

## 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, NOVEMBER 1, 2017**

**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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<b>ESTATE OF LYDIA E. BENNETT, DECEASED</b>	<b>1516-0134</b>
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FIRST AND FINAL ACCOUNT

OF: HOWARD J. BENNETT JR, EXECUTOR

ATTORNEY(S):

L. PETER TEMPLE, ESQUIRE

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<b>ESTATE OF PAULINE VOSE MATHERSON, DECEASED</b>	<b>1515-1258</b>
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A/K/A POLLY MATHERSON

FIRST AND FINAL ACCOUNT

OF: DANIEL G. MATHERSON JR, EXECUTOR

KIM E. HASKELL, EXECUTOR

ATTORNEY(S):

L. PETER TEMPLE, ESQUIRE

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<b>ESTATE OF DEBORAH E. KRAFCEK, DECEASED</b>	<b>1515-0693</b>
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FIRST AND FINAL ACCOUNT

OF: ADAM B. KRAFCEK JR, EXECUTOR

ATTORNEY(S):

JAN DUDA KRAFCEK, ESQUIRE

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-09625-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Erin Elizabeth Detofsky was filed in the above-named court and will be heard on December 18, 2017 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: October 11, 2017

Name to be changed from: **Erin Elizabeth Detofsky** to: **Erin Elizabeth Varquez**

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 1708762-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Austin Joseph Gross was filed in the above-named court and will be heard on October 30, 2017 at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 12, 2017

Name to be changed from: **Austin Joseph Gross** to: **Austin John Greiner**

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

JESSICA O. SOCIENSKI, Esq., Attorney for Petitioner

304 North High Street  
West Chester, PA 19380

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-08815-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Brandelyn Chadwell Klenner was filed in the above-named court and will be heard on December 4, 2017 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 12, 2017

Name to be changed from: **Brandelyn Chadwell Klenner** to: **Brandelyn Chadwell Roth**

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

JENNIFER H. WALKER, Esq., Attorney for Petitioner

Peak Legal Group, Ltd.  
31 S. High Street, Suite 200  
West Chester, PA 19382

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on April 5, 2017 for **Woodbine East Village, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: to engage in and do any and all lawful business which a business corporation may engage in, do, exercise and enjoy under the Pennsylvania Business Corporation Law of 1988.

UNRUH, TURNER, BURKE & FREES,  
Solicitor

P. O. Box 515  
West Chester, PA 19381-0515

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**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**

**CAPRIOLI**, Daniel, late of Paoli. Teddy Coppola, 39 Oak Hill Circle, Malvern, PA 19355, Executrix.

**CONWAY**, Margaret, late of Upper Oxford Township, Chester County, PA. Elizabeth Delany, care of R. SAMUEL MCMICHAEL, Esquire, P. O. Box 296, Oxford, PA 19363, Administratrix. R. SAMUEL MCMICHAEL, Esquire, P. O. Box 296, Oxford, PA 19363, atty.

**EDWARDS**, Claire V, late of West Chester. Meredith B. Cogliano, 380 Eaton Way, West Chester, PA 19380, Executrix.

**EVANS**, Pearl, late of Coatesville, PA. William Evans, care of CLAIR STEWART, Esquire, 100 S. Broad St., #1523, Philadelphia, PA 19110, Executor. CLAIR STEWART, Esquire, 100 S. Broad St., #1523, Philadelphia, PA 19110, atty.

**EVANS**, Peter Tyrrell, a/k/a Evans, Peter Terrill, late of Coatesville, PA. Megan L. Phillips, 106 Schreiner Drive, North Wales, PA 19454, Executrix.

**GALLAGHER**, Alice R., a/k/a Alice Ruth Gallagher and Alice Gallagher, late of Westtown Township, Chester County, PA. Robert Gallagher and Richard Gallagher, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**GILL**, James L., a/k/a James Lewis Gill, late of Parkesburg Borough, Cheter County, PA. Patricia J. Merrill, 31 Broad Street, Christiana, PA 17509, Executrix. ALAN J. JARVIS, Esq., Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**HANNA**, Solita R., late of West Goshen Township, Chester County, PA. Solita M. Hanna and Theresa Vassalotti, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrices. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**HIPP, SR.**, John D., late of East Whiteland Township. John D. Hipp, Jr., 4 Old Homestead Rd., Coatesville, PA 19320 and Michael Hipp, 240 Hibernia Rd., Coatesville, PA 19320, Executors. FRANCIS C. MILLER, Esquire, 21 W. Washington St., St. D., West Chester, PA 19380, atty.

**KELLY**, William A., late of Borough of West Chester. Carol A. McCarry, care of LINDA M. ANDERSON, Esquire, 206 Old State Rd., Media, PA 19063, Executrix. LINDA M. ANDERSON, Esquire, Anderson Elder Law, 206 Old State Rd., Media, PA 19063, atty.

**LIBERATORE**, Charis, a/k/a Charis Lee Miller, late of West Grove, Chester County, PA. Michael R. Perna, care of JENNIFER ABRACHT, Esq., Perna & Abracht, LLC, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esq., Perna & Abracht, LLC, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348, atty.

**ROBERTS**, James Alvin, a/k/a Big Jim, late of West Bradford. Wendy Bernard, 1503 Rutland Way, Hanover, MD, 21076, Executrix.

**ROEPER**, Brenda P., late of Landenberg, New Garden Township, Chester County, PA. Stephen Roeper, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, Personal Representative. CAROLINA R. HEINLE, Esquire, Crossland Heinle & Bryde, LLC, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, atty.

**SAFTNER**, Frances B., late of West Whiteland Township. Michel J. Saftner, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, atty.

**TRACE**, Florence M., late of West Caln Township, Chester County, PA. April C. Stauffer, 140 Kaolin Road, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esq., Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**VALENTE**, Nancy Jayne, a/k/a Nancy Jayne Piro Valente, late of Thorndale, Chester County, PA. Jeremy Joseph Valente and Dimple Felicia Valente, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Administrators C.T.A. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

**ZANSITIS**, Barbara D., a/k/a Barbara Zansitis, late of Uwchlan Township, Chester County, PA. Brian D. Zansitis, 15 Granite Lane, Chester Springs, PA 19425, Executor. TERRY D. WEILER, Esquire, 1136 Penn Avenue, Wyomissing, PA 19610, atty.

## 2nd Publication

**BOYD**, Robert Bruce, a/k/a Robert B. Boyd, late of West Chester, Chester County, PA. Johanna L. Gwinn, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administrator. C.T.A. CLARE MILLINER, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**CILIO, JR.**, John J., late of Caln Township, Chester County, PA. Ronald P. Cilio, 57 Cromwell Lane, Jackson, NJ 08527, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**CONWAY**, Margaret, late of Upper Oxford Township, Chester County, PA. Elizabeth Delany, care of R. SAMUEL MCMICHAEL, Esquire, P. O. Box 296, Oxford, PA 19363, Administratrix. R. SAMUEL MCMICHAEL, Esquire, P. O. Box 296, Oxford, PA 19363, atty.

**DRAGAN**, Joel, late of the Township of West Goshen, Chester County, PA. Ryan R. Dragan, care of JOEL W. GOLDBERG, Esq., 213-215 W. Miner St., West Chester, PA 19382, Administrator. JOEL W. GOLDBERG, Esq., Goldberg, Goldberg & Janoski, 213-215 W. Miner Street, West Chester, PA 19382, atty.

**EAGLES**, Allen E., a/k/a Allen Edward Eagles and Allen E. Eagles, Sr., late of Uwchlan. Michael J. Eagles, 509 East Gravers Lane, Wyndmoor, PA 19038, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**GABRYS**, Wayne, late of Valley Township, Chester County, PA. Ryan Watson, 24 Regency Plaza, Glen Mills, PA 19342, Executor. RYAN WATSON, Esquire, J. Scott Watson, P.C., 24 Regency Plaza, Glen Mills, PA 19342, atty.

**GALBALLY**, Rita C, a/k/a Rita Galbally Melvin and Rita Coyne Galbally, late of Chester Springs. Anne Kelly, 1016 Linden Ave., Chester Springs PA 19425, Administratrix.

**HOWE, SR.**, Timothy J., a/k/a Timothy John Howe, Sr., late of Tredyffrin. Michael J. Stephano, care of JOSEPH E. PALMA, Esquire, 125 Strafford Avenue, Suite 200, Wayne, PA 19087, Executor. JOSEPH E. PALMA, Esquire, Palma Law, PC, 125 Strafford Avenue, Suite 200, Wayne, PA 19087, atty.

**HUNTER**, Lenora, late of County of Chester, PA. Elaina Pimentel, care of KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Ste. D-2, West Chester, PA 19380, Administratrix. KARYN L. SEACE, Esquire, Nescio & Seace, LLP, 113 East Evans Street, Matlack Building, Ste. D-2, West Chester, PA 19380, atty.

**JANSONS**, Andris, late of Avondale. Erik Jansons, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wylar, 22 East Third Street, Media, PA 19063, atty.

**KURMAN**, Marcia L., late of Coatesville Twp. Jonathan R. Strine, 3170 Legion Way, Broadway, VA 22815 and Charles P. Kurman, 4 Beech St., Coatesville, PA 19320, Executors. H. CHARLES BENNER, Esquire, 200 E Main St., Leola, PA 17540, atty.

**LEVY**, Doris, a/k/a Doris L. Levy, late of Caln Township, Chester County. Linda E. Hacker, 1304 Hunsicker Road, Lancaster, PA 17601, Executrix. MICHAEL P. KANE, Esquire, Morgan, Hallgren, Crosswell & Kane P.C., 700 North Duke Street, P. O. Box 4686, Lancaster, PA 17604-4686, atty.

**MANNIS**, Rosemary Weymouth, a/k/a Rosemary Mannis, late of West Whiteland Township. Amy Buda, care of ROBERT F. STRANICK, Esquire, 334 W. Front Street, Media, PA 19063, Executrix. ROBERT F. STRANICK, Esquire, 334 W. Front Street, Media, PA 19063, atty.

**MORRIS**, Katharine Margaret, a/k/a Katharine M. Morris, late of East Coventry Township, Chester County, PA. Neil E. Cass, 30 S. 17<sup>th</sup> St., Philadelphia, PA 19103-4196, Executor. ERIC R. HAGUE, Esq., Duane Morris LLP, 30 S. 17<sup>th</sup> St., Philadelphia, PA 19103-4196, atty.

**MOYSEY**, Jennifer Marie, a/k/a Jenny, late of West Goshen. Susan Gastwirth, 1013 Wiggins Way, West Chester, PA 19380, Administratrix.

**NALL**, Naomi S., a/k/a Naomi Nall and Naomi Hurley, late of Caln Township, Downingtown, Chester County, PA. Paul E. Hurley, Jr., care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern PA 19355, atty.

**PERSING**, Linda M., a/k/a Linda Mae Persing, late of Valley Township, Chester County, PA. Lori L. Winchester, 711 Commercial Lane, Honey Brook, PA 19344, Administrator C.T.A. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**REECE**, Priscilla Jane, late of West Nottingham Township. Mack A. Reece, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**RUSSO**, Kenneth R., late of Phoenixville. Patricia A. Phillips, 140 Hawthorne Lane, Phoenixville, PA 19460 Executor.

**SNYDER**, Elizabeth A, late of Exton. Sharon Beswick, 88 Glendale Rd., Exton, PA 19341, Executrix.

**SOUSAE**, John C, late of East Bradford Township. Gloria C. Sousae, 202 Shropshire Drive, West Chester, PA 19382, Administrator. WESLEY W. LEGG, Esquire, The Law Office of Wesley W. Legg, Esquire LLC, 28 South Darlington Street, West Chester, PA 19382, atty.

**STRYCHARSKI**, Christian J., late of the Borough of Phoenixville. Robert J. Strycharski, care of ROBERT M. ROMAIN, Esquire, 1288 Valley Forge Rd., Ste. 63, P. O. Box 952, Valley Forge, PA 19482-0952, Administrator, ROBERT M. ROMAIN, Esquire, Baer Romain, LLP, 1288 Valley Forge Rd., Ste. 63, P. O. Box 952, Valley Forge, PA 19482-0952, atty.

**TOMPKINS**, Allan, late of the Borough of West Chester, Chester County, PA. Diane M. Tompkins, 312 Sharpless Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**TROWBRIDGE**, Eve C., late of the Borough of Atglen, Chester County, PA. Robert T. Trowbridge, care of DAVID T. VIDEON, Esquire, 1000 North Providence Road, Media, PA 19063, Executor. DAVID T. VIDEON, Esquire, 1000 North Providence Road, Media, PA 19063, atty.

**VAURIO**, Ruth R, late of Pennsbury Township. Jeffrey Hamilton, P.O. Box 129, Laporte, PA 18626, Executor. JULIE GAVITT SHAFFER, Esquire, P.O. Box 549, Dushore, PA 18614, atty.

**WEAVER**, Nathalie D., a/k/a Natalie Weaver, late of Tredeffrin Township, Chester County, PA. Margaret W. Stevenson, care of WALTER C. HUSSEY, II, Esq., 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-3395, Executrix. WALTER C. HUSSEY, II, Esq., White and Williams LLP, 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-3395, atty.

**WEISER**, Morton I., late of East Bradford Township, Chester County, PA. Stephen T. Morris, 103 Skyview Lane, Avondale, PA 19311, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**ZOOK**, Nancy A., late of West Goshen Township. Charles W. Zook, II, 419 Westbrook Drive, West Chester, PA 19382, Executor. DAVID C. PATTEN, 306 N. Church St., West Chester, PA 19380, atty.

### 3rd Publication

**BEIDEMAN**, William Ira, a/k/a William I. Beideman, late of West Brandywine Township. James Otis Beideman, 224 Good Road, New Providence, PA 17560, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**BORATEN**, Bernard T., late of Pottstown Chester County. Ronald P. Boraten, 127 Choctaw Trail, Delhi, LA, 71232, Executor. GREGORY W. PHILIPS, Esquire, Yergey.Daylor.Allebach.Scheffey. Picardi, 1129 E. High Street, P. O. Box, 776, Pottstown, PA 19464-0776, atty.

**BUSH-STIEFEL**, Linda A., late of Pottstown. Elizabeth M. Kearney, 19 Rowland Street, Palmyra, NJ 08065, Executor.

**COOKE**, Rita M., late of Uwchlan Township, Chester County, PA. Thomas Jay Cooke, Earl A. Cooke, III and Stephen P. Cooke, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**CROSS**, Calvin R., late of the Township of East Coventry, Chester County, PA Linda J. Clancy and Darrel A. Cross, care of REBECCA A. HOBBS, Esq., 347 Bridge St., Ste. 200, Phoenixville, PA 19460, Executors. REBECCA A. HOBBS, Esq., OWM LAW, 347 Bridge St., Ste. 200, Phoenixville, PA 19460, atty.

**DANIELS**, Patricia Coy a/k/a Patricia C. Daniels, late of the Township of Tredyffrin, Chester County, PA. Guy R. Daniels, Patricia F. Daniels, Paul F. Daniels and Dorothy Jean Gilman, care of JILL R. FOWLER, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2983, Executors. JILL R. FOWLER, Esq., Heckscher, Teillon, Terrill & Sager, P.C., 100, Four Falls, Ste. 300, West Conshohocken, PA 19428-2983, atty.

**FERRANTE**, Rachele DelCollo a/k/a Shelley DelCollo Ferrante, Shelley Ferrante and Shelley DelCollo, late of West Bradford Township, Chester, County, PA. Frank Russell Ferrante care of RUDOLPH L. CELLI, Jr., Esq., 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, Administrator. RUDOLPH I. Celli, Jr., Esq., Celli & Associates, 130 W. Lancaster Ave., Suite. 201, Wayne, PA 19087, atty.

**GROVE**, Paul S., late of West Brandywine Township. Douglas P. Grove, 903 Snure Rd., Silver Spring, MD 20901, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HIPP SR.**, John D., late of East Whiteland. John D. Hipp Jr., 4 Old Homestead Rd., Coatesville, PA 19320 and Michael Hipp, 240 Hibirnia Rd. Coatesville, PA 19320, Executors. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St., Suite D, West Chester, PA 19380, atty.

**LAVERAN-STIEBAR**, Rudolf F., late of the Township of Tredyffrin, Chester County, PA. Deirdre H. Laveran-Stiebar, care of GEORGE M. RITER, Esquire, 400 Maryland Dr., P. O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P. O. Box 7544, Ft. Washington, PA 19034-7544, atty.

**LUBBERMAN**, Sally L., late of the Township of Westtown, Chester County, PA. Karen Lubberman, care of JOSEPH E. LASTOWKA, JR., Esquire, 300 W. State St., Ste. 300, P. O. Box 319, Media, PA 19063, Executrix. JOSEPH E. LASTOWKA, JR., Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloan, Matthews & Auslander, PC, 300 W. State St., Ste. 300, P. O. Box 319, Media, PA 19063, atty.

**LUSKOSKI**, Regina, a/k/a Jean Luskoski, late of Phoenixville, Chester County. Patricia A. Lederer, 103 Wells Road, P O Box 425, Parker Ford, PA 19457, Executrix. GREGORY W. PHILIPS, Esquire, Yergey. Daylor. Allebach. Scheffey. Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464-0776, atty.

**MATTHEWS**, Ann R., a/k/a Ruth Ann Matthews, late of East Whiteland Township. Nina Logan Wolf, care of SHILPA P. KHARVA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executrix, SHILPA P. KHARVA, Esquire, James B. Griffin, P.C. 623 N. Pottstown Pike, Exton, PA 19341, atty.

**MCGANN**, Francis T., late of the Township of South Coventry, Chester County, PA. Martin P. McGann, 180 Catalpa Dr., Horseheads, NY 14845, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 347 Bridge St., Ste. 200, Phoenixville, PA 19460, atty.

**PARKINSON**, Marianne C., late of the Township of Tredyffrin, Chester County, PA. Jean P. Kozicki and Janet C. Haufler, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P. O. Box 191, Wayne, PA 19087-0191, Executrices. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P. O. Box 191, Wayne, PA 19087-0191, atty.

**RICCI**, Anthony J., late of East Caln Township, Chester County, PA. Toni Yost Kilkeary, Bruce Anthony Ricci and Brian David Ricci, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. LOUIS N. TETI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

**ROSSITER**, Patricia Anne, late of the Borough of Malvern, Chester County, PA. Steve E. Rossiter, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**SECH**, Leona B., late of Phoenixville (formerly). Kevin R Sech, 26 Beaver Run Road, Downingtown, PA 19335, Executor.

**TIGUE**, Lisa R., late of Borough of West Chester, Chester County, PA. Jessica Tigue, care of JOSEPH A. RYAN, Esquire, 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.

**VALOCCHI**, Ben A., a/k/a Ben A. Valocchi, Sr. and Ben Anthony Valocchi, Sr., late of East Caln Township. F. Michael Valocchi, 200 Congress Avenue, Unity 13F, Austin, TX 78701, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**WALSH**, Snowe E., a/k/a Elsie Snowe Walsh, late of Kennett Square, PA. Susan Waltman and Larry Fred Walsh care of IRA D. BINDER, Esq., 227 Cullen Road, Oxford, PA 19363, Administrators. IRA D. BINDER, Esquire, 227 Cullen Road, Oxford, PA 19363, atty.

**WEBER**, Leaugeay Phillips, late of the Township of Tredyffrin, Chester County, PA. Carol Ryan Livingood, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esq., Davis Bennett Spiess & Levingood LLC, 130 W. Lancaster Ave., P. O. Box 191, Wayne, PA 19087-0191.

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#### 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*

**Active Day of Kennett Square**, with its principal place of business at 6 Neshaminy Interplex, Suite 401, Trevoise, PA 19053. The application has been (or will be) filed on: October 11, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Senior Care Centers of Pennsylvania, Inc., 6 Neshaminy Interplex, Suite 401, Trevoise, PA 19053.

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**Just for You Naturally**, with its principal place of business at P O Box 72416, Thorndale, PA 19372. The application has been (or will be) filed on: October 2, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Nancy Schappert, 1251 Cranberry Lane, Coatesville, PA 19320.

**Liberty Concrete repairs**, with its principal place of business at 180 Hunters Run Rd., Honey Brook, PA 19344. The application has been (or will be) filed on: October 12, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kenneth Anderson, 180 Hunters Run Rd., Honey Brook, PA 19344.

**Litwa Art**, with its principal place of business at 9263 Hickory Hill Rd., Oxford, PA 19363. The application has been (or will be) filed on: October 4, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Lauren Litwa, 9263 Hickory Hill Rd., Oxford, PA 19363.  
JOHN A. NOVELLO, Esquire, Solicitor  
221 North Olive Street  
Media, PA 19063

### NONPROFIT CORPORATION

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

The name of the corporation is **Crawford Ridge Homeowners Association**

Articles of Incorporation were filed on September 29, 2017.

The purpose or purposes for which it was organized are as follows: Homeowner's Association

ARTHUR L. SAGNOR III, Esq., Solicitor  
Lachall Cohen & Sagnor LLP  
144 West Market Street  
West Chester, PA 19382

### NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA NO. 2016-00903

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE OF THE  
IGLOO SERIES III TRUST

**Vs.**

CHRISTOPHER P. EULER A/K/A  
CHRISTOPHER EULER A/K/A CHRIS  
EULER and TIFFANY R. DIROCCO A/K/A  
TIFFANY EULER

NOTICE TO: CHRISTOPHER P. EULER  
A/K/A CHRISTOPHER EULER A/K/A CHRIS  
EULER

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1116 DELAWARE LANE,  
DOWNTOWN, PA 19335-3835

Being in WEST BRADFORD TOWNSHIP,  
County of CHESTER, Commonwealth of  
Pennsylvania, 50-06A-0080

CHRISTOPHER P. EULER A/K/A  
CHRISTOPHER EULER A/K/A CHRIS EULER  
and TIFFANY R. DIROCCO A/K/A TIFFANY  
EULER

Your house (real estate) at 1116 DELAWARE LANE, DOWNTOWN, PA 19335-3835 is scheduled to be sold at the Sheriff's Sale on 01/18/2018 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$187,539.78 obtained by, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES III TRUST (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. 2016-10411-RC

DITECH FINANCIAL LLC

Vs.

PATRICIA A. DUNCAN and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT W. TRUITT, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT W. TRUITT, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 4 MCKENZIE PLACE A/K/A, 4 MACKENZIE PLACE, DOWNINGTOWN, PA 19335

Being in EAST BRANDYWINE TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 30-2N-46.350

Improvements consist of residential property.

Sold as the property of PATRICIA A. DUNCAN and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT W. TRUITT, DECEASED

Your house (real estate) at 4 MCKENZIE PLACE A/K/A, 4 MACKENZIE PLACE, DOWNINGTOWN, PA 19335 is scheduled to be sold at the Sheriff's Sale on 02/15/2018 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$159,080.96 obtained by, DITECH FINANCIAL LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

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**1st Publication of 3**NOTICE OF HEARING

NOTICE IS HEREBY GIVEN to residents and others in the City of Coatesville that the City of Coatesville, has filed with the Clerk of Orphans' Court of Chester County, Pennsylvania on September 12, 2017 a Petition for Approval of the Public Use of Properties Owned by the City of Coatesville under Section 3384 of the Donated or Dedicated Property Act, 53 P.S. §§ 3381 et seq. (the "Act") for approval of the public use of the City-owned properties located at the southwestern corner of the intersection of Lincoln Highway (Business Route 30) and South First Ave. The properties at issue are identified as UPI Nos. 16-5-223, 16-5-223.2, 16-5-224, 16-5-225 and 16-5-225.2 which are to be used as an open-air amphitheater together with additional site improvements including a digital monument display communication device and Veterans memorial. City residents and City organizations shall follow the procedures set forth in the Act regarding protest and intervention. A hearing on this matter has been set by the Honorable Mark L. Tunnell for Monday, December 11, 2017, at 9:30 a.m. Courtroom 15, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

John S. Carnes, Jr., Esquire  
Solicitor, City of Coatesville

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NOTICE OF ACTION IN QUIET TITLE
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

SANTANDER BANK, N.A., FORMERLY
KNOWN AS SOVEREIGN BANK
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION

vs.

CHESTER COUNTY

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER SARA E. SORENSEN, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER MARTIN W.
SORENSEN, SR., DECEASED
BRANDYWINE LOAN CONSUMER DISCOUNT CO.
Defendants

No. 2017-00478-RC

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARTIN W. SORENSEN, SR.,
DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SARA E.
SORENSEN, DECEASED

You are hereby notified that on 01/17/2017, Plaintiff, SANTANDER BANK, N.A., FORMERLY
KNOWN AS SOVEREIGN BANK, filed a Quiet Title Complaint endorsed with a Notice to Defend,
against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 2017-
00478-RC. Wherein Plaintiff seeks to satisfy a lien on the property located 243 BYERS ROAD CHESTER
SPRINGS, PA 19425-9506 and confirm SANTANDER BANK, N.A., FORMERLY KNOWN AS SOV-
EREIGN BANK is the holder of a first priority mortgage on the Property.

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 pro-
ceed without you and a judgment may be entered against you without further notice for the relief request-
ed 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 PRO-
VIDE 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 ELIGI-
BLE 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

Chester County  
Court of Common Pleas  
Number: 2016-12039-RC  
**Notice of Action in Mortgage Foreclosure**

Finance of America Reverse LLC, Plaintiff v. Curtis Jacobs, Known Surviving Heir of Virginia C. Jacobs and Daniel Jacobs, Known Surviving Heir of Virginia C. Jacobs and David Jacobs, Known Surviving Heir of Virginia C. Jacobs and Rachel Jacobs, Known Surviving Heir of Virginia C. Jacobs and Jonah Jacobs, Known Surviving Heir of Virginia C. Jacobs and Brenda Jacobs, Known Surviving Heir of Virginia C. Jacobs and Stacey Jacobs, Known Surviving Heir of Virginia C. Jacobs and Barbara Jacobs, Known Surviving Heir of Virginia C. Jacobs and Naomi Jacobs, Known Surviving Heir of Virginia C. Jacobs and Frances Jacobs, Known Surviving Heir of Virginia C. Jacobs and Matthew Jacobs, Known Surviving Heir of Virginia C. Jacobs and Ross Jacobs, Known Surviving Heir of Virginia C. Jacobs and Christine Harrison, Known Surviving Heir of Virginia C. Jacobs and Unknown Surviving Heirs of Virginia C. Jacobs, Defendants. **TO: Unknown Surviving Heirs of Virginia C. Jacobs.** Premises subject to foreclosure: 127 East Nields Street, West Chester, Pennsylvania 19382. 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 19380, (610) 429-1500.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Philadelphia., PA 19109, 215-790-1010

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Chester County  
Court of Common Pleas  
Number: 17-01524-RC  
**Notice of Action in Mortgage Foreclosure**

Ditech Financial LLC, Plaintiff v. Rosemary Stonelake, Known Surviving Heir of Joseph S. Stonelake and Unknown Surviving Heirs of Joseph S. Stonelake, Defendants

**TO: Unknown Surviving Heirs of Joseph S. Stonelake.** Premises subject to foreclosure: 300 Glenrose Road, Coatesville, Pennsylvania 19320. 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 19380, (610) 429-1500.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

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MARTHA E. VON ROSENSTIEL, P.C.  
 Martha E. Von Rosenstiel, Esq / No 52634  
 Heather Riloff, Esq / No 309906  
 Jeniece D. Davis, Esq / No 208967  
 Tyler J. Wilk, Esq / No 322247  
649 South Ave. Ste 7  
Secane, PA 19018  
(610)328-2887  
 Attorneys for Plaintiff

41788CFC-AW

MEMBER ADVANTAGE MORTGAGE, LLC  
3330 Broadmoor Ave. SE. Ste. B  
Grand Rapids, MI 49512  
 Plaintiff

COURT OF COMMON PLEAS OF  
 CHESTER COUNTY

v.

NO. 17-03976-RC

DERICK M. ADAMS, JR.  
138 East Ruddy Duck Circle  
Oxford, PA 19363  
 Defendant

**CIVIL ACTION – MORTGAGE FORECLOSURE**

**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 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 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 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**

**ADVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

**LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO . ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A PERSONAS**

**ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO**

LAWYER REFERRAL SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 W. GAY STREET  
2nd FLOOR  
WEST CHESTER, PA 19380  
610-429-1500

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**3rd Publication of 3**

**IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION**

IN RE: J.M.M.  
Case Number: AD-17-0017

**TO: John Doe**

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Nichole Lynn McElyea have to a male minor child, J.M.M. (d.o.b. 9/14/09), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Hearing for November 28, 2017, at 10:00 o'clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to show cause, if any you have, why the relief sought in the Petition should not be granted.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Lawrence J. Persick, Esq.  
Attorney for Chester County  
Department of Children, Youth and Families

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**2nd Publication of 3****ADVERTISEMENT OF EXISTENCE  
OF TRUST NOTICE**

Trust Estate of **Margaret C. Jewitt**, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Margaret C. Jewitt are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to: Joel R.C. Jewitt, Trustee, c/o Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.  
L. PETER TEMPLE, Esquire  
Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA 19348

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**3rd Publication of 3****ADVERTISEMENT OF EXISTENCE  
OF TRUST NOTICE**

Trust Estate of **Patricia Walters**, deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **Patricia Walters** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to: Thomas H. Fairchild, Trustee c/o Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA 19348

Attorney:  
Donald B. Lynn, Jr., Esquire  
Larmore Scarlett LLP  
P. O. Box384  
Kennett Square, PA 19348

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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, November 16th, 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, December 18th, 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. 17-11-638**  
**Writ of Execution No. 2017-05598**  
**DEBT \$84,653.72**

PROPERTY situate in the Phoenixville Borough 4th, Chester County, Pennsylvania BLR# 15-5-527  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS  
DEFENDANT: **MARY WALLACE**  
SALE ADDRESS: 116 North Street, Phoenixville, PA 19460-3226  
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-11-639**  
**Writ of Execution No. 2016-10938**  
**DEBT \$154,325.27**

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made May 4, 1965, by Dearmit & Mayee, consulting engineers and surveyors, as follows:

BEGINNING at a point on the east side of Bradford Avenue, a corner of land belonging (now or late) to Angeline Harrington, said point also being located in a southerly direction 154 feet from the extension of the center line of Church Street, as measured along the east side of Bradford Avenue; thence from said point of beginning along the land belonging to Angeline Harrington along a fence with concrete posts north 72 degrees 0 minutes east, 165.50 feet to a point on the west side of a 20 feet wide alley; thence along the same south 8 degrees 0 minutes east 50 feet to a point; thence along the north side of another 20 feet wide alley south 72 degrees 0 minutes west 163.50 feet to a point on the aforesaid east side of Bradford Avenue; thence along the same north 8 degrees 0 minutes west 50 feet to the first mentioned point and place of beginning.

PARCEL No 11-11-134  
ALSO known as 211 Bradford Avenue, Downingtown, PA 19335

BEING the same premises which Donna M. Kusnierczyk, by Deed dated January 15, 2004 and recorded January 22, 2004 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 6047 Page 575, conveyed and granted unto Stephen C. Taylor and Mary A. Taylor, as tenants by the entirety.

PLAINTIFF: Ocwen Loan Servicing, LLC  
VS  
DEFENDANT: **MARY A. TAYLOR and STEPHEN C. TAYLOR**

SALE ADDRESS: 211 Bradford Avenue, Downingtown, PA 19335  
PLAINTIFF ATTORNEY: **STERN & EISENBERG, 215-572-8111**

**SALE NO. 17-11-642**  
**Writ of Execution No. 2017-06055**  
**DEBT \$475,674.45**

ALL THAT CERTAIN message and lot of land with the buildings thereon erected,



hereditaments and appurtenances, situate on the east side of North Hill Drive and designated as #14 North Hill Drive as shown on North Hill Development Plan dated March, 1947 in West Goshen Township, Chester County, Pennsylvania, being a part of premises described in Deed Book M-19, Volume 459, Page 113, bounded and described as follows, to wit:

TAX I.D. #: 53-03N-0079

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **WILLIAM E. USTER, EXECUTOR OF THE ESTATE OF ANNE USTER**

SALE ADDRESS: 944 North Hill Drive, West Chester, Pennsylvania 19380

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

**SALE NO. 17-11-643**

**Writ of Execution No. 2017-02769**

**DEBT \$174,062.45**

ALL THAT CERTAIN lot of land situate of East Fallowfield Township, Chester County, State of Pennsylvania, being Lot No. 12 on a Plan of Lots of Lulu B. Pluck, prepared by J.W. Harry C.E., June 7th 1951, bounded and described as follows, to wit:

BEGINNING at a spike in the middle of Wilmington Road at a corner of lands of the Ercildoun Friends Meeting, thence leaving said Wilmington Road along the lands of said Ercildoun Friends Meeting south 32 degrees 41 minutes west 214.25 feet to a point; thence north 55 degrees 13 minutes west 121.97 feet to a point; hence extending south 37 degrees 30 minutes west 100.4 feet to a point; thence extending north 27 degrees 56 minutes east 293.69 feet to a point in the center of Wilmington Road. Thence extending along the same south 62 degrees 04 minutes east 202.44 feet to the point and place of beginning.

BEING known as: 30 Loop Road, Coatesville, PA 19320

BEING UPI # 47-7-29

IMPROVEMENTS: residential property.

BEING The same premises which John H. Gossert, Executor of the Will of George E. Gossert, Jr, deceased, by Executor's Deed dated July 26, 2002 and recorded August 6, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5349, Page 2338, granted

and conveyed unto John H. Gossert and Betty J. Gossert, husband and wife.

BEING known as: 30 Loop Road, Coatesville, PA 19320

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY J. GOSSERT, DECEASED**

SALE ADDRESS: 30 Loop Road, Coatesville, PA 19320

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

**SALE NO. 17-11-644**

**Writ of Execution No. 2017-03005**

**DEBT \$134,213.31**

PROPERTY situate in City of Coatesville

TAX Parcel #Tax ID / UPI Parcel No. 16-07-0305/16-7-305

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **ANDY DONWERTH a/k/a ANDREW DONWERTH a/k/a ANDREW J. DONWERTH**

SALE ADDRESS: 1120 Oak Street, Coatesville, PA 19320

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

**SALE NO. 17-11-645**

**Writ of Execution No. 2016-12137**

**DEBT \$132,651.49**

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in the 3rd Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, known as 314 Brower Street bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, on 2/22/1951, as follows, to wit:

BEGINNING at the point of intersection of the southerly side of Brower Street (30 feet

wide) with the westerly side of Quick Street (30 feet wide); thence along the westerly side of Quick Street 15 feet from and parallel to the center line thereof, south 9° 30' east 66.65 feet to a point, a corner of lands now or late of Herbert S. Landis; thence along the same along the northerly face of a concrete retaining wall south 80° 30' west, 15.81 feet to a point, a corner of lands now or late of Herbert S. Landis (316 Brower Street); thence crossing an iron pipe on line and passing through the partition wall between 314 and 316 Brower Street, north 9° 30' west, 66.65 feet to a point in the southerly side of Brower Street; thence along said side of said street 15 feet from and parallel to, the center line thereof, north 80° 30' east, 15.81 feet to the place of beginning.

BEING known as 314 Brower Street, Phoenixville, PA 19460

BEING the same premises which Luigi S. Fischer and Virginia G. Fischer, by Deed dated 1/6/1981 and recorded 11/6/1981 in the Office of the Recorder of Deeds in and for Chester County in Deed Book X-57, Page 1, granted and conveyed unto Luigi S. Fischer and Luigi S. Fischer, II.

LUIGI S. Fischer departed this life on December 23, 2014.

PARCEL No.: 15-13-225

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **LUIGI S. FISCHER,**

**II**

SALE ADDRESS: 314 Brower Street, Phoenixville, PA 19460

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

**SALE NO. 17-11-646**

**Writ of Execution No. 2017-02352**

**DEBT \$213,098.38**

ALL THAT CERTAIN triangular lot or piece of ground situate in the Township of West Goshen, County of Chester, State of Pennsylvania and described according to a Plan of Land of John T. Medlem, said Plan made by T.G. Colesworthy, County Surveyor, dated September 1965 as follows, to wit:

PREMISES being known as: 1304 Burke Road, West Chester, Pennsylvania 19380.

TAX I.D. #: 52-2-12.1

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

VS

DEFENDANT: **SYLVIA L. BIRCHARD and HARRY BIRCHARD**

SALE ADDRESS: 1304 Burke Road, West Chester, Pennsylvania 19380

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

**SALE NO. 17-11-647**

**Writ of Execution No. 2017-05277**

**DEBT \$331,166.44**

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

BLR# 73-06-0002.030

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JENNIFER HERR and JASON P. MALONEY**

SALE ADDRESS: 126 London Tract Rd, Landenberg, PA 19350-1024

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

**SALE NO. 17-11-649**

**Writ of Execution No. 2014-07499**

**DEBT \$69,117.04**

PROPERTY consists of a detached, 4 bedroom, 2.1 bath, colonial style single family residential dwelling with approximately 2,429 square feet of living area, together with in ground pool, patio and blacktop driveway on 1.2 acres. Located on Line Road in Willistown Township just south of King Road less than 1 mile west of Malvern Borough in the Great Valley School District.

TAX Parcel Number 54-2B-7

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **NICHOLAS V. COPPA**

SALE ADDRESS: 7 Line Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **WILLIAM L. HOWARD, ESQ., 610-296-9020**

**SALE NO. 17-11-650**  
**Writ of Execution No. 2013-11842**  
**DEBT \$1,702,040.69**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan for Dennis Run Farm, by Kimely-Horn and Associates, Inc. Dallas, Texas and Roland A. Dunlap, Surveyor, Honeybrook, PA dated April, 1988, revised 5/16/1988, recorded as Plan #8293, as follows, to wit:

BEGINNING at a point at the southern side of the intersection of Strasburg Road (L.R. 15067) and Buck Run Road (L.R. 15236); thence from said point and place of beginning by Buck Run Road the 3 following courses and distances: (1) north 60 degrees 16 minutes 14 seconds east, 870.80 feet to a point; (2) north 63 degrees 45 minutes 36 seconds east, 175.43 feet to a point; and (3) north 66 degrees 08 minutes 06 seconds east, 170.13 feet to a corner of Lot #2; thence by Lot #2 south 14 degrees 27 minutes 01 seconds east, 586.15 feet to a post; thence south 65 degrees 43 minutes 43 seconds west, 487.81 feet to a point; thence extending south 60 degrees 58 minutes 47 seconds west, 55.44 feet to a point; on the northern side of Strasburg Road; thence by Strasburg Road, north 73 degrees 17 minutes 47 seconds west, 754 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING Parcel Number: 47-5-5.1

BEING the same premises which Anthony Stancato, Jr., by Deed dated April 27, 1989, and recorded April 28, 1989, in Book 1516, Page 574, granted and conveyed unto Durand J. O'Meara, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee in the Trust for and f/b/o the Certificate Holders of Multi-Class Mortgage Pass-Through Certificates ChaseFlex Trust, Series 2006-2

VS

DEFENDANT: **DURAND J. O'MEARA a/k/a DURAND O'MEARA**

SALE ADDRESS: 915 Buck Run Road, Coatesville, PA 19320-4290

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC, 215-851-8429**

**SALE NO. 17-11-652**  
**Writ of Execution No. 2016-11937**  
**DEBT \$145,386.73**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania  
 BLR# 38-1-214  
 IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Bank of America, N.A.  
 VS

DEFENDANT: **CINNAMON D. BALDWIN-HEATH**

SALE ADDRESS: 503 Tifton Lane Unit A a/k/a, 503 Tifton Lane, Coatesville, PA 19320

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

**SALE NO. 17-11-653**  
**Writ of Execution No. 2017-03484**  
**DEBT \$195,348.27**

PROPERTY situate in West Bradford Township  
 TAX Parcel #TAX ID / UPI Parcel No. 50-04-0015.080/50-4-15.  
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pacific Union Financial, LLC

VS

DEFENDANT: **HOLLY KOVEAL**  
 SALE ADDRESS: 1568 Broad Run Road, Downingtown, PA 19335

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

**SALE NO. 17-11-654**  
**Writ of Execution No. 2017-05147**  
**DEBT \$104,029.18**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania  
 BLR# 39-4F-49  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **DENNIS BOLTON**

SALE ADDRESS: 363 Adams Street,  
Coatesville, PA 19320-2379

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

**SALE NO. 17-11-655  
Writ of Execution No. 2017-05846  
DEBT \$163,504.33**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan of "Beacon Hill" made by Robert O. Drake and Associates, Inc., Kennett Square, Pa., dated 3/13/1992 and recorded 9/28/1995 as Plan File No. 13118 as follows, to wit:

BEGINNING at a point on the southwesterly side of Revere Court (33 feet wide) said point also marking a corner of Lot No. 56 on said Plan; thence from said beginning point along the southwesterly side of Revere Court south 74 degrees 9 minutes 37 seconds east 24 feet to a point, a corner of Lot No. 58; thence extending along said Lot No. 58, passing through a party wall and crossing the bed of a 20 feet wide sanitary sewer easement on said Plan south 15 degrees 50 minutes 23 seconds west 145 feet to a point in line of Lot No. 137; thence extending along said Lot No. 137 north 74 degrees 9 minutes 37 seconds west 24 feet to a point, a corner of Lot No. 56; thence extending along Lot No. 56, recrossing the bed of said 20 feet wide sanitary sewer easement and passing through another party wall north 15 degrees 50 minutes 23 seconds east 145 feet to the first mentioned point and place of beginning.

CONTAINING 3,480 square feet of land more or less. Being Lot No. 57 on said Plan.

BEING the same property conveyed from John Newswanger and Kimberly Grimes to Darlene M. Bower by Deed dated January 29, 2004 and recorded February 3, 2004 in Instrument No. 10375129 in Book 6056 Page 590 of official records.

APN: 38-2G-86

PLAINTIFF: Nationstar Mortgage  
LLC

VS  
DEFENDANT: **DARLENE M.  
BOWER**

SALE ADDRESS: 310 Revere Court,  
Coatesville, PA 19320

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

**SALE NO. 17-11-656  
Writ of Execution No. 2016-10744  
DEBT \$258,512.56**

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of South Coventry, County of Chester and State of Pennsylvania, according to a Subdivision Plan for Wolfgang and Francis made by William L. Conner, dated 9/23/1986 revised 12/3/1986, and recorded as #6797, as follows to wit:

BEGINNING at a point in the bed of Porters Mill Road (presently 33 feet wide, having an ultimate width of 50 feet), a corner of Lot #4 on said Plan; thence extending along the same, south 49 degrees 38 minutes 43 seconds west 76.55 feet to a point, a corner; thence extending south 69 degrees 37 minutes 24 seconds west 301.46 feet to a point, a corner of Lot #6 on said Plan; thence extending along the same, north 21 degrees 48 minutes 45 seconds west 67.35 feet to a point, a corner of lands now or late of Happlehan; thence extending along the same, the 3 following courses and distances, to wit: (1) north 67 degrees 53 minutes 55 seconds east 99.19 feet; (2) north 21 degrees 48 minutes 45 seconds west 77.36 feet, and (3) north 68 degrees 57 minutes 59 seconds east 279.25 feet to a point in the bed of Porters Mill Road, aforesaid; thence extending along the same south 19 degrees 45 minutes 35 seconds east 124.70 feet to a point, a corner of Lot #4, the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

TITLE to said premises vested in Michael R. Ianiro and Suzanne M. Ianiro by Deed from John R. Letcher Trust by Mary Patricia A. Toland, Trustee dated September 30, 2004 and recorded October 4, 2004 in the Chester County Recorder of Deeds in Book 6296, Page 1783 as Instrument Number 10465422.

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

VS  
DEFENDANT: **MICHAEL R.  
IANIRO and SUZANNE M. IANIRO**

SALE ADDRESS: 350 Porters Mill Road, Pottstown, PA 19465  
 PLAINTIFF ATTORNEY: **MIL-STEAD & ASSOCIATES, LLC, 856-482-1400**

**SALE NO. 17-11-657**  
**Writ of Execution No. 2015-06409**  
**DEBT \$231,888.61**

PROPERTY situate in the New London Township, Chester County, Pennsylvania  
 BLR# 71-1-22.19  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Mtglq Investors, L.P.  
 VS  
 DEFENDANT: **RON JOHNSON and PRINZETTA DIPROSPERO**  
 SALE ADDRESS: 4 Olympia Avenue, West Grove, PA 19390-9538  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-11-658**  
**Writ of Execution No. 2016-11103**  
**DEBT \$321,620.11**

PROPERTY situate in the East Whiteland Township, Chester County, Pennsylvania  
 BLR# 42-4K-52  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
 VS  
 DEFENDANT: **RODNEY V. NUTT**  
 SALE ADDRESS: 37 Deer Run Lane, Malvern, PA 19355-1613  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-11-659**  
**Writ of Execution No. 2015-07621**  
**DEBT \$1,788.03**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of West Chester, Chester County, Pennsylvania.  
 TAX Parcel No. 1-2-96  
 PLAINTIFF: Borough of West Chester  
 VS

DEFENDANT: **ROBERT T. REID and LISA ANNE MacFARLAND**  
 SALE ADDRESS: 521 Hillside Drive, West Chester, Pennsylvania  
 PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-11-660**  
**Writ of Execution No. 2016-09063**  
**DEBT \$1,554.06**

ALL THAT CERTAIN tract of land, with the hereditaments and appurtenances situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-4-152  
 PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
 VS  
 DEFENDANT: **RICHARD L. BOYCE**  
 SALE ADDRESS: 404 Baker Lane, Caln Township, Pennsylvania  
 PLAINTIFF ATTORNEY: **DAVID D. DUGAN, ESQ., 484-690-9300**

**SALE NO. 17-11-663**  
**Writ of Execution No. 2016-04495**  
**DEBT \$637,630.12**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Plan of Landenberg Highlands, made by Hillcrest Associates, Inc., dated 6/4/1997, last revised 11/24/1997 and recorded on 3/27/1998, as Plan #14334, as follows, to wit:

BEGINNING at a point on the easterly side of Tortoiseshell Lane, the northwest corner of Open Space and the southwest corner of the about to be described Lot; thence along said Tortoiseshell Lane, the 5 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 325.00 feet, the arc distance of 75.44 feet to a point of tangent; (2) north 20 degrees 24 minutes 09 seconds east, 34.60 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius 125.00 feet, the arc distance of 94.67 feet to a point of curve; (4) on the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 27.37 feet to a

point of reverse curve and (5) on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 67.52 feet to a point, a corner of Lot #10; thence along Lot #10, south 40 degrees 51 minutes 33 seconds east, 184.67 feet to a point in line of Open Space; thence along same, south 84 degrees 53 minutes 17 seconds west, 318.71 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

CONTAINING 0.748 acres of land be the same more or less.

TITLE to said premises vested in Margaret J. Boone by Deed from Wilkinson Kembelsville, Inc., A Pennsylvania Corporation, by: Charles L. Wilkinson, President dated October, 19 1999 and recorded October 26, 1999 in the Chester County Recorder of Deeds in Book 4657, Page 1056 as Instrument Number 0086558.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **MARGARET J. BOONE**

SALE ADDRESS: 2 Tortoiseshell Lane, Landenberg, PA 19350

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

**SALE NO. 17-11-664**

**Writ of Execution No. 2016-03727**

**DEBT \$181,895.22**

ALL THAT CERTAIN Unit, designated as No. 17, being a Unit in the Quail Crossing Condominium as defined under the provisions of the Pennsylvania Uniform Condominium Act 68 PA S.C.A., Section 3101, situate in Phoenixville Borough, Chester County, Commonwealth of Pennsylvania, as designated in the Declaration of Condominium recorded in Record Book 549 Page 499 and a Declaration of Condominium Plan recorded in Record Book 549 Page 499, a First Amendment recorded in Record Book 595 Page 114, a Second Amendment recorded in Record Book 631 Page 478, a Third Amendment recorded in Record Book 693 Page 286, and a Fourth Amendment thereto in Record Book 782 Page 13, which has been heretofore submitted to the provisions of the Uniform Condominium Act.

TITLE to said premises vested in Brett M. Ware by Deed from Christopher C. Yohn dated

May 14, 2009 and recorded May 20, 2009 in the Chester County Recorder of Deeds in Book 7671, Page 1364 as Instrument Number 10927753.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **FLORENTINA N. WARE ADMINISTRATRIX FOR THE ESTATE OF BRETT M. WARE a/k/a BRETT MICHAEL WARE, DECEASED**

SALE ADDRESS: 1213 Timothy Lane, Phoenixville, PA 19460

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

**SALE NO. 17-11-665**

**Writ of Execution No. 2015-01012**

**DEBT \$228,469.73**

ALL THAT CERTAIN tract of land with the east half of a double frame dwelling house thereon erected known as No. 408 West Main Street, situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a new survey thereof, made by J.W. Harry, Civil Engineer, dated June 14, 1937, as follows, to wit:

BEGINNING at a point in the center line of West Main Street, a corner of land of Clarence W. Powell and Edna V. Powell, his wife, distant 420.99 feet eastwardly from the intersection of said center line with the center line of Culvert Street, measuring along the aforesaid center line of West Main Street; thence along the center line of West Main Street, north 78 degrees 19 minutes east, 24.87 feet to a point, a corner of land of Edward W. Myers; thence along the same, south 11 degrees 41 minutes east, 199.31 feet to a point in the north line of land of the Pennsylvania Railroad Company, another corner of land of Edward W. Myers; thence along the land of the Pennsylvania Railroad Company, south 79 degrees 15 minutes west, 24.87 feet to a point, another corner of land of Clarence W. Powell and Edna V. Powell, his wife; thence along the same and passing through the dividing wall of a double frame house, north 11 degrees 41 minutes west, 199.91 feet to the place of beginning.

TITLE to said premises vested in Jose L. Cruz and Sonia Cruz, his wife by Deed from CitiMortgage, Inc., s/b/m to First Nationwide Mortgage Corporation, by Keystone Asset Management, Inc., its attorney in fact dated March 26, 2004 and recorded April 13, 2004 in the

Chester County Recorder of Deeds in Book 6118, Page 1833 as Instrument Number 10399271.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC2, Asset Backed Pass-Through Certificates

VS

DEFENDANT: JOSE L. CRUZ and SONIA CRUZ

SALE ADDRESS: 408 Main Street, Parkesburg, PA 19365

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

**SALE NO. 17-11-666**  
**Writ of Execution No. 2016-02684**  
**DEBT \$323,603.41**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Oxford, County of Chester and Commonwealth of Pa., bounded and described according to a final plan of Penn Oak prepared by Tatman and Lee Associates, Inc., dated 5/18/1990, last revised 6/25/1993 and recorded in Chester County as Plan No. 12109 as follows, to wit:

BEGINNING a point on the northerly side of Penn Oak Lane, a corner of Lot No. 30 as shown on said Plan; thence from said point of beginning, along the said side of Penn Oak Lane the two following courses and distances: (1) south 80 degrees 48 minutes 7 seconds west, 50.56 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.88 feet to a corner of Lot No. 33; thence along Lot No. 22, north 15 degrees 26 minutes 0 seconds west crossing a drainage easement and a sanitary sewer and driveway easement 131.64 feet to a point; thence north 77 degrees 18 minutes 52 seconds east 103.75 feet to a corner of Lot No. 30; thence along Lot No. 30 south 7 degrees 1 minute 8 seconds east recrossing said sanitary sewer and drainage easement 123.69 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in David Jackson and Pamela Jackson by Deed from Penn Oak Homes, Inc. dated November 4, 1998 and recorded December 21, 1998 in the Chester County Recorder of Deeds in Book 4476, Page 1847 as Instrument Number 96811.

PLAINTIFF: U.S. Bank National Association, as Trustee for Asset Backed Funding

Corporation Asset Backed Certificates, Series 2006-HE1

VS

DEFENDANT: DAVID JACKSON and PAMELA JACKSON

SALE ADDRESS: 14 Penn Oak Ln, Oxford, PA 19363

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

**SALE NO. 17-11-667**  
**Writ of Execution No. 2016-04898**  
**DEBT \$269,267.52**

ALL THAT CERTAIN tract or parcel of land

SITUATE in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a final plan of "Strasburg Hills" prepared by Regester Associates, Inc., dated 7/12/89 and last revised 4/6/93, as follows, to wit:

BEGINNING at a point on the southerly side of Windy Hill Road (50 feet wide) at a common corner of Lot 4 and Lot 5 on said Plan; thence extending from said point of beginning and leaving the said southerly side of Windy Hill Road and extending along the common border of Lot 4 and Lot 5, south 20 degrees 08 minutes 12 seconds east 206.71 feet to a point in the northerly side of lands owned by Philadelphia Electric Company; thence extending along same south 71 degrees 08 minutes 24 seconds west 170.94 feet to a point, a common corner of Lot 4 and Lot 3 on said Plan; thence extending along the easterly side of Lot 3 north 20 degrees 08 minutes 12 seconds west 202.89 feet to a point in the southerly side of said Windy Hill Road; thence extending along the southerly side of Windy Hill Road north 69 degrees 51 minutes 48 seconds east 170.90 feet to the first mentioned point and place of beginning.

CONTAINING 35,000 square feet of land be the same more or less.

BEING Lot 4 on said Plan.

BEING Chester County UPI 47-4-28.36

BLR# 47-4-28.36

TITLE to said premises vested in Richard D. Van Schoick and Darragh A. Van Schoick by Deed from Richard D. Van Schoick, dated 10/30/2002 and recorded 11/18/2002 in Book 5461 Page 126

PLAINTIFF: PROF 2013-S3 Legal

Title Trust II, by U.S. Bank National Association,  
as Legal Title Trustee

VS

DEFENDANT: **RICHARD VAN  
SCHOICK and DARRAGH A. VAN SCHOICK**

SALE ADDRESS: 214 Windy Hill  
Road, Coatesville, PA 19320

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

**SALE NO. 17-11-668**

**Writ of Execution No. 2017-00729**

**DEBT \$147,267.01**

ALL THAT CERTAIN lot or tract of  
land with the dwelling house erected thereon,  
hereditaments and appurtenances, situate in the  
Township of Sadsbury, County of Chester and  
State of Pennsylvania bounded and described as  
follows:

BEGINNING at a point in the middle  
of a public road leading from Pomeroy to the  
Lincoln Highway at corner of a lot now or late of  
Paul Wilson, et ux, said point being 260 feet east-  
ward from a spike in the middle of said road mark-  
ing the intersection of the east side of Pine Street  
with the middle of said public road; thence along  
the said Wilsons' land north 10 degrees 32 minutes  
west 166.5 feet to a point in line of land now or late  
of Lloyd Arthur Reel, et ux; thence along the same  
the next two courses and distances: north 79  
degrees 28 minutes east; 75 feet, and south 10  
degrees 32 minutes east, 166.5 feet to another  
point in the middle of the said public road; thence  
along the middle thereof south 79. degrees 28 min-  
utes west, 75 feet to the place of beginning.

CONTAINING 12,488 square feet of  
land, be the same more or less

BLR# 37-4H-26

TITLE to said premises vested in  
Christopher Thomas, a widower by Deed from  
Christopher Thomas and Lorrie Thomas, dated  
4/12/2004 and recorded 5/3/2004 in Book 6140  
Page 1826

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

VS

DEFENDANT: **CHRISTOPHER  
THOMAS**

SALE ADDRESS: 67 Washington  
Lane, Coatesville, PA 19320

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

**SALE NO. 17-11-669**

**Writ of Execution No. 2017-03324**

**DEBT \$88,071.27**

PROPERTY situate in City of  
Coatesville

TAX Parcel #Tax ID / UPI Parcel No.  
16-09-0172/16-9-172

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **JOSEPH YURICK**

SALE ADDRESS: 332 Charles Street,  
Coatesville, PA 19320

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

**SALE NO. 17-11-670**

**Writ of Execution No. 2017-06771**

**DEBT \$130,072.44**

ALL THAT CERTAIN tract of land  
with a dwelling thereon situate on the north side of  
the Lincoln Highway in the Township of West  
Sadsbury, County of Chester and Commonwealth  
of Pennsylvania, bounded and described as fol-  
lows:

BEGINNING at the center line of the  
Philadelphia and Lancaster Turnpike, now known  
as Lincoln Highway; thence leaving the Highway  
and extending along land now or late of Lillie May  
Keneagy, north fifteen (15) degrees, thirty (30)  
minutes east, two hundred twenty five (225) feet to  
an iron pin; thence extending along land now or  
late of Thomas Hess the two following courses and  
distances, viz: south seventy four (74) degrees,  
thirty (30) minutes east, one hundred fifty (150)  
feet to an iron pin and south fifteen (15) degrees,  
thirty (30) minutes west, two hundred twenty five  
(225) feet to the center line of the Lincoln  
Highway; thence extending along the center line  
thereof, north seventy four (74) degrees, thirty (30)  
minutes west, one hundred fifty (150) feet to the  
first mentioned point and place of beginning.

BEING Chester County UPI 36-2-9.

BEING the same premises which  
David Z. Glick and Esther Carol Glick, husband  
and wife, by Deed dated March 29, 2001 and  
recorded April 17, 2001 in the Office for the  
Recorder of Deeds in and for the County of  
Chester, and Commonwealth of Pennsylvania in  
Record Book 4934, Page 1059, granted and con-



veyed unto Harry Wanner and Joyce Wanner, husband and wife, in fee.

PLAINTIFF: Branch Banking and Trust Company  
VS

DEFENDANT: **HARRY WANNER and JOYCE WANNER**

SALE ADDRESS: 5429 West Lincoln Highway, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **BALLARD SPAHR, LLP, 215-665-8500**

**SALE NO. 17-11-671**

**Writ of Execution No. 2017-05457**

**DEBT \$139,449.63**

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

PLAINTIFF: LSF9 Master Participation Trust  
VS

DEFENDANT: **MIRIAM P. DZIEWIT and JOHN J. DZIEWIT**

SALE ADDRESS: 1406 Grand Oak Lane, West Chester, PA 19380

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

**SALE NO. 17-11-672**

**Writ of Execution No. 2017-00014**

**DEBT \$432,735.29**

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

BLR# 53-2J-96

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders Cwabs, Inc. Asset-Backed Certificates, Series 2007-12

VS

DEFENDANT: **NEIL B. DERIEMER**  
SALE ADDRESS: 1034 Hershey Mill Rd, West Chester, PA 19380-5811

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

**SALE NO. 17-11-673**

**Writ of Execution No. 2015-07493**

**DEBT \$462,093.03**

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

BLR# 60-4-446

IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

**SALE NO. 17-11-674**

**Writ of Execution No. 2015-10196**

**DEBT \$187,153.41**

ALL THAT CERTAIN tract of land situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone heap on a south side of a public road a corner of land now or late of David Bachman, Jr.; thence by lands now and late and James K. Grier, south twenty-five degrees west fifteen and four-tenths perches to a stone; south sixty one and one-quarter degrees east sixty one perches to a stone; thence by lands now or late of Thomas Lomas north one degree west twenty one and two-tenths perches to a stone heap; thence by lands now or late of David Buchanan, Sr., north sixty three and one-quarter degrees west fifty one and six-tenths perches to the place of beginning.

BEING known as 172 Baron Hill Road, Bradamore, PA

PARCEL No.: 29-3-18

BEING the same premises which Robert M. Hooper, Sr. by Deed dated January 28, 1999, and recorded March 11, 1999, in Book 4523, Page 1422, granted and conveyed unto Robert M. Hooper, Sr., in fee.

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust Series 2014-2 c/o Fay Servicing, LLC, as servicer for Mortgagee

VS

DEFENDANT: **MARY D. BITNER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR., RAYMOND E. HOOPER AS CO-EXECUTOR OF THE ESTATE OF ROBERT M. HOOPER, SR. and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 172 Baron Hill Road, Brandamore, PA 19316

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

**SALE NO. 17-11-675**

**Writ of Execution No. 2014-09720**

**DEBT \$368,761.09**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Jay C. and Nancy R. Hayes, made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pennsylvania, dated March 29, 1984, last revised February 5, 1986 and recorded June 18, 1986, in Plan File #6374, as follows, to wit:

BEGINNING at a point on the title line in the bed of Caln Meeting House Road (T-413) said point also being a corner of land and along the title line in the bed of Caln Meeting House Road (T-413) south 79 degrees, 35 minutes 02 seconds east, 166.64 feet to a point a corner of Lot 1-A, thence extending along same the two following courses and distances: (1) south 10 degrees 24 minutes 58 seconds west, 275.00 feet to a point and (2) north 79 degrees 35 minutes 02 seconds east, 201.13 feet to a point in line of Lot #2; thence extending along same the five following courses and distance: (1) south 03 degrees 14 minutes 35 seconds east, 175.14 feet to a point; (2) south 87 degrees 25 minutes 00 seconds west, 191.45 feet to a point; (3) south 73 seconds west, 72.65 feet to a point; and (5) south 30 degrees 16 minutes 00 seconds west, 47.22 feet to a point in line of land of Anna M. Wilson; thence extending along same north 01 degrees 46 minutes 57 seconds west, crossing an existing macadam driveway and existing 20 feet wide right of way, 199.36 feet to a point

a corner of land of Mark D. Shockites, thence extending along same north 02 degrees 09 minutes 29 seconds east, 186.94 feet to a point in line of land of Walter N. Russell, thence extending along same the two following courses and distance: (1) north 88 degrees 30 minutes 22 seconds east, 35.94 feet to a point; and (2) north 12 degrees 54 minutes 51 seconds east, 316.08 feet to the first mentioned point and place of beginning.

CONTAINING 3.465 acres of land, be the same more or less.

BEING Lot #1 as shown on said Plan.

TAX ID: 29-7-171

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **JAY C. HAYES, JR. and DAWN HAYES**

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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

**SALE NO. 17-11-676**

**Writ of Execution No. 2017-01440**

**DEBT \$246,321.92**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lynnwood, Section "B", Joseph A. Hayden, owner, made by T. G. Colesworthy, County Surveyor, dated May 19, 1958, as follows, to-wit:

BEGINNING at a point on the south-westerly side of Boot Road, at the distance of eight hundred one feet and forty six one-hundredths feet measured southeastwardly the following courses and distances from a point of tangent on the south-easterly side of Green Hill Road (thirty three feet wide): (1) on the arc of a circle curving to the right, having a radius of forty five feet, the arc distance of fifty three feet and seventy one one-hundredths feet; (2) south forty degrees, forty two minutes east, seven hundred forty seven feet and seventy five one-hundredths feet. Containing in front or breadth on said Boot Road, one hundred ten feet and extending of that width in length or depth

southwestwardly between parallel lines at right angles to Boot Road, two hundred twenty feet. Being Lot #78 on said Plan.

PARCEL No 52-003-0159.3400

ALSO known as 1314 East Boot Road, West Chester, PA 19380-4009

BEING the same premises which Brian W. Aspinall and Jennifer A. Aspinall, by Deed dated October 7, 2009 and recorded October 23, 2009 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 7796 Page 263 Instrument #10971093, conveyed and granted unto Gregory A. Vogel and Melinda S. Vogel, husband and wife, as tenants by the entireties.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **GREGORY A. VOGEL and MELINDA S. VOGEL**

SALE ADDRESS: 1314 East Boot Road, West Chester, PA 19380-4009

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

**SALE NO. 17-11-677**

**Writ of Execution No. 2016-00937**

**DEBT \$276,613.78**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan known as Tremphanny Valley made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 7/23/1956 as follows, to wit:

TAX I.D. #: 43-6P-25

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

VS

DEFENDANT: **PAUL E. SAMPSON**  
SALE ADDRESS: 685 Trephanny Lane, Wayne, Pennsylvania 19087

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

**SALE NO. 17-11-678**

**Writ of Execution No. 2016-12015**

**DEBT \$154,618.03**

PROPERTY situate in the Avondale Borough, Chester County, Pennsylvania

BLR# 4-1-75

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **BRYAN M. LON-  
GACRE**

SALE ADDRESS: 307 East 3rd Street, a/k/a 307 East Third Street, Avondale, PA 19311-1105

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

**SALE NO. 17-11-679**

**Writ of Execution No. 2013-07479**

**DEBT \$383,004.64**

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

TAX Parcel No.: 25-7-77.1L

PLAINTIFF: LPP Mortgage Ltd.

VS

DEFENDANT: **ROSE L. FICKNER**

SALE ADDRESS: 2443 Malehorn Road, West Vincent Township, PA 19425-3307

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

**SALE NO. 17-11-681**

**Writ of Execution No. 2017-01336**

**DEBT \$209,581.97**

PROPERT situate in Kennett Township  
TAX Parcel #62-6-16.9

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **BRENDA SMALL SOLELY IN HER CAPACITY AS HEIR OF STEPHEN A. CLARK a/k/a STEPHEN CLARK DECEASED, JULIE A. CLARK SOLELY IN HER CAPACITY AS HEIR OF STEPHEN A. CLARK a/k/a STEPHEN CLARK DECEASED, DAVIID S. CLARK SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN A. CLARK a/k/a STEPHEN CLARK DECEASED**

SALE ADDRESS: 111 Round Hill Road, Kennett Square, PA 19348

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

**SALE NO. 17-11-682**  
**Writ of Execution No. 2016-07878**  
**DEBT \$198,904.08**

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

ALL THAT CERTAIN message and piece of ground with the buildings and improvements thereon erected (being #114), situate on the west side of Poplar Street, between Miner and Barnard Streets, in West Chester Borough, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the west line of Poplar Street at a distance of 116.20 feet southward from the south line of East Miner Street; thence extending along the west line of Poplar Street, south 25 degrees 00 minutes east, 18.80 feet to an iron pin, a corner of land now or late of Frank Curry; thence extending by said Curry's land, south 65 degrees 00 minute west, 90.00 feet to an iron pin in the center of a 10 feet wide alley; thence extending along the center of same, north 25 degrees 00 minutes west, 18.80 feet to a corner of Lot #114; thence extending by said lot and passing through the center of a division wall dividing the message on the herein described lot from the one adjoining on the north and known as #114, north 65 degrees 00 minutes east, 90.00 feet to the first mentioned point and place of beginning.

CONTAINING 1,692 square feet of land, be the same more or less.

BEING UPI Number 1-6-58

PARCEL No.: 1-6-58

BEING known as:. 114 Poplar Street, West Chester, PA 19382

BEING the same property conveyed to Brain H. Hol-Brook, no marital status shown who acquired title by virtue of a Deed from Encore Properties, LLC, dated February 10, 2011, recorded February 11, 2011, at Document ID 11078848, and recorded in Book 8120, Page 1097, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **BRIAN H. HOL-BROOK, aka BRIAN H. HOL-BROOK**  
 SALE ADDRESS: 114 Poplar Street,

West Chester, PA 19382

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

**SALE NO. 17-11-683**  
**Writ of Execution No. 2017-03750**  
**DEBT \$189,991.32**

PROPERTY situate in the East Goshen Township, Chester County, Pennsylvania  
 BLR# 52-2-166  
 IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **SUSAN R. WHITTEN and BRETT A. WHITTEN**

SALE ADDRESS: 1218 Hamilton Drive, West Chester, PA 19380-3306

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

**SALE NO. 17-11-684**  
**Writ of Execution No. 2012-00863**  
**DEBT \$195,498.05**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and being designated as Lot 6, on a Plan thereof made by Chester V Engineers, Inc., Civil Engineers and Surveyors, Paoli, Pennsylvania, dated 8/15/1957 and last revised 8/22/1958.

TAX I.D. #: 42-07-0015.070

PLAINTIFF: MTGLQ Investors, LP  
 VS

DEFENDANT: **LAURIE A. SMITH a/k/a LAURI A. SMITH**

SALE ADDRESS: 1049 West King Road, Malvern, Pennsylvania 19355

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

**SALE NO. 17-11-685**  
**Writ of Execution No. 2017-02075**  
**DEBT \$227,693.22**

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

BLR# 41-05-1417

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of September 1, 2006 Mastr Asset-Backed Securities Trust 2006-NC2 Mortgage Pass-Through Certificates, Series 2006-NC2

VS

DEFENDANT: **ADRIANNE DERENZO a/k/a ADRIANNE C. DERENZO a/k/a ADRIANNE PEPITONE DERENZO**

SALE ADDRESS: 374 Hartford Square, West Chester, PA 19380-1762

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

**SALE NO. 17-11-686**

**Writ of Execution No. 2016-02271**

**DEBT \$172,391.57**

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 B drawing number 2002219001 dated 10/24/2002, last revised 12/17/2002, prepared by Wilkinson Associates, Surveying/Engineering and recorded in Plan File #16457 as follows to wit:

BEING Unit #7, Building Unit B, Sadsbury Village.

BEING Tax UPI #37-4-40.2

BEING the same premises which Dennis V. Eanone and Mary Eanone, husband and wife, by Deed dated 2/25/01 and recorded 3/24/01 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8148, Page 1029, and Instrument #11088792, granted and conveyed unto Jesse Baen, in fee.

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **JESSE BAEN**

SALE ADDRESS: 202 Green Hill Road, Parkesburg, PA 19365

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

**SALE NO. 17-11-687**

**Writ of Execution No. 2015-02517**

**DEBT \$70,969.93**

PROPERTY situate in the Phoenixville Borough, 2nd, Chester County, Pennsylvania  
BLR# 15-10-33

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JIMMY O'DELL EVANS, JR. a/k/a JIMMY O. EVANS, JR.**

SALE ADDRESS: 35 East Walnut Street, Phoenixville, PA 19460-3518

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

**SALE NO. 17-11-688**

**Writ of Execution No. 2012-06858**

**DEBT \$743,636.48**

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania  
BLR# #4-1-111

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company NA, fka The bank of New York Trust Company NA as Successor in Interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-Ar2

VS

DEFENDANT: **KEITH L. FRANKLIN and YVETTE J. FRANKLIN**

SALE ADDRESS: 1625 Spring House Road, Chester Springs, PA 19425-1428

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

**SALE NO. 17-11-689**

**Writ of Execution No. 2017-05196**

**DEBT \$157,303.63**

PROPERTY situate in the Lower Oxford Township, Chester County, Pennsylvania  
BLR# 56-9-10 and 56-9-.050T

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial  
Pennsylvania, Inc.

VS

DEFENDANT: **JON F. ANDERSON  
and GLORIA J. ANDERSON**

SALE ADDRESS: 278 and 282  
Reedville Road, Oxford, PA 19363-2504

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

**SALE NO. 17-11-690**

**Writ of Execution No. 2017-05396**

**DEBT \$251,533.46**

PROPERTY situate in Township of  
Pocoposon

TAX Parcel #63-4-80

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Nationstar HECM  
Acquisition Trust 2016-2, Wilmington Savings  
Fund Society, FSB, not individually, but solely as  
Trustee

VS

DEFENDANT: **MARY ELLEN  
GRAY aka MARY GRAY**

SALE ADDRESS: 1415 Lenape Road,  
West Chester, PA 19382

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

**SALE NO. 17-11-691**

**Writ of Execution No. 2013-05784**

**DEBT \$267,885.77**

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

BLR# 30-6-23.4

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: U.S. Bank National  
Association, not in its individual capacity but sole-  
ly as Trustee for The Rmac Trust, Series 2016-Ctt

VS

DEFENDANT: **SHARI L. HARDIN  
and DARRYL G. FERRON**

SALE ADDRESS: 505 Rock Raymond  
Road, Downingtown, PA 19335-1467

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

**SALE NO. 17-11-692**

**Writ of Execution No. 2016-06783**

**DEBT \$292,533.70**

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

BLR# 47-6-162

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: The Bank of New York  
Mellon Trust Company, National Association fka  
The Bank of New York Trust Company, N.A. as  
Successor to JPMorgan Chase Bank, N.A., as  
Trustee for Residential Asset Mortgage Products,  
Inc., Mortgage Asset-Backed Pass-Through  
Certificates Series 2005-Rs4

VS

DEFENDANT: **JOHN F. GLAH**  
SALE ADDRESS: 130 Bridle Path  
Lane, Coatesville, PA 19320-4546

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

**SALE NO. 17-11-694**

**Writ of Execution No. 2015-01455**

**DEBT \$149,507.56**

PROPERTY situate in Kennett  
Township

TAX Parcel #62-02J-0003

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DOROTHY N. CON-  
NOLLY and FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way  
Lot 9, Kennett Square, PA 19348

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

**SALE NO. 17-11-695**

**Writ of Execution No. 2016-10676**

**DEBT \$16,950.41**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of Westtown,  
County of Chester and State of Pennsylvania,  
bounded and described according to a Title Plan of  
Chesterfield-Eversham Court Buildings and 1000  
and 1100, made by Pennoni Associates, Inc.,

Consulting Engineers dated April 30, 1987 and recorded in Chester County as Plan No. ... and being more fully described as follows, to wit:

BEGINNING at a point along a Limited Common Area said point also being the southwest corner of Unit 1107 as shown on said Plan, thence extending along the Limited Common Area, the following nine courses and distances (1) north 61 deg. 50 min. 56 sec. west, 2.7 feet to a point (2) south 28 deg. 28 min. 36 sec. west, 8.0 feet to a point (3) south 61 deg. 50 min. 56 sec. east, 5.5 feet to a point (4) south 28 deg. 28 min. 36 sec. west, 2.9 feet to a point (5) thence extending in a southwest direction, 3.6 feet to a point (6) south 28 deg. 28 min. 36 sec. west, 6.6 feet to a point (7) north 61 deg. 50 min. 56 sec. west, 8.4 feet to a point (8) south 28 deg. 36 sec. west 0.6 feet to a point and (9) south 61 deg. 50 min. 56 sec. east, 3.0 feet to a corner of Unit 1109 thence extending along the same, south 61 deg. 50 min. 56 sec. east, 41.14 feet to a point along a Limited Common Area; thence extending along said Limited Common Area, the following six courses and distances (1) south 61 deg. 50 min. 06 sec. east, 5.3 feet to a point (2) north 28 deg. 28 min. 36 sec. east, 8.0 feet to a point (3) south 61 deg. 50 min. 56 sec. east, 1.9 feet to a point (4) north 28 deg. 36 sec. east 4.7 feet to a point (5) north 61 deg. 50 min. 56 sec. west 2.0 feet to a point and (6) north 28 deg. 28 min. 36 sec. east 7.3 feet to a corner of Unit 1107 thence extending along the same, north 61 deg. 50 min. 56 sec. west, 43.05 feet to the first mentioned point and place of beginning. Being Unit 1108 as shown on said Plan.

UPI No. 67-3-386

TAX I.D. No. 67-03-0386

PLAINTIFF: Chesterfield

Homeowners Association

VS

DEFENDANT: DONALD and GAYLE GREENSPAN

SALE ADDRESS: 1108 Evesham Court, West Chester, PA 19382

PLAINTIFF ATTORNEY:

MICHELLE J. STRANEN, ESQ., 610-565-4660

**SALE NO. 17-11-696  
Writ of Execution No. 2016-11205  
DEBT \$223,174.56**

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

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, Final Title Plan "Newport Village" prepared by Edward B. Walsh & Associates, Inc., dated 5-29-1991, last revised 5-19-1999 and recorded as Plan No. 15473, as follows, to wit:

BEGINNING at a point on the southeasterly side of Newport Circle (50 feet wide), a corner of Lot No. 13 on said Plan; thence from said beginning point, leaving Newport Circle and extending along Lot 13, south 03 degrees 58 minutes 21 seconds east, 120.00; through the bed of a 20 feet wide sanitary sewer easement to a point in line of lands now or late of Glenbrook Associates on said Plan; thence extending along same, south 86 degrees 01 minutes 39 seconds west, 83.34 feet to a point, a corner of Lot No. 15 on said Plan; thence extending along Lot 15 and crossing said sanitary easement, north 03 degrees 58 minutes 21 seconds west 120 feet to a point on the southeasterly side of Newport Circle aforesaid; thence extending along Newport Circle, north 86 degrees 01 minute 39 seconds east, 83.34 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said Plan.

BEING UPI Number 7-4-60.16

PARCEL No.: 7-4-60.16

BEING known as: 126 Newport Circle, Atglen Borough, PA 19310

BEING the same property conveyed to John Schultz and Merrily Schultz who acquired title, with rights of survivorship, by virtue of a Deed from Joseph D. Campagna and Krista C. Campagna, husband and wife, dated November 19, 2009, recorded November 25, 2009, at Document ID 10978009, and recorded in Book 7816, Page 125, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: JOHN SCHULTZ, aka JOHN C. SCHULTZ

SALE ADDRESS: 126 Newport

Circle, Atglen Borough, PA 19310  
 PLAINTIFF ATTORNEY: **MANLEY  
 DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 17-11-697**  
**Writ of Execution No. 2017-05456**  
**DEBT \$81,243.27**

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania more particularly bounded and described as follows;

BEGINNING on the south curb line of Walnut Street, 90 feet west of the west line of a 15 feet wide alley, at a corner of Lot 37 on said Plan; thence west along south curb line of Walnut Street, 22.5 feet to a point opposite the center of the partition wall dividing the house on these premises from the immediately adjoining on the west; thence southward through the center of said partition wall at right angles with Walnut Street, 150 feet to a 15 feet wide alley; thence west along said alley, by a line parallel with Walnut Street, 22.5 feet to a point in line of said Lot 37; thence northward along said land, by a line at right angles with Walnut Street, 150 feet to the place of beginning.

BOUNDED on the north by Walnut Street; on the south by said alley; the east by land now or late of John H. Donnelly and Grace M. Donnelly, his wife, late of Eugene E. Lewis on the west by land now or late of John A., Millard.

CONTAINING 3,375 square feet of land, be the same more or less.

BEING UPI # 16-6-893.

BEING the same premises by which Jacqueline M. Green, by Deed dated 11/29/2005, Page 12/12/2005, in Deed Book 6707, Page 1895 and as Instrument No. 10604465, recorded in the Chester County Recorder of Deeds, granted and conveyed unto Michelle Wesley and Eric Wesley

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-1

VS

DEFENDANT: **ERIC M. WESLEY  
 a/k/a ERIC WESLEY and MICHELLE A.  
 WESLEY a/k/a MICHELLE WESLEY**

SALE ADDRESS: 418 Walnut Street,  
 Coatesville, PA 19320

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

**SALE NO. 17-11-698**  
**Writ of Execution No. 2013-05783**  
**DEBT \$316,738.96**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Williamsburg PRD made by Momenee Associates, Inc., Bryn Mawr, Pennsylvania dated 4/24/1995 and last revised 12/23/1996 and recorded as Plan File No. 13707 as follows, to wit:

BEGINNING at a point on the north-easterly side of Francis Drive at a common corner of Lots Nos. 74 and 75 as shown on said Plan; thence from said beginning point and extending along the side of Francis Drive the three following courses and distances: (1) along the arc distance of a circle curving to the right having a radius of 25.00 feet the arc distance of 17.69 feet to a point of tangent; (2) north 49 degrees 59 minutes 13 seconds west 32.13 feet to a point of curve; and (3) along the arc of a circle curving to the right having a radius of 273.50 feet the arc distance of 23.67 feet to a point, a corner of Lot No. 73; thence extending along the same north 45 degrees 43 minutes 28 seconds east crossing over a certain 10 feet wide sidewalk easement 139.50 feet to a point in line of Lot No. 66; thence extending along the same south 29 degrees 46 minutes 36 seconds east 5.20 feet to a point, a corner of Lot No. 65; thence extending along the same south 40 degrees 59 minutes 13 seconds east 44.42 feet to a point, a corner of Lot No. 75, aforesaid; thence extending along the same south 40 degrees 00 minutes 47 seconds west re-crossing the aforesaid easement 121.79 feet to a point, being the first mentioned point and place of beginning.

PLAN/PARCEL # 33-6D-195

BEING the same premises which NVR, Inc. as successors by merger to NVR Homes, Inc. trading as Ryan Homes, by Deed dated 10/05/1998 and recorded 10/08/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4433, Page 1602, granted and conveyed unto Barbara A. Brown and William Brown a/k/a William J. Brown

BEING known as: 911 Francis Drive,  
 Downingtown, PA 19335-3161

PARCEL No.: 33-6D-195

IMPROVEMENTS: residential proper-



ty.

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **BARBARA A. BROWN and WILLIAM BROWN a/k/a WILLIAM J. BROWN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 911 Francis Drive, Downingtown, PA 19335-3161

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

**SALE NO. 17-11-700**  
**Writ of Execution No. 2017-02765**  
**DEBT \$76,142.78**

PARCEL NO.: 16-2-18S

ALL THAT CERTAIN lot or piece of ground, situate in the City of Coatesville, County of Chester & Comm. Of PA bounded & described according to a subdivision of land for Donald Merget, prepared by Berger & Ilaycs, Inc. dated 5/23/89, last revised 10/1/89 & recorded as Plan #9900 as follows, to wit:

BEGINNING at a point on the north-westerly side of Black Horse Road, a corner of lands of John M. Francella as shown on said Plan; thence from said point of beginning, along the said side of Black Horse Road south 57 degrees 18 minutes 10 seconds 102.44 feet to a corner of lands of Barbara Stokes; thence along said lands of Barbara Stoked north 21 degrees 30 minutes 00 seconds west 129.90 feet to a corner of Lot #2; thence along Lot #2 north 68 degrees 30 minutes 00 seconds east 100.48 feet to a point in line of lands of said John M. Francella; thence along said lands of John M. Francella south 21 degrees 30 minutes 00 seconds east 110.00 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

UNDER AND SUBJECT, nevertheless, to certain covenants & easements as appear of record in a certain easement agreement recorded in Record Book 4195 Page 1207, in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

BEING Parcel No. 16-02-0018

FEE Simple Title Vested in Bruce Mobile by Deed from, Evelyn Merrick, widow, dated 7/13/2000, recorded 9/26/2000, in the Chester County Recorder of Deeds in Deed Book 4824, Page 1497, as Instrument No. 62320.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **BRUCE MOBILE**  
SALE ADDRESS: 575 Blackhorse Hill

Road, Coatesville, PA 19320  
PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

**SALE NO. 17-11-701**  
**Writ of Execution No. 2017-06261**  
**DEBT \$126,595.59**

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

TAX Parcel No.: 5-4-361

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of September 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ1

VS

DEFENDANT: **NANCY STATON a/k/a NANCY M. STATON**

SALE ADDRESS: 118 Hillside Avenue, West Grove, PA 19390

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