

NOTICES

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CLERK OF THE ORPHANS’ COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, OCTOBER 7, 2015
Courtroom 5 at 9:00 A.M. PREVAILING TIME
THE HONORABLE JOHN L. HALL

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

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|--|------------------|
| GUARDIANSHIP OF JAMES R. BAUR FIRST AND FINAL ACCOUNT OF: BNY MELLON, N.A., GUARDIAN ATTORNEY(S): CAROL SUZANNE BUECHNER, ESQUIRE | 1590-1166 |
| ESTATE OF ELEANOR A. KURTAS, DECEASED FIRST AND FINAL ACCOUNT OF: GARY J. KURTAS, ADMINISTRATOR GLORIA E. BELL, ADMINISTRATOR ATTORNEY(S): DENISE M. ANTONELLI, ESQUIRE | 1506-1846 |
| ESTATE OF BERTHA BANDEL, DECEASED FIRST AND FINAL ACCOUNT OF: KEVIN HOLLERAN, EXECUTOR ATTORNEY(S): DENISE M. ANTONELLI, ESQUIRE | 1513-0522 |
| ESTATE OF ROBERT C. OLSON, DECEASED FIRST AND FINAL ACCOUNT OF MARITAL TRUST UNDER THE WILL OF: PNC BANK, NATIONAL ASSOCIATION, TRUSTEE ATTORNEY(S): ADAM T. GUSDORFF, ESQUIRE | 1597-0147 |
| ESTATE OF ROBERT C. OLSON, DECEASED FIRST AND FINAL ACCOUNT FOR RESIDUARY TRUST UNDER THE WILL OF: PNC BANK, NATIONAL ASSOCIATION, TRUSTEE ATTORNEY(S): ADAM T. GUSDORFF, ESQUIRE | 1597-0147 |

IN RE: HERBERT B. SPACKMAN, TRUST**1580-0833**

SECOND ACCOUNT

OF: SUSQUEHANNA TRUST & INVESTMENT COMPANY, TRUSTEE

RANDELL H. SPACKMAN, TRUSTEE

KATHRYN S. ANDERSEN, TRUSTEE

ATTORNEY(S):

DENISE M. ANTONELLI, ESQUIRE

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. AD-15-0087**

NOTICE IS HEREBY GIVEN that the name change petition of Jeffrey Lee Cutcher was filed in the above-named court and will be heard on October 20, 2015 at 1:30 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 5, 2015

Name to be changed from: **Jeffrey Lee Cutcher to: Jeffrey Lee Newell**

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for **Bistro Hospitality Corp.**, under the provisions of the Pennsylvania Business Corporation Law of 1988.

MICHAEL FORBES, Solicitor

200 Eagle Road, Suite 220

Wayne, PA 19087

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on September 11, 2015, effective September 14, 2015, for **The J R Hayward Corporation**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for **L & S March 20th, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. CONNOR, WEBER & OBERLIES P.C., Solicitors

171 West Lancaster Ave., Suite 100
Paoli, PA 19301

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on August 27, 2015, effective August 27, 2015, for **Sloboda, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

BENETRENDS INC., Solicitors

1180 Welsh Road, Suite 280

North Wales, PA 19454

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

EVANS, Philip, late of East Goshen Township. Craig S. Evans, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341 Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, atty.

GILBERT, Margaret H., late of West Chester, Chester County, PA. Edward R. Gilbert, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382 Executor. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

GLEICHERT, Robert J., late of Kennett Square, Chester County, PA. J. Brooke Aker, Esq., care of LOUIS N. TETI, Esquire, 17 W. Miner Street, P. O. Box 660, West Chester, PA 19382 Executor. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, P. O. Box 660, West Chester, PA 19382, atty.

HOBYAK, Beverly, late of East Whiteland Township. John Hobyak, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460 Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HOLAK, William, late of the Township of Uwchlan, Chester County, PA. Sophie T. Holak, care of MICHAEL C. MCBRATNIE, Esquire, P. O. Box 673, Exton, PA 19341 Executrix. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

HOUSER, Sara G., a/k/a Sara Graybill Houser, late of West Goshen, Chester County, PA. Patricia H. Mahaffey, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382 Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church St., West Chester, PA 19382, atty.

KELLER, Mutsuko, late of the Township of East Goshen, Chester County, PA. ROBERT H. KELLER, care of JOHN H. POTTS, Esquire, Strafford Office Bldg., #2 200 Eagle Rd., Ste.106, Wayne, PA 19087-3115 Executor. JOHN H. POTTS, Esquire, Herr Potts & Potts, Strafford Office Bldg., #2 200 Eagle Rd., Ste.106, Wayne, PA 19087-3115, atty.

KENNA, Georgette Marie, late of Downingtown. John K. Kenna, 471 Indian Run Road, Glenmoore, PA 19343 Executor.

KICK, Constance J., a/k/a Connie Kick, late of West Brandywine. Patricia M. Larrimore, 704 Southwinds Drive, Bryn Mawr, PA 19010, Executor. PATRICIA M. LARRIMORE, Esquire, Main Line Elder Law, 704 Southwinds Drive, Bryn Mawr, PA 19010, atty.

MCCARRAHER, Catherine, late of Valley Township. Richard McCarragher, 603 Theozel Lane, Coatesville, PA 19320 and Ronald McCarragher, 14 Richard Wilson Drive, Coatesville, PA 19320, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

POCH, Richard Charles, late of West Goshen. Honore G. Poch, 698 S. Five Pts Rd., West Chester, PA 19382 Executor.

PRAWECKYJ, Marie A., late of Phoenixville. Vera Wisler, care of JACK F. WOLF, Esquire, P. O. Box 444, Pottstown, PA 19464 Executrix. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P. O. Box 444, Pottstown, PA 19464, atty.

SACKS, Charles W., late of Upper Oxford Township. Ellen Ervin, 3726 Morris Mill Road, Staunton, VA 24401-8372 and Daniel P. Sacks, 13 Richard Wilson Drive, Coatesville, PA 19320 Executors. IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

SOULLIARD, Gloria J., late of East Pikeland Township. Lynda Jean S. Henzie, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609 Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

TURKINGTON, Jana T., late of West Grove. Richard S. Turkington, 21 Maple Avenue, West Grove, PA 19390 Executor. MARIA D. FEENEY, Esquire, 621 Miller's Hill, Kennett Square, PA 19348, atty.

VINUEZA, Tirso L., a/k/a Tirso Vinueza, late of Schuylkill Township. Louise M. Vinueza, care of HARRY B. YOST, Esquire, 33 North Duke Street, Lancaster, PA 17602 Executrix. HARRY B. YOST, Esquire, Appel & Yost LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

WAITE, SR., Richard E., late of West Brandywine Township. Richard E. Waite, Jr., 808 Limestone Drive, Allison Park, PA 15101 Executor. **LAUREN C. HADBURG**, Esquire, The Elder Law Offices of Shields & Boris, 109 VIP Drive, Suite 102, Wexford, PA 15090, atty.

ZIMMERMAN, Dolores Marie, late of East Goshen. Ellen F. Cochrane, 2100 Tilton Rd., Port St Lucie, FL 34952 Executrix.

2nd Publication

BRADY, Stella S., late of Tredyffrin Township. Lynn Brady, care of **KAREN M. STOCKMAL**, Esquire, 1055 Westlakes Drive, Suite 160, Berwyn, PA 19312, Executrix. **KAREN M. STOCKMAL**, Esquire, KMS Law Offices, 1055 Westlakes Drive, Suite 160, Berwyn, PA 19312, atty.

DEVANEY, Robert W., late of Township of Honey Brook. Dorothy H. Devaney, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington St., West Chester, PA 19382, atty.

GARVINE, Maurice J., late of Upper Uwchlan Township. Sharon E. Garvine, care of **LOUIS N. TETI**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. **LOUIS N. TETI**, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

MCCUEN, JR., William J., late of Honey Brook Township. Kyle Chelius, care of **JOSEPH E. LASTOWKA, JR.**, Esquire, The Madison Bldg., 108 Chesley Drive, Media, PA 19063-1712, Executor. **JOSEPH E. LASTOWKA, JR.**, Esquire, Abbott Lastowka & Overholt LLP, The Madison Bldg., 108 Chesley Drive, Media, PA 19063-1712, atty.

MCCRATH, Lillian Mary, late of East Goshen Township. Carol Brumfield, care of **MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. **J. MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

RIBBLE, Mary Louise, a/k/a Mary L. Ribble, late of West Goshen Township. Paul Ribble, care of **JEAN WHITE E. JONES**, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087, Executor. **JEAN WHITE E. JONES**, Esquire, Butera & Jones, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

SIMON, Harry J., late of West Whiteland Township. George Simon and Frederick Marshall, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, PA, 19341, Executors. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, PA, 19341, atty.

STEEVER, Theodore B., a/k/a Theodore Bame Steever, late of East Fallowfield Township. Edgar Zell Steever, V, 81 Main Street, Noank, CT 06340, Administrator. **W. STEVEN WOODWARD**, Esquire, Gadsden Schneider & Woodward LLP, 201 King of Prussia Rd., Radnor, PA 19087, atty.

STEWART, Warren, a/k/a Warren Stewart, Jr., late of West Brandywine Township. Robert W. Stewart, 20 Old Willows Rd., Coatesville, PA 19320, Executor. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

3rd Publication

BLANKEMEYER, Margaret M., a/k/a Margaret Blankemeyer, late of West Brandywine Township. Robert J. Blankemeyer and Harry J. Blankemeyer, Jr., care of **LESLIE K. HEFFERNEN**, Esquire, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19422, Executors. **LESLIE K. HEFFERNEN**, Esquire, **HEFFERNEN LAW PC**, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19422, atty.

BRENNER, Ralph W., late of Willistown Township. Irving Braunstein and Stephen A. Madva, care of **M. HOWARD VIGDERMAN**, Esq., 123 S. Broad St., 26th Fl., Philadelphia, PA 19109, Executors. **M. HOWARD VIGDERMAN**, Esq., Montgomery, McCracken Walker & Rhoads, LLP, 123 S. Broad St., 26th Fl., Philadelphia, PA 19109, atty.

CANNON, Haywood T., late of Valley Township, Chester County, Pennsylvania. Florence E. Cannon, 81 Glencrest Road, Coatesville, PA 19320 Executrix. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

CASSELLA, Evelyn D. late of Uwchlan Township. Michael D. Cassella, care of **MICHAEL C. MCBRATNIE**, Esq., P. O. Box 673, Exton, PA 19341, Executor. **MICHAEL C. MCBRATNIE**, Esq., Fox Rothschild, LLP, P. O. Box 673, Exton, PA 19341, atty.

CHADDERTON, Doris A., late of East Goshen Township, Chester County, PA. Mary Lynne Last, care of **ANTHONY MORRIS**, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928 Executrix. **ANTHONY MORRIS**, Esquire, Buckley, Brion, McGuire, & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

DEVITO, Jacquelyn Bartholomew, a/k/a Jacquelyn L Bartholomew, a/k/a Jacquelyn Lewis Bartholomew, late of East Goshen Township. Betsy Bartholomew Garrity, 1189 Princeton Lane, West Chester, PA 19380, Executrix.

FRONSDAHL, Mary R, late of East Coventry. Michael Miller, P.O. Box 3007, West Chester, PA 19381, Executor.

HEISMAN, Nancy A., late of Kennett Township. James D. Heisman, 912 Bridle Lane, West Chester, PA 19380 Executor. **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

HIPPLE, Mary Ann, late of East Goshen Township. Krista S. Clark, and Frank E. Schubert, II, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executors. **LISA COMBER HALL**, Esquire, Hall Law Offices, 27 S. Darlington Street, West Chester, PA 19382, atty.

JONES, Robert Kenneth late of West Brandywine Township. Virginia M. Jones, Kenneth H. Jones and Northern Trust Company, care of **JONATHAN H. ELLIS**, Esq., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046, Executors. **JONATHAN H. ELLIS**, Esq., Plotnick & Ellis, P.C., 261 Old York Rd., Ste. 200, Jenkintown, PA 19046, atty.

LAMBERT, Ellen, late of Uwchlan Township. Penny Lambert-Dowlin and E. Richard Lambert, care of **HUDSON L. VOLTZ**, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335 Executors. **HUDSON L. VOLTZ**, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

LANSER, Irene Margaret, late of Glenmore. Mark I. Lanser, 6075 Fisher Dr., Narvon, PA 17555, Executor.

MALANOWICZ, Adeline, late of East Bradford Township. Kenneth Malanowicz, 713 Clover Ridge Dr. West Chester, PA 19380 and Allen Malanowicz, 66 Elton Ave., Yardville, PA 08620, Executors.

MCMULLEN, Mary D., late of East Vincent Township. Mark McMullen, 340 Mt. Pleasant Rd., Pottstown, PA 19465 Executor. **NICOLAS F. METER**, Esquire, Mauger & Meter, P.O. Box 698, 240 King Street, PA, 19464, atty.

MINICHINO, Thelma P., late of Birmingham Township. Deborah M. Volk, care of **WHITNEY PATIENCE O'REILLY**, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executrix. **WHITNEY PATIENCE O'REILLY**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

OATES, IV, Thomas, late of Borough of West Chester, Chester County, PA. Thomas R. Oates, 295 English Court, Bridgewater, NJ 08807, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

PANTOJA, Jazmin Garcia, late of New Garden Township. Maria Guadalupe Garcia, care of **CAROL NELSON SHEPHERD**, Esq., 1845 Walnut St., 21st Fl. Philadelphia, PA 19103, Administratrix. **CAROL NELSON SHEPHERD**, Esq., Feldman Shepherd Wohlgelemer Tanner Weinstock Dodig LLP, 1845 Walnut St., 21st Fl. Philadelphia, PA 19103, atty.

PEARSON, Elizabeth L. a/k/a Elizabeth Louise Pearson and Elizabeth Pearson, late of East Caln Township. Robert R. Pearson, care of JOHN H. POTTS, Esq., Strafford Office Building #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. JOHN H. POTTS, Esq., Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

RUDOLPH, Della M., late of the City of Coatesville, Chester County, PA. Joseph Rudolph, 414 Glendale Avenue, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

SABOCSIK, Mary K., late of Pocopson Township, Chester County, PA. Andrew H. Sabocsik, 147 West Lincoln Highway, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

SCHERFEL, JR., William, late of Spring City Borough. Bette Jane Kaneda, care of BRUCE J. WARSHAWSKY, Esquire, 2320 North Second Street, Harrisburg, PA 17110, Executrix. BRUCE J. WARSHAWSKY, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110, atty.

FICTITIOUS NAME

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

Persimmon Sounds, with its principal place of business at 1010 Marshallton Thorndale Rd., West Chester, PA 19380. The application has been (or will be) filed on: September 7, 2015. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Sean Arawjo, 1010 Marhsallton Thorndale Rd., West Chester, PA 19380. This was filed in accordance with 54 Pa.C.S.:311.

1st Publication

In The Court of Common Pleas
Chester County
Civil Action – Law
No. 2015-04339-RC
Notice of Action in Mortgage Foreclosure

Lakeview Loan Servicing, LLC, Plaintiff vs. Sharon L. Mitsler, Mortgagor and Real Owner, Defendant
To: Sharon L. Mitsler, Mortgagor and Real Owner, Defendant whose last known address is 1206 Cherry Wood Court, Phoenixville, PA 19460. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Lakeview Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2015-04339-RC, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1206 Cherry Wood Court, Phoenixville, PA 19460, whereupon your property will be sold by the Sheriff of Chester County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610-429-1500.

Legal Aid of Chester County Inc., 14 East Biddle St., West Chester, PA 19380, 610-436-4510.

Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

1st Publication

**Chester County Court of
Common Pleas Number:
15-04835
Notice of Action in Mortgage Foreclosure**

Live Well Financial, Inc., Plaintiff v. Janet E. Fee, Defendant

TO: Janet E. Fee. Premises subject to foreclosure: 50 Harrison Road E, West Chester, Pennsylvania 19380.

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

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

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

1st Publication

**IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW**

No. 2015-01179-RC

SUSQUEHANNA BANK,
Plaintiff,

vs.

ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM R. ROOT, DECEASED, WHO MAY BE THE HEIRS AT LAW AND EQUITABLE OWNERS OF PREMISES LOCATED AT 102 NORTH FIVE POINTS ROAD, CHESTER COUNTY, PENNSYLVANIA, DEFENDANTS.

**IMPORTANT
NOTICE**

TO: ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM R. ROOT, DECEASED, WHO MAY BE THE HEIRS AT LAW AND EQUITABLE OWNERS OF PREMISES LOCATED AT 102 NORTH FIVE POINTS ROAD, CHESTER COUNTY, PENNSYLVANIA

TYPE OF ACTION: CIVIL ACTION/MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE: 102 North Five Points Road, West Chester, Pennsylvania 19380

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral and Information Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
(610) 429-1500

Barry N. Handwerger, Esquire
Counsel for Plaintiff
Zimmerman, Pfannebecker, Nuffort & Albert, LLP
22 South Duke Street
Lancaster, PA 17602
(717) 299-0711

1st Publication

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

WELLS FARGO BANK, NA
Plaintiff

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

HASSAN BANGURA

CHESTER COUNTY

Defendant

No. 15-03495

NOTICE

To HASSAN BANGURA

You are hereby notified that on April 21, 2015, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 15-03495. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1518 MANLEY ROAD UNIT B-23, WEST CHESTER, PA 19382-7775 whereupon your property would be sold by the Sheriff of CHESTER County.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street.
2nd Floor
West Chester, PA 19380
Telephone (610) 429-1500

1st Publication

NOTICE OF ACTION IN EJECTMENT
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA
CIVIL ACTION-LAW

WELLS FARGO HOME MORTGAGE, A DIVISION OF
WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

vs.

CHESTER County

No. 2015-04126

MICHAEL J. SEDDON Or occupants
Defendant

NOTICE

TO: MICHAEL J. SEDDON or occupants:

You are hereby notified that on May 14, 2015, Plaintiff WELLS FARGO HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A. filed an Ejectment Complaint endorsed with Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed at 2015-04126. Wherein Plaintiff seeks to Evict all occupants at the property 431 TOWNSHIP LINE ROAD, DOWNTOWN, PA 19335 whereupon your property was sold by the Sheriff of CHESTER County.

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

****This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property**

NOTICE

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street.
2nd Floor
West Chester, PA 19380
(610) 429-1500

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 West Market Street, West Chester, Pennsylvania, announced on **Thursday, October 15, 2015** 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's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, November 16, 2015**. 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. 15-10-738

Writ of Execution No. 2014-11783

DEBT \$194,433.33

ALL THAT CERTAIN lot of land situated in City of Coatesville, Chester County, Pennsylvania

TAX Parcel No.: 16-09-0083

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **SHARON B. HALL and WILLIAM L. HALL**

SALE ADDRESS: 771 Madison St, Coatesville, PA 19320

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

SALE NO. 15-10-739

Writ of Execution No. 2015-02723

DEBT \$174,671.67

PROPERTY situate Valley Township

TAX Parcel #38-02G-0071

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MIGUEL A. COLON SR. and JOSHUA M. COLON**

SALE ADDRESS: 303 Revere Court, Coatesville, PA 19320

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

SALE NO. 15-10-740

Writ of Execution No. 2015-03429

DEBT \$162,182.57

PROPERTY situate in the City of Coatesville, Chester County, Pennsylvania

BLR# 16-9-94.3B

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2

VS

DEFENDANT: **BELVA M. NUGENT**
SALE ADDRESS: 14 West 6th Avenue, Coatesville, PA 19320-2904

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

SALE NO. 15-10-741

Writ of Execution No. 2012-00048

DEBT \$573,152.64

ALL THAT CERTAIN lot of land situated in Uwchlan Township, Chester County, Pennsylvania

TAX Parcel No.: 32-4-30.52

PLAINTIFF: Deutsche Bank National Trust Company, Trustee Saxon Asset Securities Trust 2007-2 Mortgage Loan Asset Backed Certificates, Series 2007-2

VS

DEFENDANT: **UNITED STATES OF AMERICA, ROBERT KLEISER KNOWN HEIR OF KIMBERLY A. HVIZDA, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**

AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIMBERLY A. HVIZDA, DECEASED, JAMES JOHN HVIZDA, and KIMBERLY A. HVIZDA, LAST RECORD OWNER

SALE ADDRESS: 251 Byers Road,
Chester Springs, PA 19425

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

SALE NO. 15-10-742

Writ of Execution No. 2015-03758

DEBT \$187,345.08

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a plan of Sandy Hill Estates, made by Berger and Hayes, Inc., dated 8/18/1975 and last revised 6/21/1976 as follows, to wit:

BEGINNING at a point on the north-west side of Sandy Hill road at a corner of Lot No. 19 on said plan, thence extending from said point of beginning and along the said side of Sandy Hill Road, south 18 degrees, 14 minutes, 20 seconds west, 150.00 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 39.27 feet to a point of tangent on the northeast side of an unnamed road, thence extending along the same north 71 degrees, 45 minutes, 40 seconds west crossing an easement area, 201.42 feet to a corner of Lot No. 21 on said Plan, thence leaving the said side of the unnamed road and extending along Lot No. 21, north 8 degrees, 38 minutes, 20 seconds west, 165.00 feet to a corner of Lot No. 19 on said plan, thence extending along the same, south 74 degrees, 32 minutes, 12 seconds east, recrossing the aforesaid easement area 254.23 feet to a point on the northwest side of Sandy Hill Road, being the first mentioned point and place of beginning.

BEING Lot No. 20 on said Plan.

CONTAINING 40,571 square feet.

PREMISES being: 101 Woodland Avenue, Coatesville, PA 19320

PARCEL No. 28-05-0095

BEING the same premises which Richard C. Huntsman and Karen M. Huntsman, by Deed dated January 24, 1991 and recorded January 28, 1991 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2291 Page 364, granted and conveyed unto Jesse L. Lynch and Alice M. Lynch, husband and wife, as tenants

by the entirety. Jesse L. Lynch has departed his life on 12/10/2006.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS10, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: ALICE M. LYNCH

SALE ADDRESS: 101 Woodland Avenue, Coatesville, PA 19320

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

SALE NO. 15-10-743

Writ of Execution No. 2015-03668

DEBT \$847,249.17

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine Township, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Penswick Drive a corner of Lot 46 on said Plan, thence extending along said Lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1), south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Penswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. #29-5-1.45

PREMISES being: 3 Pennswick Drive, Downingtown, PA 19335-4922

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its general partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument # 10716629 granted and conveyed unto Jerard Brown.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One

Mortgage Loan Trust 2007-HL1, Asset-Backed
Certificates, Series 2007-HL1, c/o Ocwen Loan
Servicing, LLC

VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Pennswick Drive,
Downingtown, PA 19335-4922

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

SALE NO. 15-10-744

Writ of Execution No. 2015-00851

DEBT \$548,391.99

ALL THAT CERTAIN lot or piece of
land, with the three story concrete block dwelling
house and improvements thereon erected, known
and designated as No. 319 Second Avenue and sit-
uate on the north side of said Second Avenue in the
Third Ward of the Borough of Phoenixville,
Chester County, Pennsylvania, bounded and
described as follows:

BEGINNING at a point on the north
side of Second Avenue, said point of beginning
being 57 feet distant in a westerly directly from the
west side of Quick Street; bounded on the east by
the property now or late of Anderson; on the south
by Second Avenue; on the west by land now or late
of J.B. Emery; and on the north by a five feet wide
alley; being 45 feet in width or breadth on said
Second Avenue and extending northward between
parallel lines at right angles to said Second Avenue
and extending northward between parallel lines at
right angles to said Second Avenue, the distance of
70 feet to the aforesaid alley.

BEING UPI #15-13-366

BEING the same premises which
Donald Scheetz, by deed dated July 25, 2007 and
recorded July 8, 2014 in the Office of the Recorder
of Deeds in and for the County of Chester in Deed
Book 8949, Page 2099, granted and conveyed unto
Nancy Scheetz and Donald Scheetz, wife and hus-
band.

PLAINTIFF: Caliber Home Loans

VS

DEFENDANT: **NANCY SCHEETZ
and DONALD SCHEETZ**

SALE ADDRESS: 319 2nd Avenue,
Phoenixville, PA 19460

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

SALE NO. 15-10-745

Writ of Execution No. 2015-00517

DEBT \$271,224.88

ALL THAT CERTAIN parcel of
ground, situate in the Township of Sadsbury,
County of Chester, Commonwealth of
Pennsylvania, being shown and described on a
"Foundation as Built Plan" for Sadsbury
Associates, Building Unit F, Drawing Number
2002219U31, dated November 15, 2002, last
revised January 6, 2003, prepared by Wilkinson
Associates, Surveying/Engineering and recorded
in Plan File Number 16510 as follows to wit:

BEING Unit 32, Building Unit F,
Sadsbury Village.

TITLE to said premises vested in
Ronald H. Hawkins, unmarried by Deed from
NVR, Inc., a Virginia Corporation, trading as Ryan
Homes dated 04/15/2003 and recorded 06/01/2003
in the Chester County Recorder of Deeds in Book
5818, Page 1250.

PLAINTIFF: CitiFinancial Servicing
LLC, a Limited Liability Company

VS

DEFENDANT: **RONALD H.
HAWKINS**

SALE ADDRESS: 509 Green Hill
Road, Parkesburg, PA 19365

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

SALE NO. 15-10-746

Writ of Execution No. 2015-01149

DEBT \$158,580.24

ALL THAT CERTAIN lot or piece of
ground situate in the Township of West Whiteland,
County of Chester and State of Pennsylvania
bounded and described according to a subdivision
of lands belonging to Heinhart-Lawley Associates
made by Roland A. Dunlap dated July 9, 1980 and
recorded in Chester County as Plan #3278 as fol-
lows, to wit:

BEGINNING at a point on the souther-
ly side of Boot Road (LR 15095), a corner of Lot
#3 on said Plan; thence from the beginning and
extending along Boot Road, north 63 degrees 27
minutes 40 seconds east, 124.17 feet to a point in
line of lands of Stephen Bennett; thence leaving
Boot Road and extending along said lands, south
26 degrees 59 minutes 10 seconds east, 229.40 feet
to a point, a corner of Lot #3, aforesaid; thence
extending along said Lot, the four (4) following
courses and distances: (1) south 63 degrees 00
minutes 50 seconds west, 116.95 feet to a point;

(2) north 43 degrees 59 minutes 42 seconds west, 130.09 feet; (3) north 26 degrees 32 minutes 20 seconds west, 76.21 feet to a point of curve; and (4) extending along the arc of a circle curving to the right having a radius of 30.00 feet, the arc distance of 47.12 feet to the first mentioned point and place of beginning.

BEING the same premises which Roger E. Meinhart and Gene Lawley, Co-Partners, by Deed dated August 14, 1984 and recorded on August 14, 1984 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book Z63, Page 474, granted and conveyed unto Robert A. Boodey and Linda P. Boodey, his wife.

AND the said Robert A. Boodey, hereby departed this life on or about May 9, 2002, thereby vesting title solely in his wife, Linda P. Boodey.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **LINDA P. BOODEY**

SALE ADDRESS: 270 West Boot Road, West Chester, PA 19380

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

SALE NO. 15-10-747

Writ of Execution No. 2014-11367

DEBT \$311,828.27

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Wallace Township, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a preliminary/final subdivision plan for Coltsfoot, made by Rettew Associates, Inc., Chester Springs, PA, dated September 8, 2005, last revised June 1, 2006 in Plan #17855 as follows, to-wit:

TAX I.D. #: 31-03-0015.020

PLAINTIFF: Plaza Home Mortgage Inc.

VS

DEFENDANT: **JOHN BROOKS and DONNA BROOKS**

SALE ADDRESS: 321 Fairview Road, Glenmoore, Pennsylvania 19343

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

SALE NO. 15-10-748

Writ of Execution No. 2015-02519

DEBT \$222,314.24

ALL THAT CERTAIN lot of land, situate in the Township of East Fallowfield County of Chester and State of Pennsylvania, bounded and described as follows:

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **ROSS WAYNE and LAURA PARKE**

SALE ADDRESS: 2167 Strasburg Road, Coatesville, Pennsylvania 19320

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

SALE NO. 15-10-749

Writ of Execution No. 2015-03033

DEBT \$144,383.90

ALL THAT CERTAIN messuage and tract of land, situate in the Village of Glen Moore, Wallace Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road, said point being 32 feet north-west measured along said road from the northwest corner of land sold by James Wagenseller to William S. Ireby by deed dated 8/30/1990; thence by other land now or late of James Wagenseller by a line parallel with the west line of Ireby's lot and 32 feet distance westwardly therefrom south 57 1/4 degrees west 185 feet; thence still by land now or late of James Wagenseller by line parallel with said road north 32 1/4 degrees west 44 feet; thence still by land now or late of James Wagenseller north 57 1/4 degrees west 185 feet to a point in the middle of said road and along the middle thereof south 32 1/4 degrees east 44 feet to the place of beginning.

AND also, all that certain tract or parcel of land situate in the Village of Glen Moore aforesaid, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the State Road leading from Downingtown to Glen Moore on a line of other land now or late of the Estate of William E. Todd, deceased; thence by said land south 57 1/4 degrees west 185 feet to an iron pin in a line of land now or late of James Wagenseller; thence by same north 32 1/4 degrees west 22 feet to an iron pin; thence continuing by land now or late of said James Wagenseller north 57 1/4 degrees east 185 feet to an iron pin in the middle of the State Road aforesaid; thence along the middle thereof south 32 1/4 degrees east 26

feet to the place of beginning.

BEING UPI No. 31-4E-13.

BEING the same premises which Florence A. Krauser and Marian M. Earnshaw, guardian of the Estate of Sara K. Moore, widow, by Deed dated 8/22/1966 and recorded at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 37 Page 46 granted and conveyed unto Delmont P. Lang and Masano A. Lang, their heirs and assigns, in fee.

AND being the same premises which Delmont P. Lang and Masano A. Lang, his wife, by Deed dated 5/25/1991 and recoded 5/29/1991 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 2434 Page 122 granted and conveyed unto Masano A. Lang, her heirs and assigns, in fee.

AND that said Masano A. Lang departed this life on 8/17/2009 leaving a will registered and probated in Chester County Register of Wills Office File No. 1509-1344 wherein she appointed Glen J. Lang and Sandara Wetzstein a/k/a Sandra Boring, Co-Executors to whom letters testamentary were granted 8/28/2009.

IMPROVEMENTS consisting of a single family residential dwelling.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: **TIMOTHY G. LANG**

SALE ADDRESS: 1990 Creek Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-696-1371**

SALE NO. 15-10-750

Writ of Execution No. 2014-03030

DEBT \$149,048.91

ALL THAT CERTAIN tract or lot of land with the improvements thereon erected, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, and being known as Lot #1 as shown on a subdivision plan for George Gay, prepared by Berger & Hayes, Inc., Professional Engineers and Land Surveyors, Thorndale, PA, Plan #9177 (erroneously shown as Plan #4227-88 in Deed Book 5601 Page 588), dated 8/8/1988 and last revised 3/10/1989, as follows, to wit:

TAX I.D. #: 47-7-166

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **CLYDE R. HAILEY,**

SALE ADDRESS: 38 Rokeby Road, Coatesville, Pennsylvania 19320

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

SALE NO. 15-10-751

Writ of Execution No. 2015-01272

DEBT \$162,458.50

PROPERTY situate in the East Bradford Township, Chester County, Pennsylvania BLR# 51-05-0540

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SCOTT MACDONALD, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF ELAINE H. GRIEGEL, WENDY MACDONALD, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF ELAINE H. GRIEGEL and KAREN ELAINE MACDONALD, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ELAINE H. GRIEGEL**

SALE ADDRESS: 339 McIntosh Road, West Chester, PA 19382-1970

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

SALE NO. 15-10-752

Writ of Execution No. 2013-00063

DEBT \$570,544.68

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Stonehenge, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated November 16, 1959 and last revised August 2, 1961, as follows, to wit:

BEGINNING at a point on the southwesterly side of Sugartown Road (as shown on said Plan) which point is measured the following two courses and distances from a point on the southeasterly side of Monument Road (as shown on the said Plan) viz: (1) along a curve to the right having a radius of 25 feet, the arc distance of 38.50 feet to a point on the southwesterly side of Sugartown Road, (2) along the said southwesterly side of Sugartown Road 22 degrees 07' east,

129.77 feet to the point and place of beginning; thence; extending from the said point of beginning along the said southwesterly side of Sugartown Road south 20 degrees 7' east, 155 feet to a point; thence extending along Lot 45 on the said plan south 57 degrees 53' west, crossing a 30 feet wide drainage easement, 252.05 feet to a point; thence extending partly along Lot No. 54 and 48 on the said plan; north 22 degrees 07' west, 155.00 feet to a point; thence extending along Lot 47 on the said plan north 67 degrees 53' recrossing the said 30 feet wide drainage easement, 282.06 feet to the first mentioned point and place of beginning.

TAX ID/PARCEL No. 54-02-0044.460

BEING the same premises which Donna J. Corazza, by Deed dated April 23, 2004 and recorded in the Chester County Recorder of Deeds Office on April 30, 2004 in Deed Book 6138, Page 233, granted and conveyed unto Ernest L. Worrell.

PLAINTIFF: JPMorgan Chase Bank,
National Association

VS

DEFENDANT: **ERNEST L. WORRELL**

SALE ADDRESS: 554 Sugartown Road, Malvern, PA 19355

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

SALE NO. 15-10-753

Writ of Execution No. 2014-05297

DEBT \$311,577.18

ALL THAT CERTAIN piece, parcel or tract of land, hereditaments and appurtenances, on the northeasterly side of L.R. 15008 also known as Pennocks Bridge Road (30 feet half width), situated in the Township of Penn, County of Chester and State of Pennsylvania, being Lot No. 1 according to the final subdivision plan for Pennock Acres as prepared by Robert Smith, P.L.S., dated 3/8/1986 and entered of record on 4/2/1986, and recorded in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, under Plan No. 6221 and more particularly described as follows:

TAX I.D. #: 58-4-117.1

PLAINTIFF: M&I Bank FSB

VS

DEFENDANT: **JOHN R. CORRY**

SALE ADDRESS: 255 Pennocks Bridge Road, West Grove, Pennsylvania 19390

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

SALE NO. 15-10-755

Writ of Execution No. 2015-01207

DEBT \$253,336.04

ALL THAT CERTAIN parcel of ground with the dwelling unit erected thereon, situate on the south side of Strasburg Road and on the north side of Bradford Terrace (50 feet wide), situate in East Bradford Township, Chester County, Commonwealth of Pennsylvania, being shown as Unit #263 of the recorded Plan of Bradford Square Phase 5, prepared by George Medveczky, Architect Drawing No. 2 dated January 20, 1985, pursuant to plan made by Ludgate Engineering Company, being more fully bounded and described as follows, to wit:

COMMENCING at a point on the southern side of a 30 feet wide Penndot grading easement a corner of the western right of way line of Bradford Terrace, thence along the aforesaid Penndot grading easement, north 84 degrees 17 minutes 34 seconds west 99.94 feet to a point thence south 05 degrees 42 minutes 26 seconds west 83.18 feet to a point a corner of Unit #267, thence along Unit #267, 266 and 265, north 75 degrees 26 minutes 30 seconds west 54.00 feet to a point a corner of Unit 265, thence along Unit #265, south 14 degrees 33 minutes 30 seconds west 6.00 feet to a point a corner of Unit #264, thence along Unit #264; north 75 degrees 26 minutes 30 seconds west 18.00 feet to a point the division line of Unit 263 and 264 the place of beginning; thence in the division line of Unit #263 and 264, south 14 degrees 33 minutes 30 seconds west 44.00 feet to a point on the southern face of Unit #263, thence along the southern face of Unit #263 north 75 degrees 26 minutes 30 seconds, west 18.00 feet to a point the division line of Unit #262 and #263, thence along the division line of Unit #262 and #263, north 14 degrees 33 minutes 30 seconds west 44.00 feet to a point on the northern face of Unit #263 thence along the northern face of Unit #263, south 75 degrees 26 minutes 30 seconds east 18.00 feet to a point the place of beginning.

COMMONLY known as 715 Bradford Terrace, Unit #263, West Chester, PA 19382

PARCEL ID: 51-05-0662

BEING the same premises which Thodoric K. Min, by Deed dated April 30, 2009 and recorded May 12, 2009 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 7663, Page 1208, granted and conveyed unto Jenna L. Herberger.

PLAINTIFF: Nationstar Mortgage
LLC

VS
 DEFENDANT: **JENNA L. HERBERGER**

SALE ADDRESS: 715 Bradford Terrace, Unit 263, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-270-6800**

SALE NO. 15-10-756
Writ of Execution No. 2013-08369
DEBT \$253,932.72

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

BLR# 1-8-453

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH J. SCHKERYANTZ**

SALE ADDRESS: 2 South Everhart Avenue, West Chester, PA 19382-2803

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

SALE NO. 15-10-757
Writ of Execution No. 2012-05085
DEBT \$97,143.25

PROPERTY situate in West Chester Borough, Chester County, Pennsylvania

BLR# 1-9-179

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware Trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-Fv1

VS

DEFENDANT: **NATIA M. BUTLER**
 SALE ADDRESS: 225 East Market Street, West Chester, PA 19382-2739

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

SALE NO. 15-10-758
Writ of Execution No. 2015-02950
DEBT \$187,437.34

PROPERTY situate in Borough of Avondale

TAX Parcel #4-3-11.35/04-03-0011.350

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **DAVID PENNINGTON a/k/a DAVID A. PENNINGTON**

SALE ADDRESS: 14 Miller Drive, Avondale, PA 19311

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

SALE NO. 15-10-759
Writ of Execution No. 2015-00118
DEBT \$1,288,854.54

ALL THAT CERTAIN unit designated as unit A-3 being a unit in Crofton Court condominium, situate in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Crofton Court dated April 23, 1982 and recorded in the Office of the Recorder of Deeds of Chester County on May 12, 1982 in Misc. Deed Book 555 Page 61 and First Amendment thereto dated July 20, 1982 and recorded on July 27, 1982 in Misc. Deed Book 563 Page 391 and plat and plans for Crofton Court Condominium dated June 12, 1982 in exhibitio n of the Declaration of Condominium of Crofton Court in Misc. Deed Book 555 Page 61.

TAX I.D. #: 05-04-0602

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **ANTHONY RODRIGUEZ**

SALE ADDRESS: 117 Railroad Avenue, Unit A3, West Grove, Pennsylvania 19390

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

SALE NO. 15-10-760
Writ of Execution No. 2013-10690
DEBT \$385,242.44

PROPERTY situate in Easttown
Township, Chester County, Pennsylvania
BLR# 55-2H-17
IMPROVEMENTS thereon: residential
dwelling
PLAINTIFF: OCWEN Loan Servicing,
LLC

VS
DEFENDANT: **RUSSELL
GIANGIULIO**

SALE ADDRESS: 410 Devon State
Road, Devon, PA 19333-1414
PLAINTIFF ATTORNEY: **PHELAN
HALLINAN DIAMOND & JONES, LLP, 215-
563-7000**

SALE NO. 15-10-761
Writ of Execution No. 2013-00146
DEBT \$165,307.28

PROPERTY situate in the Coatesville
City, Chester County, Pennsylvania
BLR# 16-9-204
IMPROVEMENTS thereon: residential
dwelling
PLAINTIFF: JPMorgan Chase Bank,
National Association

VS
DEFENDANT: **SANDRA JACKSON**
SALE ADDRESS: 132 Strode Avenue,
Coatesville, PA 19320-3030
PLAINTIFF ATTORNEY: **PHELAN
HALLINAN DIAMOND & JONES, LLP, 215-
563-7000**

SALE NO. 15-10-762
Writ of Execution No. 2015-02468
DEBT \$238,169.01

PROPERTY situate in East Pikeland
Township, Chester County, Pennsylvania
BLR# 26-3-82.1
IMPROVEMENTS thereon: residential
dwelling
PLAINTIFF: OCWEN Loan Servicing,
LLC

VS
DEFENDANT: **JOHN P.
BUCZKOWSKI**
SALE ADDRESS: 1027 Mowere
Road, Phoenixville, PA 19460-1809
PLAINTIFF ATTORNEY: **PHELAN**

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

SALE NO. 15-10-763
Writ of Execution No. 2014-08589
DEBT \$415,283.69

ALL THAT CERTAIN lot or piece of
ground situate in the Township of New Garden,
County of Chester and Commonwealth of
Pennsylvania, described according to a Final
Subdivision Plan of the Gardens – Phase 2, made
by Hillcrest Associates, Inc., dated 7-14-2003 last
revised 9-8-2005 and recorded as Plan File No.
17276, bounded and described as follows to wit:
TAX I.D. #: 60-03-0339
PLAINTIFF: Bayview Loan Servicing,
LLC

VS
DEFENDANT: **SUSAN WELDER**
SALE ADDRESS: 88 Daniel Drive,
Avondale, Pennsylvania 19311
PLAINTIFF ATTORNEY: **McCABE,
WEISBERG & CONWAY, P.C., 215-790-1010**

SALE NO. 15-10-764
Writ of Execution No. 2014-09456
DEBT \$291,256.33

ALL THAT CERTAIN lot of land situ-
ate in Township of Caln, Chester County,
Pennsylvania
TAX Parcel No.: 39-3-7
PLAINTIFF: PNC Bank, N.A.
VS
DEFENDANT: **FLORENTINO
JIMENEZ**

SALE ADDRESS: 115 Schoolhouse
Lane, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **UDREN
LAW OFFICES, P.C., 856-669-5400**

SALE NO. 15-10-765
Writ of Execution No. 2013-11610
DEBT \$186,567.16

ALL THAT CERTAIN piece or parcel
of land situate in East Whiteland Township,
Chester County, Pennsylvania, having erected
thereon an office condominium.
UPI #42-3-302
PLAINTIFF: Wells Fargo Bank,
National Association
VS
DEFENDANT: **GLENN BROWN**

also known as GLEN BROWN

SALE ADDRESS: 635-A Swedesford Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **BERN-STEIN-BURKLEY, P.C., 412-456-8100**

SALE NO. 15-10-766

Writ of Execution No. 2014-11234

DEBT \$122,532.81

PROPERTY situate in Borough of Phoenixville

TAX Parcel #15-05-0412

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **KARIM KADIRI**

SALE ADDRESS: 411 West High Street, Phoenixville, PA 19460

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

SALE NO. 15-10-767

Writ of Execution No. 2013-08048

DEBT \$207,564.34

ALL THAT CERTAIN lot or piece of ground, situate in Uwchlan Township, Chester County, PA, bounded and described according to Phase I, Upper Welsh Ayres, Subdivision Plans prepared for Ashbridge Associates, Inc. and made by Yerkes Associates, Inc., dated 8/8/1988 last revised 4/25/1989 and recorded in Recorder of Deeds Office, Chester County, as Plan No. 9396 through No. 9300 as follows, to wit:

TAX I.D. #: 33-03-0207

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **ROBERT O. WILLIAMS and MELINDA M. WILLIAMS**

SALE ADDRESS: 828 Robert Dean Drive, Downingtown, Pennsylvania 19335

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

SALE NO. 15-10-768

Writ of Execution No. 2015-00126

DEBT \$455,169.09

ALL THAT CERTAIN lot or piece of ground, situate in Upper Uwchlan Township, Chester County, Pennsylvania, described according to a Plan of Property for James U. Lynch, etux made by W. Richard Craig, registered surveyor on

January 20, 1975, as follows, to wit:

TAX I.D. #: 32-3-58.1

PLAINTIFF: LSF8 Master Participation Trust
VS

DEFENDANT: **UNITED STATES OF AMERICA and STACY SPOTT**

SALE ADDRESS: 460 Park Road, Downingtown, Pennsylvania 19335

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

SALE NO. 15-10-769

Writ of Execution No. 2013-06575

DEBT \$248,304.76

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Brandywine Green for Creagh Knoll Associates, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, May 16, 1977 as follows to wit:

BEGINNING at a point on the northeasterly side of New Hampshire Lane, said point being measured the (2) following courses and distances from a point of curve on the southeasterly side of Creagh Knoll Lane; (1) along the arc of a circle curbing to the left, having a radius of 25 feet, the arc distance of 41.53 feet to a point of tangent; and (2) south 88 degrees, 45 minutes east, 45.50 feet to a point of beginning; thence from said beginning point and extending along Lot No. 35 as shown on said Plan, north 1 degree, 15 minutes east, 120 feet to a point in line of lands, designated as Open Space; thence extending south 1 degrees, 45 minutes east, 52.50 feet to a point, a corner of Lot No. 37; thence extending south 1 degree, 15 minutes west, 120 feet to a point on the northeasterly side of New Hampshire Lane aforesaid; thence extending along the said of same, north 88 degrees, 45 minutes west, 52.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 on said Plan

BEING the same premises which Glenn Gerber and Denise P. Gerber, by Deed dated June 25, 2009 and recorded in Chester County Recorder of Deeds Office on July 7, 2009 in Deed Book 7715, Page 645, granted and conveyed unto Jaimie N. Blankley.

PLAINTIFF: Newlands Asset Holding

Trust

VS

DEFENDANT: **JAMIE N. BLANK-**

LEY

SALE ADDRESS: 1105 New Hampshire Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LEEANE O. HUGGINS, ESQ., 610-278-6800**

SALE NO. 15-10-770

Writ of Execution No. 2014-10908
DEBT \$158,133.02

ALL THAT CERTAIN half of a double brick house situate in the Third Ward of the Borough of Spring City, Chester County, Pennsylvania and known as 272 New Street, being more particularly bounded and described in accordance with a survey by Earl R. Ewing, Inc. Registered Surveyor, on September 18, 1970 as follows, to wit:

BEGINNING at the centerline intersection of Penn Street (57.00 feet wide) and New Street (57.00 feet wide); thence from the said place of beginning, along the centerline of New Street north 67 degrees 42 minutes east 44.27 feet to a corner of remaining lands of Florence Mowrey; thence along the same crossing a drill hole on line 28.50 feet distant and also passing through the centerline of a partition wall, south 22 degrees 23 minutes east, 100.77 feet to a corner at the rear of the house; thence crossing the porch, continuing along lands of Florence Mowrey south 22 degrees 56 minutes 20 seconds east, 104.95 feet to an iron pin in line of lands of B. Fryer Littlefield; thence along the same, south 77 degrees 28 minutes west, 74.10 feet to a spike in the centerline of the aforementioned Penn Street; having crossed an iron pin on line 28.72 feet distant from the said spike; thence along the centerline of Penn Street, north 14 degrees 13 minutes west, 195.09 feet to the place of beginning.

CONTAINING 11,727.57 square feet of land, be the same more or less.

BEING Parcel Number 14-4-250.1

PARCEL # 14-4-250.1

BEING the same premises which Leland Eric Eckenrode and Timothy J. Eckenrode, by Deed dated 2/23/96 and recorded 2/27/96 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3998, Page 1203, granted and conveyed unto Chester C. Kern, III and Lisa C. Kern, husband and wife

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **CHESTER C. KERN, III and LISA C. KERN**

SALE ADDRESS: 272 New Street,

Spring City, PA 19475

PLAINTIFF ATTORNEY: **LEEANE O. HUGGINS, ESQ., 210-278-6800**

SALE NO. 15-10-771

Writ of Execution No. 2014-08296
DEBT \$201,987.84

ALL THAT CERTAIN lot or tract of land known as Lot No. 12 on a plan of lots of Elizabeth Doan Moor, known as Meadow View situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a new survey made by J.W. Harry, Civil Engineer dated 7/26/48 as follows, to wit:

BEGINNING at a point in the Kings Highway in said Township said point being the northeast corner of Lot No. 11 south 4 degrees 17 minutes east 200 feet to a point in other lands of Elizabeth Doan Moore; thence along said land north 76 degrees west 105.317 feet to a point the southeast corner of said Lot No. 13; thence along Lot No. 13 north 04 degrees 17 minutes west 200 feet to the first mentioned point and place of beginning.

CONTAINING 20,000 square feet of land be the same more or less.

BEING premises 1298 Kings Highway
BEING UPI# 39-3-65

BEING the same premises which Lisa Coates nka Lisa B. Nelson and Robert L. Coates granted and conveyed unto Gregory A. Nelson and Lisa B. Nelson by Deed dated June 18, 2008 and recorded June 28, 2008 in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book 7464, Page 1980.

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

VS

DEFENDANT: **GREGORY NELSON a/ka GREGORY A. NELSON, LISA NELSON a/ka LISA B. NELSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 1298 Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, ESQ., 215-886-8790**

SALE NO. 15-10-772

Writ of Execution No. 2013-06767
DEBT \$318,168.65

PROPERTY situate in Township of West Goshen

TAX Parcel #52-05C-0146.020

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC
VS

DEFENDANT: **JOSEPH CIRILLO and ROBIN CIRILLO and MARJORIE KLUNK**

SALE ADDRESS: 118 Chatwood Avenue, West Chester, PA 19382

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

SALE NO. 15-10-773

Writ of Execution No. 2014-12594

DEBT \$151,183.30

PROPERTY situate in Borough of Parkesburg

TAX Parcel #37-004-0040.10B0

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **KWAME S. BARNIEH**

SALE ADDRESS: 407 Fox Trail, Parkesburg, PA 19365

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

SALE NO. 15-10-774

Writ of Execution No. 2015-03158

DEBT \$94,061.31

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

BLR# 03-05-0215.010

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **PAULA ANN SMITH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARY ANN SMITH**

SALE ADDRESS: 834 Taylor Street, Kennett Square, PA 19348-3628

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

SALE NO. 15-10-775

Writ of Execution No. 2014-10535

DEBT \$414,683.75

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, being Lot No. 34 on said Plan. Being the same property known as 1627 Suzanne Drive, West Chester, Pennsylvania 19380 and designated as Tax Parcel Number 50-5-153.35.

TAX Parcel No.: 50-5-153.35

PLAINTIFF: Bayview Loan Servicing, LLC, Servicing Agent for the Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificate Holders of CWALT Inc. Alternative Loan Trust 2005-82, Mortgage Pass-Through Certificates, Series 2005-82

VS

DEFENDANT: **ROBERT S. SWAVE-
LY a/k/a ROBERT C. SWAVELY, and SHIV-
OAN SWAVELY**

SALE ADDRESS: 1627 Suzanne Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **McGRATH, McCALL, PC, 412-281-4333**

SALE NO. 15-10-776

Writ of Execution No. 2012-05157

DEBT \$764,116.19

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania.

PARCEL No.: 34-1-1.3

THE improvements thereon are: residential dwelling

PLAINTIFF: REV Asset Acquisitions, LLC

VS

DEFENDANT: **CHARLES B. ORLANDO and BARBARA L. ORLANDO**

SALE ADDRESS: 1657 Art School Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-572-5095**

SALE NO. 15-10-777

Writ of Execution No. 2014-12326

DEBT \$138,737.04

PROPERTY situate in the Caln Township, Chester County, Pennsylvania

BLR# 39-5E-142
IMPROVEMENTS thereon: residential
dwelling
PLAINTIFF: Jpmc Specialty Mortgage
LLC

VS
DEFENDANT: **MEREDITH
KONCHEK**
SALE ADDRESS: 40 Ashley Court,
Downingtown, PA 19335-2279
PLAINTIFF ATTORNEY: **PHELAN
HALLINAN DIAMOND & JONES, LLP, 215-
563-7000**

SALE NO. 15-10-778
Writ of Execution No. 2014-10939
DEBT \$145,927.98

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

BLR# 61-5-200
IMPROVEMENTS thereon: residential
dwelling
PLAINTIFF: The Bank of New York
Mellon, as Trustee for Cit Mortgage Loan Trust
2007-1

VS
DEFENDANT: **KAREN STRAUB**
SALE ADDRESS: 533 Walnut Road,
a/k/a 533 North Walnut Road, Kennett Square, PA
19348-1713
PLAINTIFF ATTORNEY: **PHELAN
HALLINAN DIAMOND & JONES, LLP, 215-
563-7000**

SALE NO. 15-10-779
Writ of Execution No. 2014-11892
DEBT \$227,366.08

ALL THAT CERTAIN tract of land sit-
uate in West Caln Township, Chester County,
Pennsylvania, bounded and described more par-
ticularly according to a subdivision plan for Dr. Peter
Patukas made by Berger & Hayes, Inc., Registered
Surveyors, dated 1/7/88 and recorded as Plan
9200-9201, as follows, to wit:

TAX I.D. #: 28-04-0117.08K
PLAINTIFF: First Community
Mortgage, Inc
VS
DEFENDANT: **JOHN E. NEY and
LISA C. NEY**
SALE ADDRESS: 1260 West Kings
Highway, Coatesville, Pennsylvania 19320
PLAINTIFF ATTORNEY: **McCABE,**

WEISBERG & CONWAY, P.C., 215-790-1010

SALE NO. 15-10-780
Writ of Execution No. 2014-01522
DEBT \$108,577.79

PROPERTY situate in West Grove
Borough, Chester County, Pennsylvania
BLR# 5-4-625

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS
DEFENDANT: **KRISTY JO SYDEN-
STRICKER a/k/a KRISTY JO SYDEN-
STRICKE**

SALE ADDRESS: 117 Railroad
Avenue, a/k/a 117 C26 Railroad Avenue, West
Grove, PA 19390-1238

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

SALE NO. 15-10-781
Writ of Execution No. 2014-01530
DEBT \$218,804.04

PROPERTY situate in Township of
North Coventry

TAX Parcel #17-003-0094.0000
IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: Lakeview Loan
Servicing, LLC

VS
DEFENDANT: **RYAN M. MAL-
OVRH**

SALE ADDRESS: 565 West Cedarville
Road, Pottstown, PA 19465

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

SALE NO. 15-10-782
Writ of Execution No. 2014-03486
DEBT \$192,182.73

PROPERTY situate in Township of

Valley
TAX Parcel #38-02P-00370000
IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: The Bank of New York
Mellon F/K/A the Bank of New York, Successor to
JPMorgan Chase Bank, N.A., as Trustee for
Centex Home Equity Loan Trust 2004-B

VS

DEFENDANT: **GREGG D. SMITH,**
SR.

SALE ADDRESS: 1214 Willow Street,
Coatesville, PA 19320

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

SALE NO. 15-10-783

Writ of Execution No. 2014-11637

DEBT \$130,258.65

ALL THOSE TWO (2) CERTAIN
LOTS of land situated in the Borough of South
Coatesville, County of Chester and State of
Pennsylvania, designated as Lots Nos. 10 and 11,
according to a new survey made by J. W. Harry, C.
E., dated April 23, 1940, more particularly bound-
ed and described according to the survey as fol-
lows:

TAX I.D. #: 09-02-0039

PLAINTIFF: LSF8 Master
Participation Trust

VS

DEFENDANT: **NOLA J.**
WILLIAMS, KNOWN SURVIVING HEIR OF
CATHERINE WALKER, DECEASED MORT-
GAGOR AND REAL OWNER, ELLIS O.
WALKER, KNOWN SURVIVING HEIR OF
CATHERINE WALKER, DECEASED MORT-
GAGOR AND REAL OWNER, AND
UNKNOWN SURVIVING HEIRS OF
CATHERINE WALKER, DECEASED MORT-
GAGOR AND REAL OWNER

SALE ADDRESS: 109 Franklin Street,
Coatesville, Pennsylvania 19320

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

SALE NO. 15-10-784

Writ of Execution No. 2015-00650

DEBT \$217,595.19

ALL THAT CERTAIN lot or piece of
ground with the hereditaments and appurtenances,
thereon erected, situate in the Township of East
Whiteland, County of Chester and State of
Pennsylvania, bounded and described according to
a final plan of property of Richard G. Kelly and
Sons, Inc., known as Hilltop made by G.D.
Houtman and Sons, Inc., Civil Engineers, Media,
PA dated 8/19/1977 revised 4/4/1978 and recorded
5/18/1978 in Plan File #1690 and also by Plan last
revised 5/14/1979 as follows, to wit:

TAX I.D. #: 42-03M-0132

PLAINTIFF: Weichert Financial
Services

VS

DEFENDANT: **JANIE M. HORN-**
ING

SALE ADDRESS: 56 Markel Road,
Malvern, Pennsylvania 19355

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

SALE NO. 15-10-785

Writ of Execution No. 2015-00582

DEBT \$420,364.76

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

BLR# 1-2-24.3

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Bank of America, N.A.,
as Successor by Merger to BAC Home Loans
Servicing, LP f/k/a Countrywide Home Loans
Servicing, LP

VS

DEFENDANT: **HARRY E. BURNS,**
MARCELLA A. BURNS and AURELIA L.
GARZIA

SALE ADDRESS: 524 Marshall Drive,
West Chester, PA 19380-2362

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

SALE NO. 15-10-786

Writ of Execution No. 2015-01276

DEBT \$194,327.50

PROPERTY situate in the Kennett
Township, Chester County, Pennsylvania

BLR# 62-2-55

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: JPMorgan Chase Bank,
N.A.

VS

DEFENDANT: **STACEY L.**
HOERNIG and MICHAEL P. HOERNIG

SALE ADDRESS: 259 Kennett Pike,
Chadds Fords, PA 19317-8208

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

SALE NO. 15-10-787
Writ of Execution No. 2015 -02421
DEBT \$314,011.24

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Nottingham, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Misty Meadow, dated 07-19-02, last revised 10-28-02 as Plan No. 16547, as follows, to wit:

BEGINNING at a point on the north-easterly side of Mallory Lane, a corner of Lot 11 on said Plan; thence extending along said Mallory Lane on the arc of a circle curving to the left having a radius of 225.00 feet, the arc distance of 112.90 feet to a point a corner of Lot 9; thence extending along same, north 42 degrees 27 minutes 13 seconds east, 257.09 feet to a point in line of lands now or formerly of Dallas M. and Sherri A. Quigley; thence extending along same, south 72 degrees 06 minutes 42 seconds east, 347.76 feet to a point a corner of Lot 11, aforesaid; thence extending along same, the two following courses and distances: (1) south 63 degrees 25 minutes 17 seconds west, 178.18 feet to a point; (2) south 71 degrees 12 minutes 13 seconds west, 303.00 feet to the point and place of beginning.

BEING Lot 10 on said Plan.

TITLE to said premises vested in Owen E. Griffith, Jr. and Heather Griffith, husband and wife by Deed from Albert M. Fiorini and Almira G. Fiorini, husband and wife dated 11/23/2011 and recorded 11/30/2011 in the Chester County Recorder of Deeds in Book 8299, Page 1328.

PLAINTIFF: USAA Federal Savings Bank

VS

DEFENDANT: **OWEN E. GRIFFITH, JR. and HEATHER GRIFFITH**

SALE ADDRESS: 128 Mallory Lane, Oxford, PA 19363

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

SALE NO. 15-10-788
Writ of Execution No. 2012-00114
DEBT \$608,059.98

ALL THAT CERTAIN tract of land situate in Upper Uwchlan Township, Chester County, Pennsylvania, being bounded and described as follows, to wit:

TAX I.D. #: 32-03-0078

PLAINTIFF: U.S. Bank, National Association, as Trustee for the Holders of the

Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AB2

VS

DEFENDANT: **KEILBACH, PHILIP and UNITED STATES OF AMERICA**

SALE ADDRESS: 320 Moore Road, Downingtown, Pennsylvania 19335-1866

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

SALE NO. 15-10-789
Writ of Execution No. 2012-01951
DEBT \$236,936.66

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Knoll, Phase I, originally called Wedgewood Estates, Phase III, dated 2/8/1984, last revised 10/11/1984 and recorded as Plan No. 4885, as follows, to wit:

BEGINNING at an interior point a corner of Lot #429 on said Plan; thence extending along the line of same, south 69 degrees 20 minutes 6 seconds east, 100 feet to a point; thence extending south 21 degrees 39 minutes 53.8 seconds west, 20 feet to a point in the line of Lot #427; thence extending along line of same; north 58 degrees 20 minutes 6 seconds west, 100 feet to a point; thence extending north 21 degrees 38 minutes 53.8 seconds east, 20 feet to the point and place of beginning.

BEING Lot #428 on said Plan.

FOR information purposes only: the APN is shown by the county assessor as 39.5A. 227; source of title is Book 4591, Page 2284 (recorded 07/01/99)

TITLE to said premises vested in Israel Ingram, Jr., and Tioka W. Ingram, husband and wife, their heirs and assigns, as tenants by the entireties by Deed from Duncan Robert McIntyre and Deborah Lynn McIntyre, husband and wife dated 06/30/99 and recorded on 7/1/99 in the Chester County Recorder of Deeds in Book 4591, Page 2284.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7

VS

DEFENDANT: **ISRAEL INGRAM, JR. and TIOKA W. INGRAM**

SALE ADDRESS: 224 Carlyn Court,

Downingtown, PA 19335

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

SALE NO. 15-10-790
Writ of Execution No. 2014-11573
DEBT \$255,236.76

PROPERTY situate in Borough of
Downingtown

TAX Parcel #11-11-22

IMPROVEMENTS: A residential
dwelling.

PLAINTIFF: The Bank of New York
Mellon F/K/A The Bank of New York, as Trustee
for the Certificateholders of the CWABS, Inc.,
Asset-Backed Certificates, Series 2006-18 c/o
Specialized Loan Servicing LLC

VS

DEFENDANT: **DONALD KEITH**

SALE ADDRESS: 211 Church Street,
Downingtown, PA 19335

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