 and 45 Timacula
Road f/k/a Box 196 Timacula Road, Coatesville,
PA 19320

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

SALE NO. 17-2-96

Writ of Execution No. 2015-05797

DEBT \$453,671.97

PROPERTY situate in Township of
London Grove

TAX Parcel #59-10-3.38

IMPROVEMENTS: a residential
dwelling.

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

VS

DEFENDANT: **CHIOMA A.**
ALEXANDER and PAUL NJOKU

SALE ADDRESS: 19 Radence Lane,
West Grove, PA 19390

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

SALE NO. 17-2-97

Writ of Execution No. 2012-10456

DEBT \$584,644.54

ALL THOSE TWO CERTAIN tracts of
ground, with the buildings and improvements
erected on the first described thereof, situate in
East Vincent Township, Chester County,
Pennsylvania, bounded and described according to
a plan of Earl R. Ewing, Inc. No. W-4988, pre-
pared for Norman G. Kolb July 3, 1975 and drawn
from a Deed, not a field survey.

TAX I.D. #: 21-05-0100.010 and 21-5-
93

PLAINTIFF: The Bank of New York
Mellon f/k/a The Bank of New York, as Successor-
in-Interest to JPMorgan Chase Bank, N.A., as
Trustee for Structured Asset Mortgage Investments
II Trust 2005-AR2, Mortgage Pass-Through
Certificates, Series 2005-AR2

VS

DEFENDANT: **JON D. KOLB, and**
JENNIFER M. KOLB, and ESTHER N.
KOLB, and NORMAN JONATHAN KOLB,
and UNITED STATES OF AMERICA, c/o
UNITED STATES ATTORNEY FOR THE
EASTERN DISTRICT OF PENNSYLVANIA

SALE ADDRESS: 61 Seven Stars
Road, Spring City, Pennsylvania 19475

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

SALE NO. 17-2-98
Writ of Execution No. 2015-05127
DEBT \$379,998.26

PROPERTY situate in the Sadsbury Township, Chester County, Pennsylvania
BLR# 37-4-211

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Csmc Mortgage-Backed Pass-Through Certificates, Series 2006-4

VS

DEFENDANT: **ROSALINE WOOLFOLK and OLIVER W. WOOLFOLK**

SALE ADDRESS: 40 Wick Drive, Parkesburg, PA 19365-9108

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

SALE NO. 17-2-99
Writ of Execution No. 2016-06054
DEBT \$539,713.24

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Nottingham, County Chester and State of Pennsylvania, described according to a Plan of "Heather Fields", made by N. M. Lake Associates, Inc., dated 11/1/1995, last revised 6/7/1996, recorded at West Chester in the Office of the Recorder of Deeds on 6/14/1996, in Plan File # 13429, as follows:

TAX I.D. #: 69-04-0051

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

VS

DEFENDANT: **JESSICA STEERE and GARY STEERE**

SALE ADDRESS: 100 Bryans Way, Lincoln University, Pennsylvania 19352

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

SALE NO. 17-2-100
Writ of Execution No. 2013-11593
DEBT \$158,160.07

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, and described according to a final plan of Strasburg Hills, drawn by Regester Associates, Inc., dated 7/12/89, and last revised 4/6/93, said plan recorded in Chester County as Plan No. 11841, as follows, to wit:

BEGINNING at a point on the north-westerly side of Knoll Road (50 feet wide) said point being a corner of Lot No. 43 on said Plan; thence extending from said point of beginning along the northwesterly side of Knoll Road south 32 degrees 01 minute 48 seconds west 207.00 feet to a point, a corner of Lot No. 45 on said Plan; thence extending along same and through the bed of a 20 feet wide water main easement, and also extending partly along land marked "Open Space" and also extending into a water pump easement, north 57 degrees 58 minutes 12 seconds west 317.00 feet to a point, a corner of lands marked "Open Space", said point also being the bed of said water pump easement; thence extending along said lands and crossing the northwesterly side of said water pump easements, north 32 degrees 01 minute 48 seconds west 207.00 feet to a point, a corner of Lot No. 43 on said Plan; thence on said Plan; thence extending along Lot No. 43, south 57 degrees 58 minutes 12 seconds east and crossing a 20 feet wide sanitary sewer easement 317.00 feet to the first mentioned point and place of beginning.

CONTAINING 65,619 square feet of land, more or less.

BEING Lot No. 44 as shown on the above mentioned Plan.

BEING Parcel No. 47-4-28.21.

BEING the same premises which Trilogy Development Co, Inc. by Deed dated March 4, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 11155, Page 9487, granted and conveyed unto Frank C Haas and Susan Seachrist-Haas, as tenants by the entireties.

BEING known as: 42 Knoll Road, Coatesville, PA 19320

PARCEL No.: 47-4-28.21

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc., Successor by Merger to ABN Amro Mortgage Group, Inc

VS

DEFENDANT: **FRANK C. HAAS**
and **SUSAN SEACHRIST-HAAS**

SALE ADDRESS: 42 Knoll Road,
Coatesville, PA 19320

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

SALE NO. 17-2-101
Writ of Execution No. 2015-10531
DEBT \$441,268.55

PROPERTY situate in the Chester
County, Pennsylvania

BLR# 3-2-89

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Bank of America, N.A.,
Successor by Merger to BAC Home Loans
Servicing, LP fka Countrywide Home Loans
Servicing, LP

VS

DEFENDANT: **ISIDORO GONZA-**
LEZ and VICTORIA MCELWAIN
CSALE ADDRESS: 631 Linden Circle, Kennett
Square, PA 19348

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

SALE NO. 17-2-103
Writ of Execution No. 2014-08928
DEBT \$244,072.12

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

BLR# 53-6A-56.1

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: CitiMortgage, Inc.
Successor by Merger with Citifinancial Mortgage
Company, Inc.

VS

DEFENDANT: **RICHARD L. JACK-**
SON and DIANE K. JACKSON

SALE ADDRESS: 1333 East Strasburg
Road, West Chester, PA 19380-6254

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

SALE NO. 17-2-104
Writ of Execution No. 2016-06042
DEBT \$136,386.91

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

TAX Parcel No.: 37-4-63

PLAINTIFF: Wells Fargo Bank,
National Association, as Trustee for Option One
Mortgage Loan Trust 2005-2, Asset-Backed
Certificates, Series 2005-2

VS

DEFENDANT: **UNITED STATES**
OF AMERICA, DEPARTMENT OF THE
TREASURY- INTERNAL REVENUE SERV-
ICE and KEITH WALKER a/k/a KEITH A.
WALKER a/k/a KEITH A. WALKER, SR.

SALE ADDRESS: 48 Stove Pipe Hill
Road, Coatesville, PA 19320 a/k/a 48 Stone Pipe
Hill Road, Sadsbury Township, PA 19367

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

SALE NO. 17-2-105
Writ of Execution No. 2013-01366
DEBT \$406,760.69

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

BLR# 21-4-160

IMPROVEMENTS thereon: residential
dwelling

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-
11

VS

DEFENDANT: **CINDIE W. GUN-**
THER

SALE ADDRESS: 215 Sheeder Road,
Phoenixville, PA 19460-1507

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

SALE NO. 17-2-106
Writ of Execution No. 2016-07015
DEBT \$200,745.34

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

TAX Parcel No.: 28-5-162

PLAINTIFF: U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-6

VS

DEFENDANT: **CATHERINE E. WILSON**

SALE ADDRESS: 874 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 17-2-107

Writ of Execution No. 2012-12928

DEBT \$319,680.25

PROPERTY situate in the London Grove Township, Chester County, Pennsylvania
BLR# 59-8-674

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHELLE BOYD**

SALE ADDRESS: 853 Easkey Lane, Avondale, PA 19311-9331

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

SALE NO. 17-2-108

Writ of Execution No. 2016-03419

DEBT \$264,266.94

ALL THAT CERTAIN lot or tract of land situate on the northerly side of Heckel Avenue, between the Borough of Spring City and Schuylkill Road, in East Vincent Township, Chester County, Penna., bounded and described according to a survey made September 30, 1946 by Earl R. Ewing, Registered Surveyor as follows to wit:

BEGINNING at a spike in the center line of the aforesaid Heckel Avenue, a corner of land recently or about to be conveyed by the above named Grantors to Thomas W. O'Connor et ux.; thence along the center lien of said Heckel Avenue, south 75 degrees 32 minutes west, 150.00 feet to a spike in the center line of said Heckel Avenue a corner of remaining lands of the above named Grantors; thence by said latter lands, passing through an iron pipe at the side of Heckel Avenue, north 14 degrees 28 minutes west 215.60 feet to a point; thence continuing along remaining lands to

the above named Grantors, north 75 degrees 32 minutes east 150.00 feet to a point, a corner of the aforesaid lands recently or about to be conveyed to Thomas W. O'Connor, et ux.; thence along said latter lands south 14 degrees 28 minutes east (passing through an iron pipe at the side of the afore-said Heckel Avenue) 216.50 feet to the first mentioned spike in the center of Heckel Avenue aforesaid, the first mentioned point and place of beginning.

BEING Parcel #21-5-29

BEING the same premises which Sarah T. Gruber and Continental Bank, Executors of the Last Will and Testament of Robert C. Gruber, deceased, by Deed dated 4/25/77 and recorded 4/28/77 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 50, Page 429, granted and conveyed unto Anthony J. Mastrangelo, Jr., and Christine M. Mastrangelo, his wife, as tenants by the entirety, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset Backed Certificates, Series 2005-AR1

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE M. MASTRANGLO, DECEASED AND LORRAINE MYERS, KNOWN HEIR OF CHRISTINE M. MASTRANGLO, DECEASED AND ANGELA MASTRANGLO, KNOWN HEIR OF CHRISTINE M. MASTRANGLO, DECEASED ANTHONY MASTRANGLO, III, KNOWN HEIR OF CHRISTINE M. MASTRANGLO, DECEASED**

SALE ADDRESS: 625 Heckel Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **, SARAH K. McCAFFERY, 610-278-6800**

SALE NO. 17-2-109

Writ of Execution No. 2016-01708

DEBT \$222,780.32

ALL THAT CERTAIN lot of land, with the message and buildings thereon erected, situate in Kenilworth, formerly Madison, North Coventry Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a planted stone in middle of the great Schuylkill Road a corner of land of late D. Healy and Son, thence north 20 1/2 degrees east by land of said D. Healy and Son 191 feet 06

inches to a corner of land of said D. Healy and Son; thence by lands of same south 71 degrees, east 62 feet 06 inches to a point a corner of land of said D. Healy and Son; thence south 30 1/2 degrees, west 191 feet 06 inches to a stone in the center of great Schuylkill Road to a corner of said Healy; thence along the middle of said road north 67 1/2 degrees west 61 feet 08 inches to the place of beginning.

BEING UPI No.: 17-4E-62.

UNDER AND SUBJECT to the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, deeds of conveyances, or visible on ground.

BEING known and numbered as 1041 East Schuylkill Road, Pottstown, Pennsylvania.

BEING the same premises which Susan L. Besecker fka Susan L. Siket, adult individual, by Deed dated 8/18/11 and recorded 9/9/11 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8243, Page 1032, granted and conveyed unto Jeremy Paul McCullough and Allyson Brandy Cahall, husband and wife, in fee.

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **JEREMY PAUL McCULLOUGH and ALLYSON BRANDY CAHALL**

SALE ADDRESS: 1041 East Schuylkill Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **SARAH K. McCAFFERY, 610-278-6800**

SALE NO. 17-2-110

Writ of Execution No. 2014-06446

DEBT \$450,861.74

ALL THAT CERTAIN unit designated as Unit No. 115, Building 19 being a Unit in "Bradford Hills at Chesterbrook" (formerly Signal Hills at Chesterbrook a condominium located on the northerly side of Bradford Road, Tredyffrin Township, Chester County, Pennsylvania which has heretofore

TAX I.D. #: 43-05-3600

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **SUE ANN RUSSO**

SALE ADDRESS: 115 Reveille Road, Chesterbrook, Pennsylvania 19087

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

SALE NO. 17-2-112

Writ of Execution No. 2016-03809

DEBT \$156,760.72

PROPERTY situate in Borough of Kennett Square

TAX Parcel #3-4-8.2

IMPROVEMENTS: a residential dwelling.

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

DEFENDANT: **MICHALE JOHN-SON a/k/a MICHALE ANN JOHNSON**

SALE ADDRESS: 514 D Street, Kennett Square, PA 19348

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

SALE NO. 17-2-113

Writ of Execution No. 2016-05992

DEBT \$173,142.32

ALL THAT CERTAIN message or tract or lot of land with the improvements thereon erected situate and being in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

TAX I.D. #: 08-05-0023

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **SAMANTHA S. SMITH f/k/a SAMANTHA S. NELSON and THOMAS M. SMITH**

SALE ADDRESS: 705 West 1st Avenue, Parkesburg, Pennsylvania 19365

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

SALE NO. 17-2-114

Writ of Execution No. 2015-09966

DEBT \$251,199.06

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

BLR# 29-6-21.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association as Successor by Merger of U.S. Bank

National Association N.D.

VS

DEFENDANT: **JOHN J. WARREN**

SALE ADDRESS: 341 Wagontown Road, Coatesville, PA 19320-1332

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

SALE NO. 17-2-115

Writ of Execution No. 2015-03329

DEBT \$54,545.55

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

BLR# 23-4-40.1

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: **RONA L. SELLERS**

SALE ADDRESS: 106 New Road a/k/a, Box 239, Road #2 Street, Elverson, PA 19520-9166

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

SALE NO. 17-2-116

Writ of Execution No. 2014-08307

DEBT \$8,361.44

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plat or Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA for Orleans Corporation, dated March 22, 1999, last revised August 12, 1999, as follows, to wit:

BEGINNING at a point being in the southwest corner of Lot 18, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive; thence (A) along the center line of Mountain View Drive north 30 degrees 16 minutes 12 seconds east, 210 feet an arc distance of 84.64 feet to a point; thence (B) on a curve to the right with a

radius of 210 feet an arc distance of 181.32 feet to a point of tangent; thence (C) north 79 degrees 44 minutes 29 seconds east the distance of 113.72 feet to a point; thence (D) on a curve to the left with a radius of 200 feet an arc distance of 73.88 feet to a point of tangent; thence (E) north 58 degrees 34 minutes 39 seconds east the distance of 296.18 feet to a point; thence (F) to a curve to the right with a radius of 250 feet an arc distance of 141.77 feet to a point of tangent; thence (G) south 88 degrees 55 minutes 53 seconds east the distance of 254.28 feet to a point; thence (H) leaving the center line of Mountain View Drive north 1 degree 4 minutes 7 seconds east the distance of 40.10 feet to the southwest corner of Lot 18, the point of beginning; thence from said point of beginning, the four following courses and distances: (1) north 11 degrees 43 minutes 7 seconds west the distance of 80.00 feet to a point; thence (2) north 78 degrees 16 minutes 53 seconds east the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lot 18 and Lot 19, south 11 degrees 43 minutes 7 seconds east the distance of 80.00 feet to a point; thence (4) south 78 degrees 16 minutes 53 seconds west the distance of 24.00 feet to the point of beginning.

BEING Lot 18 on said Plan.

BEING UPI #41-5-156.18.

BEING the same premises which David C. Jay and Debra L. Jay, husband and wife, by Deed dated March 1, 2002 and recorded April 3, 2002 in the Office of the Recorder of Deeds for Chester County in Deed Book 5245, Page 345, granted and conveyed unto Marlene B. Cohen, a single person.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

BLR #41-5-156.18.

PLAINTIFF: Valley View, a Planned Community

VS

DEFENDANT: **MARLENE COHEN**

SALE ADDRESS: 131 Mountain View Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY:

MICHELLE J. STRANEN, 610-565-4660

SALE NO. 17-2-117

Writ of Execution No. 2014-10071

DEBT \$292,155.12

PROPERTY situate in the Sadsbury Township, Chester County, Pennsylvania

BLR# 37-4A-16
IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Lsf8 Master Participation
Trust, by Caliber Home Loans, Inc., solely in its
capacity as servicer

VS

DEFENDANT: **RAYMOND AMOR-
IELLO**

SALE ADDRESS: 42 Friendship Way,
Parkesburg, PA 19365-9171

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

SALE NO. 17-2-118
Writ of Execution No. 2009-09917
DEBT \$339,856.43

ALL THAT CERTAIN lot or tract of
land, situate in the Township of East Bradford,
County of Chester and State of Pennsylvania,
bounded and described according to a new survey
thereof made by Thomas G. Colesworthy, County
Surveyor, June 25, 1951 as follows, viz:

ALL THAT CERTAIN tract of and with
the improvements thereon erected, situate in East
Bradford Township, Chester County,
Pennsylvania, bounded and described in accor-
dance with a survey made by T.G. Colesworthy,
County Surveyor, under date of January 12, 1953,
as follows:

TAX I.D. #: 51-5R-46

PLAINTIFF: The Bank of New York
Mellon fka the Bank of New York, as Trustee for
the Certificateholders of the CWABS Inc., Asset-
Backed Certificates, Series 2004-SD1

VS

DEFENDANT: **DANA A. BRINTON**
SALE ADDRESS: 735 Price Street,
West Chester, Pennsylvania 19382

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

SALE NO. 17-2-119
Writ of Execution No. 2014-10633
DEBT \$234,837.38

ALL THAT CERTAIN brick message
and lot of land hereditaments and appurtenances,
situate on the northerly side of Wollerton Street,
between Darlington and now streets and being No.
203 Wollerton Street in the Borough of West
Chester, County of Chester and State of
Pennsylvania, bounded and described as follows:

TAX I.D. #: 01-09-0197

PLAINTIFF: Beneficial Consumer
Discount Co. d/b/a Beneficial Mortgage Co. of
Pennsylvania

VS

DEFENDANT: **BARRY HARSH-
BARGER and DEBORAH HARSHBARGER**

SALE ADDRESS: 203 Wollerton
Street, West Chester, Pennsylvania 19382

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

SALE NO. 17-2-120
Writ of Execution No. 2014-08277
DEBT \$370,969.49

PROPERTY situate in the Chester
County, Pennsylvania

BLR# 54-3-98

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for Ameriquest
Mortgage Securities Inc., Asset-Backed Pass-
Through Certificates, Series 2005-R7

VS

DEFENDANT: **JAMES V. DIANTO-
NIO**

SALE ADDRESS: 1 Eisenhower
Drive, Malvern, PA 19355-2905

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

SALE NO. 17-2-121
Writ of Execution No. 2012-06585
DEBT \$772, 040.45

ALL THAT CERTAIN lot or piece of
ground situate in Kennett Township, Chester
County, Pennsylvania, described according to a
final subdivision plan of "Chandler Mill" by
George E. Regester, Jr., & Sons, Inc., Registered
Land Surveyors, Kennett Square, Pennsylvania,
dated February 20, 1988 and last revised May 31,
1987 and recorded as Plan N. 7196 as follows, to
wit;

TAX I.D. #:62-6-61.12

PLAINTIFF: HSBC Bank USA,
National Association, as Trustee for the
Certificateholders of SARM 2007-5 Trust Fund

VS

DEFENDANT: **EILEEN PENNOCK
and THOMAS M. LOVELL**

SALE ADDRESS: 101 Hart Drive,

Avondale, Pennsylvania 19311

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

SALE NO. 17-2-122

Writ of Execution No. 2015-08682

DEBT \$254,551.21

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Hunt Manor, made by Crossan-Raimato Inc., dated 5/3/2006, last revised 2/2/2000 and recorded in Chester County as Plan File # 17852, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Willow Lane, a corner of Lot #2 as shown on said Plan; thence extending along Willow Lane north 24 degrees 10 minutes 46 seconds west 148.45 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.15 feet to a point along the southerly side of Steelville (Mill) Road; thence along same north 63 degrees 14 minutes 44 seconds east 60.38 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 575 feet the arc distance of 47.50 feet to a point in line of lands now or late of Larry S. Lowman; thence extending along same south 24 degrees 06 minutes 54 seconds east 176.30 feet to a point a corner of Lot 2; thence extending along same south 65 degrees 49 minutes 12 seconds west 131.79 feet to the point and place of beginning.

BEING Lot #1 as shown on said Plan.

TAX ID: 0705 00020200

BEING the same premises which Umble Builder, LLC, by Deed dated 4/14/09 and recorded 4/22/09 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7646, Page 316, and Instrument #10919477, granted and conveyed unto Craig B. Wilson and Karen D. Wilson, as tenants by the entirety, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **CRAIG B. WILSON
and KAREN WILSON**

SALE ADDRESS: 625 Willow Lane,
Atglen, PA 19310

PLAINTIFF ATTORNEY: **SARAH K.
McCAFFERY, 610-278-6800**

SALE NO. 17-2-123

Writ of Execution No. 2014-10379

DEBT \$290,533.15

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Fallowfield, County of Chester and Commonwealth of PA bounded and described according to a Plan of Moccasin Woods, prepared by Mesko Associates, Inc., dated 12/30/1999, last revised 8/28/2000 and recorded in Chester County as Plan #15646 as follows, to wit:

BEGINNING at a point on the easterly side of Moccasin Drive, a corner of Lot #1 as shown on said Plan; thence from said point of beginning, along the said side of Moccasin Drive the following three courses and distances: (1) on the arc of a circle curving to the left having a radius of 503.46 feet the arc distance of 85.24 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 21.02 feet to a point of reverse curve (3) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 20.50 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances (1) north 07 degrees 34 minutes 24 seconds east 256.33 feet (2) north 77 degrees 14 minutes 14 seconds east 68.94 feet to a point in line of lands of Eugene D. and Joan Mary Gagliardi; thence along said lands of Eugene D. and Joan Mary Gagliardi south 12 degrees 45 minutes 46 seconds east 348.85 feet to a corner of Lot #1; thence a long Lot #1 south 72 degrees 58 minutes 54 seconds west 177.20 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING UPI #44-3-3.1B.

BEING the same premises which EIM Associates by Deed dated July 11, 2003 and recorded December 18, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6014 Page 1128, granted and conveyed unto James Ronan and Beth Ronan.

PLAINTIFF: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2015-13BTT

VS

DEFENDANT: **BETH RONAN a/k/a
BETH A. RONAN and JAMES RONAN and
JAMES M. RONAN**

SALE ADDRESS: 7 Moccasin Drive,
Atglen, PA 19310

PLAINTIFF ATTORNEY: **STERN &**

EISENBERG, P.C., 215-572-8111

SALE NO. 17-2-124

Writ of Execution No. 2016-05294

DEBT \$137,587.00

PROPERTY situate in the Caln Township, Chester County, Pennsylvania
BLR# 39-2-60

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-10

VS

DEFENDANT: **DAVID J. BILLINGTON**

SALE ADDRESS: 18 Parkside Avenue a/k/a 18 Parkside Drive, Downingtown, PA 19335-1956

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

SALE NO. 17-2-125

Writ of Execution No. 2016-05372

DEBT \$236,928.09

PROPERTY situate in the Londonderry Township, Chester County, Pennsylvania
BLR# 46-02-0433

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **JOSEPH J. KALINOSKI and PATRICIA A. KALINOSKI**

SALE ADDRESS: 311 Sweetwater Path, Cochranville, PA 19335-1007

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

SALE NO. 17-2-126

Writ of Execution No. 2016-06872

DEBT \$180,060.66

PROPERTY situate in the Valley Township, Chester County, Pennsylvania
UPI# 38-2K-59

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JONATHAN R. GODLEY a/k/a JONATHAN GODLEY and HEATHER GODLEY**

SALE ADDRESS: 61 Winged Foot Drive, Coatesville, PA 19320-1991

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

SALE NO. 17-2-127

Writ of Execution No. 2016-02532

DEBT \$64,322.63

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania
BLR# 16-6-370

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **FRANK A. COSELLA, JR. a/k/a FRANK COSELLA and BELINDA J. CHALFANT a/k/a BELINDA JEAN COSELLA**

SALE ADDRESS: 14 South 6th Street a/k/a 14 South Sixth Ave, Coatesville, PA 19320

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

SALE NO. 17-2-128

Writ of Execution No. 2014-10693

DEBT \$331,470.66

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Nottingham, County of Chester & Comm. of Penna. bounded & described according to a final subdivision plan of Hunter Knoll Estates, prepared by Crossan-Raimato, Inc., dated 4/14/98, last revised 1/18/99 & recorded in Chester Co. as Plan #14894 as follows, to wit:

BEGINNING at a point on the northeasterly side of Bobcat Way, a corner of Lot #5 as shown on said Plan; thence from said point of beginning, along the said side of Bobcat Way the following 4 courses & distances: (1) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 57.77 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 31.23 feet to a point of compound curve (3) on the arc of a circle curving to the right having a radius of 1975.00 feet the arc distance of 101.18 feet to a point of tangent (4) north 55

degrees 12 minutes 43 seconds west 9.08 feet to a corner of Lot #7; thence along Lot #7 north 34 degrees 47 minutes 17 seconds east 290.00 feet to a point in line of Lot #12; thence along Lot #12 and also Lot #13 south 55 degrees 12 minutes 43 seconds east 140.00 feet to a corner of Lot #5; thence along Lot #5 south 26 degrees 29 minutes 12 seconds west 235.48 feet to the first mentioned point and place of beginning.

BEING Lot #6 as shown on said Plan.

BEING Part of Parcel No. 69-3-77

BEING part of the same premises which Ethel J. Coates by her attorney-in-fact Eric S. Coates (fee owner) and Advanced Building Concepts, Inc. (equitable owner), by Indenture bearing date 4/23/1999 and recorded 4/29/1999 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4553 Page 1365 etc., granted and conveyed unto Hunter Knoll Builders, Inc., in fee.

BEING the same premises which Hunter Knoll Builders, Inc., by Deed dated July 14, 2000 and recorded August 3, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4795, Page 329, granted and conveyed unto Anthony M. Rizzo and Valerie A. Rizzo.

BEING known as: 121 Bobcat Way, Oxford, PA 19363

PARCEL No.: 69-3-77.9

IMPROVEMENTS: residential property.

PLAINTIFF: Aurora Financial Group, Inc.

VS

DEFENDANT: **ANTHONY M. RIZZO and VALERIE A. RIZZO**

SALE ADDRESS: 121 Bobcat Way, Oxford, PA 19363

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

SALE NO. 17-2-129

Writ of Execution No. 2014-09234

DEBT \$131,652.53

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as 202 S & K Street, situate in the First Ward of the Borough of Spring City County of Chester and State of Pennsylvania, bounded and described according to a survey made March 22nd, 1948 by Earl R. Ewing, Registered Surveyor, as follows, to wit;

BEGINNING at a spike in the center-

line of S & K Street, being forty six and thirty seven hundredths feet southeasterly from a spike marking the intersection of the centerlines of S & K Street and Poplar Street; thence along the centerline of S & K Street south 17 degrees 57 minutes east thirty one and sixty six hundredths feet to a spike, a corner of other lands of the grantor; thence along the same the three following courses and distances south 73 degrees 09 minutes west one hundred sixty three and thirty six hundredths feet to a pipe north 17 degrees 57 minutes west thirty three and fifty three hundredths feet to an iron pin; north 75 degrees 01 minute east seventy and sixty six hundredths feet to the rear wall of the twin house; thence still along other lands of the grantor through a partition wall dividing the twin dwelling north 72 degrees 53 minutes east ninety two and seventy seven hundredths feet to the place of beginning.

COUNTY Parcel Number 14-4-529

BEING the same premises which Patricia A. Palka, formerly known as Patricia A. Stubits, by Deed dated December 21, 2009 and recorded January 6, 2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7842, Page 343, granted and conveyed unto Justin A. Meisten, as sole owner.

BEING known as: 202 S and K Street, Spring City, PA 19475

PARCEL No.: 14-4-529

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **JUSTIN A. MEISTEN**

SALE ADDRESS: 202 S and K Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 214-942-2090**