

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, MAY 4, 2016

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

THE HONORABLE JOHN L. HALL

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

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ESTATE OF JEAN VANDENHENGEL, DECEASED	1515-1263
FIRST AND FINAL ACCOUNT	
OF: GEORGE J. VANDENHENGEL JR, EXECUTOR	
ATTORNEY(S):	
THOMAS E. BUTLER JR, ESQUIRE	

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ESTATE OF ELLEN W. TAYLOR, DECEASED	1514-1379
A/K/A ELLEN WALDECK KRAUSS	
A/K/A ELLEN W. KRAUSS	
A/K/A ELLEN TAYLOR	
A/K/A EW TAYLOR	
A/K/A ELLEN KRAUSS TAYLOR	
FIRST AND FINAL ACCOUNT	
OF: ROBERT L. CARUSO, EXECUTOR	
ATTORNEY(S):	
DUKE SCHNEIDER, ESQUIRE	

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-03535**

NOTICE IS HEREBY GIVEN that the name change petition of Kelly Regina Walker, mother of minor child Mary Kate Walker was filed in the above-named court and will be heard on June 6, 2016 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: April 14, 2016

Name to be changed from: **Mary Kate Walker** to: **Mary Kate MacDonald Walker**

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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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on October 31, 2012 for **Last Chance Pizza, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: General Business

K. KIRK KARAGELIAN, Solicitor  
Carroll & Karagelian LLP  
15 West Front Street  
Media, PA 19063

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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, 2016, effective April 5, 2016, for **SGBJ Enterprises, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. JON-MICHAEL WHITEMAN, Solicitor

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

**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**

**AMOROSO SR.**, Guilford Anthony, late of Devon. Richard N. Lipow, 629A Swedesford Road, Malvern, PA 19355, Administrator, C.T.A. RICHARD N LIPOW, Esquire, Lipow Law Office, 629 Swedesford Road, Malvern, PA 19355, atty.

**ASHTON**, Virginia C., late of West Chester. James C. Ashton, 616 York Avenue, Lansdale, PA 19446, Executor. DOROTHY K. WEIK, Esquire, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 E. Broad St., P O Box 64769, Souderton, PA 18964, atty.

**BARTHOLOMEO**, John W., late of the Township of East Goshen, Chester County, PA. John T. Bartholomeo, care of ELAINE T. YANDRISEVITS, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. ELAINE T. YANDRISEVITS, Esquire, McAndrews Law Offices, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**CARAHALY**, Linda L., late of Exton, PA. Ernest Carahaly, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

**CAUDILL**, Lena, late of Borough of Kennett Square. David L. Myers, P. O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**COSGROVE**, Ann M, late of West Chester Borough. Roger Steward, Sr., care of TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, atty.

**DEVLIN**, Joan L., late of Phoenixville. John F. Haines, care of JAMES J. NUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Executor. JAMES J. NUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

**EDWARDS**, Samuel L., late of Penn Township. L. Peter Temple, P. O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**EGOLF**, Christopher, late of the Township of Tredyffrin, Chester County, PA. Peter A. Egolf, care of JILL R. FOWLER, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428-2950, Executor. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428-2950, atty.

**FRANKLIN**, Ilene L., late of Borough of Parkesburg. Kelly Bashore, 807 5th Avenue, Parkesburg, PA 19365, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty.

**FULLER**, Dorothea, late of Phoenixville Borough, Chester County, PA. Charles and Thelma Toliver, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**GIBBONS**, John J, a/k/a Jack, late of West Chester. Mark M Gibbons, 520 Brookview Ln., Havertown, PA 19083, Administrator.

**GUNNELLS**, L B, a/k/a LB, a/k/a L, late of West Brandywine. Mary Ann Gunnells, 618 Needle St., Phoenixville, PA 19460, Executrix.

**HEALY**, Robert P., late of East Earl Township, Chester County, PA. Deborah A. Beury, 1430 Earl Avenue, East Earl, PA 17519, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**HODGE**, Nancy S., late of Spring City. Terry L. Hodge, 1098 Schoolhouse Road, Pottstown, PA 19465, Administrator. LEE F. MAUGER, Esquire, Mauger & Meter, 240 King Street, P.O. Box 698, Pottstown, PA 19464, atty.

**KING**, Nina L., late of Caln Township, Chester County, PA. Frederick M. King, care of ROBERT S. SUPPLLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**KUTERBACH**, Francis J., a/k/a Frank Kuterbach, late of Spring City, E. Vincent Township. David G. Kuterbach, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Executor. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

**MILLER**, Samuel Burris, a/k/a Samuel B. Miller, late of the Township of Kennett, Chester County, PA. Cristi C. Miller, care of P. KRISTEN BENNETT, Esquire, 3701 Kennett Pike, Suite 100, Wilmington, DE 19807, Administratrix. P. KRISTEN BENNETT, Esquire, 3701 Kennett Pike, Suite 100, Wilmington, DE 19807, atty.

**PERLEY**, Josephine A., late of West Brandywine Township, Chester County, PA. Kathleen M. Przychodzien, P.O. Box 62, Sadsburyville, PA 19369, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**REDDON**, Linda B., late of the Township of Uwchlan, Chester County, PA. Sarah H. McNabb, care of MICHAEL C. MCBRATNIE, Esquire, P. O. Box 673, Exton, PA 19341 Administratrix. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

**SANDFORD**, James Bruce, a/k/a Jim Sandford, late of the Borough of West Chester, Chester County, PA. Merry Lorelei Sandford, care of ROSS E. BRUCH, Esquire, 1500 Market St., 38th Fl., Centre Square West, Philadelphia, PA 19102-2186, Administratrix. ROSS E. BRUCH, Esquire, Saul Ewing LLP, 1500 Market St., 38th Fl., Centre Square West, Philadelphia, PA 19102-2186, atty.

**SINGLETARY, JR.**, William R., late of West Chester, Chester County, PA. Keith Singletary, care of D. SELAINE KEATON, Esquire, 21 W. Front St., P. O. Box 1970, Media, PA 19063, Executor. D. SELAINE KEATON, Esquire, 21 W. Front St., P. O. Box 1970, Media, PA 19063, atty.

**SOLDO**, David James, late of Elk Township. David James Soldo, Jr., 412 Taylor Street, Bear, DE 19701, Administrator. KENNETH R. PYLE, Esquire, 64 S. 3rd Street, Suite 1, Oxford, PA 19363-1603, atty.

**SOMERS**, Mary Ann, late of Tredyffrin Township. Michael Somers, 149 Fawn Lane, Haverford, PA 19041, Executor. SARAH RUBRIGHT MCCAHOON, Esquire, Barley Snyder, LLP, 50 N. 5th Street, 2nd Floor, P.O. Box 942, Reading, PA 19603, atty.

**TYSON**, Claire M., late of Borough of Oxford. Nancy M. Orvis, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**WHITE**, Patricia A., late of the Township of West Brandywine, Chester County, PA. William R. White, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

**WICKERSHAM**, Adrienne P., late of Pennsbury Township. L. Peter Temple, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**WILLIAMS**, Carolyn J., late of East Pikeland Township. Lynne M. Williams, care of ROBERT M. ROMAIN, Esquire, 1288 Valley Forge Rd., Ste. 63, P. O. Box 952, Valley Forge, PA 19482-0952, Executrix. ROBERT M. ROMAIN, Esquire, Baer Romain, LLP, 1288 Valley Forge Rd., Ste. 63, P. O. Box 952, Valley Forge, PA 19482-0952, atty.

## 2nd Publication

**CONNOLLY**, Winifred R., late of the Township of East Whiteland, Chester County, PA. Kathleen M. Lewis and Brian J. Connolly, care of JOHN T. DOOLEY, Esquire, 1800 Pennbrook Parkway, Ste. 200, Landsdale, PA 19446, Executors. JOHN T. DOOLEY, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Landsdale, PA 19446, atty.

**D'ANGELO, JR.**, Anthony J., late of Downingtown. Tracey Tancredi, 408 Chews Landing Road, Haddonfield, NJ 08033, Executrix. JOSEPH M. NARDI, III, Esquire, Brown & Connery, LLP, 360 Haddon Avenue, Westmont, NJ 08108, atty.

**FALCO**, Thomas A., late of East Goshen Township, West Chester, Chester County, PA. Virginia Kaas, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, III, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

**GIORDANO**, Bernadette M., late of the Township of Charlestown, Chester County, PA. Joseph A. Giordano, care of GUY F. MATTHEWS, Esquire, 344 W. Front St., Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, ECKELL SPARKS LEVY AUERBACH MONTE SLOAN MATTHEWS & AUSLANDER, P.C., 344 W. Front St., Media, PA 19063, atty.

**GLAZEBROOK**, James M., late of Tredyffrin, Chester County, PA. Louise Cook and James M. Glazebrook, Jr., care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**HAHN**, Betty Marlene, a/k/a Betty Buckwalter, late of West Chester. Carl K. Hahn, 289 Colwyn Terrace, West Chester, PA 19380, Executor. ROBERT S. SUPPLEE, Esquire, Rodent S. Supplee PC, 329 S. High St, West Chester, Pa 19382, atty.

**HEYDE**, Carl D., late of Wayne, PA / Tredyffrin Township. Diane C. Heyde, 300 E. Evans Street, C-208, West Chester, PA 19380, Administratrix.

**JOSEPHSON**, Lovernne C. H., late of West Marlborough Township. Carl H. Josephson, 1202 Osborne Road Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**LEAPHART**, Earl E., late of Coatesville, Chester County, PA. Teri Crampton, care of MARY WADE MYERS, Esquire, 18 W. Market Street, West Chester, PA 19382, Administratrix. MARY WADE MYERS, Esquire, 18 W. Market Street, West Chester, PA 19382, atty.

**MATSON**, Helen L., late of West Grove. Julia Emery, 104 Tradition Lane, Downingtown, PA 19335 and Bobby Townsend, 208 Pine Grove Road, Nottingham, PA 19362, Executrix. JAYNE GARVER, Esquire, 1224 W. Lincoln Hwy., Coatesville, PA 19320, atty.

**MAULE**, Mae C., a/k/a Mae M. Nones, late of West Chester, West Goshen. Elizabeth M. Smoker, 433 W. Street Road, Kennett Square, PA 19348 and Jane L. Maule, 841 Parkside Avenue, West Chester, PA 19382, Executrices.

**MEEKER**, Florence C., a/k/a Florence Irene Cline Meeker, late of Pennsbury Township. David Lloyd Meeker, care of WINIFRED MORAN SEBASTIAN, Esquire, 208 E. Locust Street, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, 208 E. Locust Street, P.O. Box 381, Oxford, PA 19363, atty.

**RAPP**, Rodger J., late of East Pikeland Township, Chester County, Pennsylvania. Jennifer Siller, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**SCARPITTI**, Jeffrey A., late of Kennett Square. Milagros L. Scarpitti, 136 Round Hill Road, Kennett Square, PA 19348, Executor. ANN L. FRAZIER, Esquire, 15 Center Meeting Road, Wilmington, DE 19807-1301, atty.

**SLATTERY**, Carol A., a/k/a Carol Ann Slattery, late of the Township of Easttown, Chester County, PA. Carol Ann Devlin, care of RISE P. NEWMAN, Esquire, 1635 Market St., 7th Fl., Philadelphia, PA 19103, Executrix. RISE P. NEWMAN, Esquire, SPECTOR GADON & ROSEN, P.C., Seven Penn Center, 1635 Market St., 7th Fl., Philadelphia, PA 19103, atty.

**ST. CLAIR**, Jean Ellen, late of Willistown Township. Patricia M. St. Clair Falcone, care of HAROLD D. BOREK, Esquire, P. O. Box 297, Lansdale, PA 19446, Executrix. HAROLD D. BOREK, Esquire, Borek Law Office, P. O. Box 297, Lansdale, PA 19446, atty.

**SYKES**, Gianna Lucia, late of West Chester. Laura Frye, 1216 Clearbrook Road, West Chester, PA 19380, Executrix.

### 3rd Publication

**BELL**, James Clark, a/k/a James C Bell, late of Tredyffrin Township. Margaret M. Bell, 118 Drummers Lane, Wayne, PA 19087, Executrix.

**DELANEY**, Rita E., late of Uwchlan Township. Debra A. Cardell, care of JANET E. AMACHER, Esquire, 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19454, Executrix. JANET E. AMACHER, Esquire, Janet E. Amacher, P.C., 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19454, atty.

**DWYER, JR.**, Philip F., late of the Township of Tredyffrin, Chester County, PA. Eileen M. Dwyer, c/o THOMAS O. HISCOTT, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, Executrix. THOMAS O. HISCOTT, Esq., Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, atty.

**FANKHAUSER**, Margaret D., late of Pennsbury Township. Robert D. Fankhauer, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**GIANGIACOMO**, Timothy J. late of Phoenixville Borough, Chester County, PA. Kelli A. Wolfrel, 508 Clearview Street, Pottstown, PA 19464, Administratrix. RICHARD D. LINDERMAN, Esq., O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**GORDON**, Stephen J., late of the Township of Tredyffrin, Chester County, PA. Deborah V. Gordon, c/o DAVID R. ELWELL, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, Executrix. DAVID R. ELWELL, Esq., Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, atty.

**HARRY**, Marjorie A., late of Borough of West Chester, Chester County, PA. James A. Whitcraft, 100 Taylors Mill Road, West Chester, PA 19380, Executor. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**JACKWOOD**, Frederick J, late of Caln Township. John Jackwood, 8304 Greentree Manor Ln., Fairfax Station, VA 22039, Executor.

**LANE**, Helen K, late of West Goshen. Katherine S. Hayes, 501 Weldon Drive, West Chester, PA 19380, Executrix.

**LIMBURG**, Violet May, late of West Chester. Donna Faunce, 1261 Oakmont Court, West Chester, PA 19380, Executor.

**MALLORY**, Sidney G., late of West Bradford Township. Jill D. Mallory, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington St., West Chester, PA 19382, atty.

**MCCARRON**, Robert M, late of Honeybrook. P. McCarron, 115 Lindsays Way, Honeybrook, PA 19344, Executor.

**MCCLASKEY**, Stephen M., a/k/a Stephen Michael McClaskey, late of Birmingham Township. Judith W. McClaskey, 1014 Revolutionary Dr., West Chester, PA 19382, Executrix. **ROBIN S. LEVENGOOD**, Esquire, Huckabee, Weiler, & Levengood, P.C., 1136 Penn Avenue, Wyomissing, PA 19610, atty.

**MYERS**, Doris J., a/k/a Doris V. Myers, late of West Chester. David Myers, 1006 Marlin Dr., West Chester, PA 19382, Executor.

**ODDIS**, Leroy, late of East Brandywine Township. Karen M. Vico, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

**RICCARDO**, Josephine a/k/a Josephine A. Riccardo, late of Pocopson, Chester County, PA. Samuel J. Riccardo, Jr., c/o MARITA M. HUTCHINSON, Esq, 1197 Wilmington Pike, West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esq, Law Offices of Marita Malloy Hutchinson, 1197 Wilmington Pike, West Chester, PA 19382, atty.

**SHANAUGHY**, Angela M, late of Malvern, Willistown Township. James S. Curran, 24 Paoli Pike, Paoli, PA 19301 and Toni Lee Cavanagh, 112 West Front Street, Media, PA 19063, Executors. TONI LEE CAVANAGH, Esquire, 112 West Front Street, Media, PA 19063, atty.

**SHARPLES**, Donald P., late of East Goshen, Chester County, PA. Patricia A. Haas, 6416 Church Rd., Philadelphia, PA 19151, Executrix. MARIA A. DARPINO, Esq, Levandowski & Darpino, LLC, 17 Mifflin Ave., Ste. 202, Havertown, PA 19083, atty.

**STROBLE**, Howard G., late of East Caln Township, Chester County, PA. Zan S. Hale, 744 N. New Street, West Chester, PA 19380, Executrix. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**THOMAS**, Mary, late of Coatesville, Chester County, PA. Carol Breitenbach and James Thomas, c/o JOSEPH E. LASTOWKA, JR., Esq., The Madison Bldg., 108 Chesley Dr., Media, PA 19063-1712, Executors. JOSEPH E. LASTOWKA, JR., Esq., Abbott Lastowka & Overholt LLP, The Madison Bldg., 108 Chesley Dr., Media, PA 19063-1712, Executors.

**UNDERHILL**, Dorothy Stahl a/k/a/Dorothy S. Underhill and Dorothy Underhill, late of Oxford, Chester County, PA. Janice Underhill Lasak, c/o JOHN H. POTTS, Esq., Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. JOHN H. POTTS, Esq., Herr, Potts & Potts, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**YURICK**, Mary N., late of East Pikeland Township, Chester County, PA. Stephen J. Yurick, Jr., care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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#### NONPROFIT CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 24, 2016, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: **The Weekly Fight Inc.** The corporation is organized and operated exclusively to assist the families of marines/soldiers. STERN & EISENBERG, P.C., Solicitors  
The Shops at Valley Sq.  
1581 Main St., Ste. 200  
Warrington, PA 18976

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#### NOTICE OF FILING ARTICLES OF AMENDMENT

Notice is hereby given that on or about April 18, 2016, Stonebridge Bank, with its principal place of business located at 605 Willowbrook Lane, West Chester, Chester County, Pennsylvania 19382, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purposes of the amendment are to: clarify that the par value of the common stock of the Bank is \$1.00 per share, and to provide for a 10 for 1 reverse stock split of the common stock outstanding prior to the effective date of the Articles of Amendment.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Web site at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

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IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 15-06480

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A., Plaintiff, vs. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, title or Interest From or Under Erick Barsness, Deceased and Christina Barsness, In her capacity as heir of Erick Barsness, Deceased, Defendant(s)

TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, title or Interest From or Under Erick Barsness, Deceased, Defendant(s), whose last known addresses are 147 Chapel Avenue, Parkesburg Borough, PA 19365 and 4915 Rock Rose Loop, Sanford, FL 32771.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A. has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to NO. 15-06480, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 147 Chapel Avenue, Parkesburg Borough, PA 19365, whereupon your property would be sold by the Sheriff of Chester County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, 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 THE 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.**

**LAWYERS REFERRAL SERVICE**, Lawyer Referral Service Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380, 610.429.1500. Jill Manuel-Coughlin, Amanda L. Rauer, Jolanta Pekalska, Harry B. Reese & Matthew J. McDonnell, Attys. For Plaintiff, Powers Kim & Assoc., LLC, 8 Neshaminy Interplex, Ste. 215, Trevoose, PA 19053, 215.942.2090

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In The Court of Common Pleas  
Of Chester County, Pennsylvania  
Civil Action-Law  
No. 15-09793  
**Notice of Action in Mortgage Foreclosure**

IndyMac Venture, LLC, Plaintiff vs. James Vincent Liott a/k/a James Liott, Defendant  
To the Defendant, James Vincent Liott a/k/a James Liott: TAKE NOTICE THAT THE Plaintiff, IndyMac Venture, LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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.

Chester County Lawyer Referral Service/Chester County Bar Assn.

15 W. Gay St., 2<sup>nd</sup> Fl., West Chester, PA 19380

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Regina Holloway, Sarah K. McCaffery,  
Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800

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

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

RACHEL HOPE MALOLIE, in her capacity  
as Heir of JERRY G. MALOLIE, Deceased  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JERRY G. MALOLIE, DECEASED  
Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

CHESTER COUNTY

No. 2015-08336

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JERRY G. MALOLIE, DECEASED

You are hereby notified that on September 14, 2015, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 2015-08336. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2107 NEWARK ROAD, WEST GROVE, PA 19390-9553 whereupon your property would be sold by the Sheriff of CHESTER County.

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

**NOTICE**

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

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

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

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

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**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION –The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset Backed Certificates Series 2006-13, Plaintiff vs. Robert Thomas and Whitney Aquilante a/k/a Whitney G. Aquilante, Defendants - Court of Common Pleas Chester County - NO. 2015-04341 - Notice to Robert Thomas Defendant: You are hereby notified that on May 21, 2015, Plaintiff, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset Backed Certificates Series 2006-13, filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Chester County Pennsylvania, docketed as No. 2015-04341. Plaintiff seeks to foreclose on the mortgage secured on your property located at 60 Zook Drive, Narvon, PA 17555, whereupon your property would be sold by the Sheriff of Chester County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610-429-1500.

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**NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that **Dennis F. Willson** of Chester County has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated March 16, 2016, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 15, 2016 for Compliance Group 2.

Suzanne E. Price

Attorney Registrar

The Disciplinary Board of the

Supreme Court of Pennsylvania

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**SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2015 01053

DISCOVER BANK  
6500 NEW ALBANY ROAD  
NEW ALBANY, OH 43054      Plaintiff

v.

TRACEY A MCSHANE  
2650 STRASBURG RD  
COATESVILLE, PA 19320      Defendant

NOTICE OF CIVIL ACTION  
COMPLAINT IN CIVIL ACTION

NOTICE TO: Tracey A McShane  
2650 Strasburg Rd  
Coatesville, Pa 19320

You have been sued in Court. NOTICE IS HEREBY GIVEN THAT Discover Bank.. filed a Complaint in Civil Action against you in the Court of Common Pleas of Chester County, Pennsylvania, Case No.2015 01053. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

Further inquiry can be directed to counsel for Plaintiff as follows:

Michael J Dougherty, Esq.  
PA ID No. 76046  
Weltman, Weinberg & Reis Co., L.P.A.  
325 Chestnut Street, Suite 501  
Philadelphia, PA 19106  
Tel. (215) 599-1500

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**2nd of 3 Publication****NOTICE**

**IN REGARDS PETITION OF BOARD OF SCHOOL DIRECTORS OF THE GREAT VALLEY  
SCHOOL DISTRICT TO MAKE PRIVATE SALE OF UNUSED AND UNNECESSARY LAND  
PURSUANT TO 24 P.S. § 7-707  
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
NO. 16-00628**

NOTICE IS HEREBY GIVEN THAT THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA WILL GIVE CONSIDERATION TO THE PETITION OF BOARD OF SCHOOL DIRECTORS OF THE GREAT VALLEY SCHOOL DISTRICT TO MAKE PRIVATE SALE OF UNUSED AND UNNECESSARY LAND PURSUANT TO 24 P.S. § 7-707 ON:

**May 27, 2016 at 1:30 p.m. in Courtroom 4 of the Chester County Court of Common Pleas**

A copy of the Petition of the Board of School Directors of the Great Valley School District to Make Private Sale of Unused and Unnecessary Land Pursuant to 24 P.S. § 7-707 is available for review during regular business hours at the District's Administrative Offices at 47 Church Road, Malvern, PA 19355.

ANY PERSON OBJECTING TO THE ABOVE-MENTIONED PETITION MUST FILE OBJECTIONS WITH THE OFFICE OF THE PROTHONOTARY OF CHESTER COUNTY PRIOR TO MAY 27, 2016.

**WISLER PEARLSTINE, LLP**

460 Norristown Road, Suite 110

Blue Bell, PA 19422-2326

Solicitors for Great Valley School District

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**3rd of 3 Publication****NOTICE**

East Fallowfield Township vs. Stewart Ford and Quanette Ford, Docket No. 13-03737, Court of Common Pleas of Chester County, PA.

Notice is given that the above were named as Defendants in a civil action by plaintiff to recover 2012 trash fees for property located at 59 Narragansett Lane, E. Fallowfield, PA, Tax Parcel No. 47-5-338. A Writ of Scire Facias for \$829.55 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404-0391, (866) 211-9466

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**1st Publication of 3****TRUST NOTICE**

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

**LASOTA**, Denis E., late of Kennett Square. Mary Jane Holloway, 107 Violet Drive, Kennett Square, PA 19348, Trustee. **PETER S. GORDON**, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

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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, May 19, 2016** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, June 20, 2016**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

#### 1st Publication

**CAROLYN B. WELSH, SHERIFF**

**SALE NO. 16-5-321**

**Writ of Execution No. 2015-11383**

**DEBT \$37,701.86**

LAND referred to in this commitment is described as all that certain property situated in the Borough of Malvern in the County of Chester, and State of PA and being described in a Deed dated 06/14/2001 and recorded 07/10/2001 in Book 5005 Page 2134 among the land records of the County and State set forth above, and referenced as follows:

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

SITUATE in the Borough of Malvern, County of Chester, State of Pennsylvania, described in accordance with a Building Envelope Plan for Bentley Construction Corporation made by Howard W. Doran, Inc. and Associates, Newtown Square, PA, dated 4/19/1983 last revised 3/2/1984 as follows, to wit:

BEGINNING at a point a corner of Lot A-13 which point being measured the six following

courses and distances from a point of marking the intersection of the title line in the bed of Sugartown Road (50 feet wide) with the title line in the bed of King Road; (1) along the title line in the bed of Sugartown Road in a northwesterly direction 484.05 feet more or less to a point; (2) still along the aforementioned Sugartown Road north 21 degrees, 51 minutes, 20 seconds west 163.10 feet to a point; (3) crossing the southwest-erly side of Sugartown Road and along lands now or late of Peter P. and Sara A. Dittmer north 68 degrees, 42 minutes, 40 seconds east 178 feet to a point an iron pin found; (4) still along the afore-mentioned lands north 21 degrees, 51 minutes, 20 seconds west 20.90 feet to a point (5) still along the aforementioned lands and also along lands now or late of John K. and Margaret A. Miller north 68 degrees, 42 minutes, 40 seconds east 494.05 feet to a point a stone four and (6) south 21 degrees, 12 minutes, 06 seconds east 106.52 feet to the point of beginning; thence extending from said point of beginning south 07 degrees, 45 minutes west 76.50 feet to a point; thence extending north 82 degrees, 15 minutes west 29.24 feet to a point a corner of Lot B-12; thence extending along the same north 07 degrees, 45 minutes east, 76.50 feet to a point; thence extending south 82 degrees, 15 minutes east, 29.24 feet to the first mentioned point and place of beginning. Being Lot No. A-13 as shown on said Plan. Also known as 13 Landmark Drive, Malvern, PA 19355

BEING known as Parcel No. 2-2-81.

BEING the same premises which Jodi B. Shimock, unmarried, by Deed dated 06/14/01 and recorded 07/10/01 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5005 Page 2134, conveyed and granted unto Eligio Bonelli, unmarried, in fee.

EXCEPTING thereout and therefrom (if any) me premises as more fully described in the following deed: none.

PLAINTIFF: Wells Fargo Bank, National Association, as Indenture Trust for GMACM Home Equity Loan Trust 2004-HE1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ELIGIO BONELLI**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-572-8111**



**SALE NO. 16-5-323**  
**Writ of Execution No. 2012-12046**  
**DEBT \$194,849.40**

ALL THAT CERTAIN lot or parcel of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to the Plan of Lot for National Security Enterprises, dated 6/18/1981 made by William K. Spicher, P.E., 3536 E. Lincoln Highway, Thorndale, Pennsylvania, as follows, to wit:

BEGINNING at a point on the westerly side of Seltzer Avenue a corner of land now or late of Collex Prop., Inc., thence extending from said beginning point and along same south 85 degrees, 31 minutes, west 128 feet to a point a corner of land now or late of Jesse Smith; thence extending along same the 2 following courses and distances: (1) north 10 degrees 40 minutes west 41.06 feet to a point; (2) north 0 degrees, 23 minutes, 30 seconds west 40 feet to a point a corner of land now or late of Carole Ferguson; thence extending along same north 85 degrees 53 minutes 40 seconds east 137.77 feet to a point on the westerly side of Seltzer Avenue aforesaid; thence extending along same south 1 degree 16 minutes west 80.20 feet to the first mentioned point and place of beginning.

THE improvements thereon being commonly known as 140 Seltzer Avenue, Coatesville, PA 19320.

BEING the same premises which Elizabeth Sylvester, David Sylvester, Sr and Tina M Simmers, by Deed dated July 25, 2008 and recorded August 18, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7500, Page 528, granted and conveyed unto Elizabeth Sylvester.

BEING known as: 140 Seltzer Avenue, Coatesville, PA 19320-2344

PARCEL No.: 39-4J-34

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **ELIZABETH SYLVESTER**

SALE ADDRESS: 140 Seltzer Avenue, Coatesville, PA 19320-2344

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

**SALE NO. 16-5-324**  
**Writ of Execution No. 2015-10263**  
**DEBT \$146,392.36**

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania  
 BLR# 34-3G-18

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **PATRICK R. MALLEY, JR.**

SALE ADDRESS: 317 Welsh Circle, Chester Springs, PA 19425-2129

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

**SALE NO. 16-5-325**  
**Writ of Execution No. 2013-10884**  
**DEBT \$300,186.33**

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

BLR# 30-3-48.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THERESA REYNOLDS and JAMES BRIAN REYNOLDS**

SALE ADDRESS: 1024 Hopewell Road, Downingtown, PA 19335-1209

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

**SALE NO. 16-5-326**  
**Writ of Execution No. 2013-01366**  
**DEBT \$406,760.69**

PROPERTY situate in the East Vincent Township, Chester County, Pennsylvania  
 BLR# 21-4-160

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-11

VS

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

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

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

**SALE NO. 16-5-327**  
**Writ of Execution No. 2014-00315**  
**DEBT \$192,893.68**

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a final title plan of Woodbrooke, made by George Medveczy, dated April 1981 and last revised August 3, 1981 and recorded in Chester County as Plan No. 3661, as follows, to wit:

BEGINNING at a point on the south side of Walden Way, said beginning point being a corner of Lot No. 26 as shown on said Plan; thence from said point of beginning along the south side of Walden Way, south 63 degrees 05 minutes 25 seconds east, partly crossing a 20 feet wide water easement, 100 feet to a point a corner of Lot No. 23; thence along Lot No. 24 and through the bed of a said easement, south 26 degrees 54 minutes 35 seconds west, 200 feet to a point in line of Open Space; thence along said Open Space, north 63 degrees 05 minutes 25 seconds west, recrossing said 20 feet wide water easement, 100 feet to a point a corner of Lot No. 26; thence along Lot No. 26, north 26 degrees 54 minutes 35 seconds west, 200 feet to the first mentioned point and place of beginning.

BEING Lot No. 25 as shown on said Plan.

BEING UPI Number 29-07J-0012.0000

PARCEL No.: 29-07J-0012.0000

BEING known as: 50 Walden Way, Coatesville, PA 19320

BEING the same property conveyed to Cynthia A. Sacco-Staples and Michael E. Staples who acquired title by virtue of a Deed from Fannie Mae aka Federal National Mortgage Association by its attorney in fact Phelan Hallinan and Schmieg, dated June 24, 2011, recorded August 10, 2011, in the Chester County Clerk's/Register's

Office in Deed Book 8226, Page 981.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **MICHAEL E. STA-  
PLES**

SALE ADDRESS: 50 Walden Way, Coatesville, PA 19320

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

**SALE NO. 16-5-328**  
**Writ of Execution No. 2014-02801**  
**DEBT \$199,477.63**

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

ALL THAT CERTAIN unit in the property known, named and identified as Sugartown Ridge Condominium, located in East Whiteland Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq by the recording in the County of Chester Department of Records of a Declaration dated 9-24-1999 and recorded 9-29-1999 in Record Book 4643 Page 95, being and designated as Unit #3 together with a proportionate undivided interest in the common elements (as defined in such Declaration).

AND also described as follows:

BEGINNING at a point on the southeasterly side of Shady Brook Lane, a corner of Unit #2 as shown on said Plan, thence extending from said point and along said side of Unit #2 south 28 degrees 20 minutes, 26 seconds east 88.98 feet to a point and corner of lands of open space as shown on said Plan, thence extending along said side of lands of Open Space south 67 degrees 34 minutes, 42 seconds west 84.64 feet to a point and corner of Unit #4 on said Plan, thence extending along said side of Unit #4 north 24 degrees 13 minutes, 58 seconds west 83.11 feet to a point on the southeasterly side of said Shady Brook Lane, thence extending along said side of Shady Brook Lane north 63 degrees 35 minutes, 50 seconds east 78.28 feet to the first mentioned point and place of beginning.

BEING Unit No. 3 on said Plan.

BEING UPI Number 42-004-0281.0300

PARCEL No.: 42-004-0281.0300

BEING known as: 5 Shady Brook

Lane, Malvern, PA 19355

BEING the same property conveyed to Joseph J. Coffey and Kimberly L. Coffey who acquired title by virtue of a Deed from Sugartown Ridge Associates, dated November 20, 2000, recorded January 25, 2001, in the Chester County Clerk's/Register's Office in Deed Book 4888, Page 0715.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KIMBERLY L. COFFEY**

**FEY**

SALE ADDRESS: 5 Shady Brook Lane, Malvern, PA 19355

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

**SALE NO. 16-5-330**

**Writ of Execution No. 2015-07466**

**DEBT \$122,296.54**

ALL THAT CERTAIN property is situated in the Township of East Bradford in the County of Chester and Commonwealth of Pennsylvania, being described as follows: UPI# 51-4C-3, being more fully described in a Deed dated 09/12/1979 and recorded 10/19/1978, among the land records of the County and State set forth above, in Deed Volume V55 and Page 501, Tax Map or Parcel ID No.: 51-04C-0003

TAX I.D. #: 51-4C-3

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **UNKNOWN SURVIVING HEIRS OF MARY E. MOODY a/k/a MARY E. LETTER, CRYSTAL R. KAHN, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER, MARY A. TAYLOR, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER, WILLIAM H. LETTER, IV, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER and TAMARA A. LETTER, KNOWN SURVIVING HEIR OF MARY E. MOODY a/k/a MARY E. LETTER**

SALE ADDRESS: 988 Fairview Avenue, West Chester, Pennsylvania 19380

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

**SALE NO. 16-5-331**

**Writ of Execution No. 2014-04222**

**DEBT \$157,703.14**

PROPERTY situate in Caln Township, Chester County, Pennsylvania

BLR# 39-04G-0204

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Sun East FCU

VS

DEFENDANT: **ALICE KIIRU**

SALE ADDRESS: 252 Thornridge Drive, Thorndale, PA 19372-1060

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

**SALE NO. 16-5-332**

**Writ of Execution No. 2015-06384**

**DEBT \$226,754.83**

PROPERTY situate in East Nottingham Township, Chester County, Pennsylvania

BLR# 69-6-263

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BRIAN F. GRIFFITH and KELLY R. GRIFFITH**

SALE ADDRESS: 326 Aspin Drive, Oxford, PA 19363-3916

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

**SALE NO. 16-5-333**

**Writ of Execution No. 2011-08923**

**DEBT \$108,121.35**

ALL THAT CERTAIN parcel or piece of ground, situate in the Township of Penn, County of Chester, Commonwealth of Pennsylvania, shown as Lot #3 on a Final Subdivision Plan (Phase I) prepared for Immunorealco, by Howard W. Doran, P.E., PLS Newtown Square, Pennsylvania, dated February 23, 1989 and last revised March 3, 1999, being bounded and described as follows:

BEGINNING at a corner on the west side of Commerce Boulevard (50 feet wide) said point being measured by the two following courses and distances from the northerly proposed right-of-way line of Old Baltimore Pike, SR 3026; (1) along the arc of a circle curving to the left having

a radius of 35 feet through a central angle of 93 degrees 40 minutes 44 seconds the arc distance of 57.23 feet and (2) north 6 degrees 24 minutes 27 seconds west 380.74 feet;

THENCE from said point of beginning along Lot #2, south 83 degrees 35 minutes 33 seconds west 436.42 feet, crossing a 25 foot wide drainage easement, to a corner in line of lands now or late of Chester County Industrial Development Authority c/o Immunorealco;

THENCE along the same and partially along the west side of the aforementioned drainage easement, north 6 degrees 24 minutes 27 seconds west 270.00 feet to a corner of Lot #4, said corner being on the centerline of a 20 foot wide storm sewer easement;

THENCE along the same and along the centerline of the aforementioned storm sewer easement, South 82 degrees 06 minutes 05 seconds east 411.19 feet to a corner on the westerly side of aforementioned Commerce Boulevard;

THENCE along the same, by the three following courses and distances: (1) along the arc of a circle curving to the left having a radius of 65 feet through a central angle of 72 degrees 20 minutes 26 seconds the arc distance of 82.07 feet to a point of reverse curve; (2) along the arc of a circle curving to the right having a radius of 20 feet through a central angle of 58 degrees 02 minutes 03 seconds the arc distance of 20.26 feet to a point of tangent; and (3) south 6 degrees 24 minutes 27 seconds east 80.22 feet to the first mentioned point or place of beginning.

BEING the same premises which Immunorealco granted and conveyed to Fred Scannapieco and Lisa Scannapieco by Deed dated June 27, 2001, recorded July 12, 2001 to Instrument No. 0047463-2001, Book 5008, Page 789, Chester County Records.

BEING UPI #58-3-60

TO be sold as the property of Frederick Scannapieco and Lisa Scannapieco

PLAINTIFF: National Penn Bank,  
Successor to The Peoples Bank of Oxford

VS

DEFENDANT: **MAILQUIP, INC.,  
FREDERICK A. SCANNAPIECO and LISA  
SCANNAPIECO**

SALE ADDRESS: 21 Commerce  
Boulevard, West Grove, PA 19390

PLAINTIFF ATTORNEY: **KURT  
ALTHOUSE, ESQ., 610-374-8377.**

**SALE NO. 16-5-334  
Writ of Execution No. 2012-08636  
DEBT \$395,011.19**

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

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

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

VS

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

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

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

**SALE NO. 16-5-335  
Writ of Execution No. 2012-13361  
DEBT \$327,266.62**

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on the final subdivision plan of "Applegate" by G.D. Houtman & Son, Inc. Civil Engineers and land surveyors dated November 7, 1994 and last revised March 24, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Applegate Drive said point being a corner of Lot No. 44 of said Plan; thence along Lot No. 44 of said Plan south 17 degrees 59 minutes 87 seconds west 61.66 feet to a point; thence along a portion of Lot No. 47 of said Plan south 68 degrees 32 minutes 40 seconds west 114.48 feet to a point; thence along Lot No. 46 of said Plan north 21 degrees 27 minutes 20 seconds west 196.93 feet to a point on the southerly side of Applegate Drive; thence along side of Applegate Drive the two following courses and distances viz: (1) by a curve deflecting to the right having a radius of 25.00 feet and an arc distance of 16.12 feet to a point of tan-

gency and (2) south 65 degrees 56 minutes 00 seconds east 199.18 feet to a point, the place of beginning.

BEING Lot No. 45 on said Plan.

TAX ID/Parcel No. 52-05-0372/UPI  
52-5-372

BEING the same premises which Pulte Home Corporation of Delaware Valley by Deed dated 10-5-1999 and recorded 1-5-2000 in Chester County in Record Book 4694 Page 2058 conveyed unto Robert L. Higgins, in fee.

PLAINTIFF: David Gottlieb,  
Disbursing Agent for the Bankruptcy Estate of  
SAIF, Inc.

VS

DEFENDANT: **CERTIFIED  
ASSETS MANAGEMENT, INC., ROBERT L.  
HIGGINS and STEVEN HIGGINS**

SALE ADDRESS: 100 Applegate Dr.,  
West Goshen Township, West Chester, PA 19382

PLAINTIFF ATTORNEY: **THOMAS  
J. BARNES, ESQ., 215-886-6600**

**SALE NO. 16-5-336**

**Writ of Execution No. 2015-00844**

**DEBT \$148,961.02**

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Subdivision of Fresh Meadows for Raymond Pompeii, made by Chester Valley Engineers, Inc., Paoli, PA. dated 1/24/1984 last revised 4/10/1985 recorded 8/27/1985 in Plan Filed #6640, as follows, to wit:

TAX I.D. #: 52-03Q-0291

PLAINTIFF: Federal National  
Mortgage Association

VS

DEFENDANT: **ROBERT J.  
VAUGHN, JR. and KRISTINE A. PELOSI-  
VAUGHN**

SALE ADDRESS: 206 Oxford Road,  
West Chester, Pennsylvania 19380

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

**SALE NO. 16-5-338**

**Writ of Execution No. 2015-05878**

**DEBT \$159,202.53**

ALL THAT CERTAIN tract of land on which is crested a frame dwelling house designated as No. 8109 Creep Street situate in the Borough

of Atglen, County of Chester Commonwealth, of Pennsylvania, being more fully bounded and described according to survey made by Berger and Hayea Inc., on August 22, 1978, as follows, to wit:

BEGINNING at a drill hole on the east curb line of Green Street a corner of property belonging to Wilmer J. Gibson; thence along the east curblineline of Green Street north 03 degrees west, a distance of 72.00 feet to a spike; thence along the south right-of-way line of the Penn Central Railroad north 87 degrees east, a distance of 151.00 feet to a steel pin; thence along the west right-of-way line of Pennsylvania Route P41 south 14 degrees 00 minutes 13 seconds east, a distance of 73.35 feet to a steel pin; thence along property belonging to Wilmer J. Gibson south 87 degrees west, a distance of 165.00 feet to the place of beginning.

CONTAINING in area: 11.376 square feet of land more or less.

SOURCE of title: Book 53, Page 436,  
(recorded 08/31/1978)

UPI: 7-4-39.3

BEING the same premises which Francis Liebau and Belva Liebau, his wife, by Deed dated August 31, 1978 and recorded August 31, 1978 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 53, Page 436, granted and conveyed unto Mary J Smoker.

BEING known as: 109 Green Street,  
Atglen, PA 19310

PARCEL No.: 7-4-39.3

IMPROVEMENTS: residential property.

PLAINTIFF: Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2007-AMC2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **MARY J. SMOKER**  
SALE ADDRESS: 109 Green Street,  
Atglen, PA 19310

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

**SALE NO. 16-5-339**

**Writ of Execution No. 2013-11593**

**DEBT \$158,160.07**

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

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

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

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

BEING Parcel No. 47-4-28.21

BEING the same premises which Trilogy Development Co, Inc. by Deed dated October 9, 1981 and recorded October 9, 1981 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 11155, Page 9487, granted and conveyed unto Frank C Haas and Susan Seachrist-Haas, as tenants by the entireties.

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

PARCEL No.: 47-4-28.21

IMPROVEMENTS: residential property.

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

VS

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

SALE ADDRESS: 42 Knoll Road, Coatesville, PA 19320

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

**SALE NO. 16-5-340**

**Writ of Execution No. 2014-11113**

**DEBT \$235,247.87**

ALL THAT CERTAIN Unit 243W situ-

ate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, as shown on plan "Foundation As-Built, Building 24, Bailey Station", prepared for Provident Home Corp., dated July 14, 2008, by Howell Kline Surveying, LLC, West Chester, PA, being more particularly described as follows:

BEING at a point, being a common corner of Unit 242W, 243W, and in line of lands now or late of Caln Nether Company, LP, as shown on said Plan, said point being located north 31° 10' 11" east, a distance of 28.79 feet from a remote point of beginning on the northwesterly right-of-way line of Shelburne Road (50 feet wide), opposite centerline station 7+50 as shown on said Plan; thence, from said true point of beginning along lands now or late of Caln Nether Company, LP, north 41° 36' 00" east, a distance of 24.00 feet to a point on line of Unit 244W; thence, along the middle of a party wall common to Units 243W and 244W, north 48° 24' 00" west, a distance of 40.00 feet to a point, a corner of lands now or late of Caln Nether Company, LP; thence, along said lands, south 41° 36' 00" west, a distance of 24.00 feet to a point, a corner of Unit 242W; thence, through the middle of a party wall common to Units 242W and 243W, south 48° 24' 00" east, a distance of 40.00 feet to the point and place of beginning.

TITLE to said premises vested in Matthew E. Runyon and Randi L. Runyon, husband and wife by Deed from B. Station Mews, LLC, a Pennsylvania Limited Liability Company, by Mark Bedwell, member dated 07/10/2009 and recorded 07/22/2009 in the Chester County Recorder of Deeds in Book 7728, Page 1235.

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **MATTHEW E. RUNYON and RANDI L. RUNYON**

SALE ADDRESS: 2747 Shelburne Road, Unit 243W, Township of Caln, PA 19335

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

**SALE NO. 16-5-341**

**Writ of Execution No. 2015-02374**

**DEBT \$262,340.97**

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

THE following described property:

PARCEL A

ALL THAT CERTAIN lot or tract of



ground, situate in Schuylkill Township, Chester County, Pennsylvania, described according to a Subdivision Plan of Moorehall at Valley Forge by Bursuch Associates, Inc., Pottstown, PA 19464 dated 12-13-1995 last revised 7-1-1997 and recorded as Plan No. 14050 as follows, to wit:

BEGINNING at a point on the northerly side of Greene Lane, a corner of Lot 30, thence extending north 12 degrees 27 minutes 31 seconds west 206.10 feet to a point in line of lands now or late of Ronald M. Lanner, thence extending north 40 degrees 29 minutes 00 seconds east 98.52 feet to a point in line of lands now or late of Conrall, thence extending south 49 degrees 23 minutes 15 seconds east 109.87 feet to a point, a corner of Lot 28, thence extending south 09 degrees 49 minutes 01 seconds west passing through a 25 feet wide utility easement 206.25 feet to a point of curve on the northerly side of Greene Lane thence extending along an arc of a circle curving to the left having a radius of 175.00 feet and the arc distance of 68.04 feet to the point of beginning.

CONTAINING in area 26,987 square feet more or less.

BEING Lot 29 on said Plan.

PARCEL B

BEGINNING at a point in the line dividing the lands now or late of Ronald M. Lanner and Conrall, being the following two courses from the terminus of course No. 6 of Parcel A, above described 91) north 49 degrees 23 minutes 15 seconds west 7.45 feet; thence (B) north 48 degrees 43 minutes 15 seconds west 130.00 feet and from said beginning point runs; thence, along said lands of Ronald M. Lanner (1) north 48 degrees 43 minutes 15 seconds west 37.90 feet to a point corner to the same; thence (2) north 46 degrees 23 minutes 18 seconds east 25.90 feet to a point in the southerly line of the aforesaid lands of Conrall; thence along the same (3) south 48 degrees 43 minutes 15 seconds east 38.00 feet to a point corner to the same, thence, still along the same (4) south 46 degrees 36 minutes 45 seconds west 26.00 feet to the point and place of beginning.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BABUKUMAR**

**THOMAS and ANGELINE THOMAS**

SALE ADDRESS: 407 Greene Lane,  
Phoenixville, PA 19460-5614

PLAINTIFF ATTORNEY: **ASH-  
LEIGH LEVY, 908-233-8500.**

**SALE NO. 16-5-342**

**Writ of Execution No. 2014-07787**

**DEBT \$111,193.02**

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

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon erected, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Lawrence and Bertha Nillau, made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pennsylvania, dated 2/20/1978, as follows, to wit:

BEGINNING at a point in the title line in the bed of Lafayette Road (T-437) (50 feet wide), which point is at the distance of 150.00 feet measured, north 85 degrees 46 minutes 47 seconds west, from a point framed by the intersection of the title line in the bed of Lafayette Road, with the title line in the bed of Hibernia Road (L.R. 15123) (50 feet wide) (as shown on said Plan); thence extending from said beginning point, along the title line in the bed of Lafayette Road, north 85 degrees 46 minutes 47 seconds west, 150.00 feet to a point, a corner of Lot No. 3; thence extending along the same, north 04 degrees 13 minutes 13 seconds east, crossing a Mobile Pipeline Easement, 292.00 feet to a point in line of Lot No. 11; thence extending along the same and partly along Lot No. 10, south 85 degrees 46 minutes 47 seconds east, 150.00 feet to a point, a corner of Lot No. 1; thence extending along the same, south 04 degrees, 13 minutes 13 seconds west, recrossing said pipeline easement, 292.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.0055 acres, be the same more or less.

BEING UPI Number 29-04-0197.0000

PARCEL No.: 29-04-0197.0000

BEING known as: 207 Lafayette Road, Coatesville, PA 19320

BEING the same property conveyed to John D. Elliot and Kristine B. Elliot, husband and wife, as tenants by the entirety who acquired title by virtue of a Deed from Michael S. Lees and Laurie Lees, husband and wife,, dated August 22, 1998, recorded September 4, 1998, in the Chester County Clerk's/Register's Office in Deed Book 4414, Page 801.

PLAINTIFF: Wells Fargo Bank, NA  
Successor by Merger to Wells Fargo Home



Mortgage, Inc., f/k/a Norwest Mortgage, Inc.

VS

DEFENDANT: **KRISTINE E. ELLIOTT, a/k/a KRISTINE B. ELLIOTT**

SALE ADDRESS: 207 Lafayette Road, Coatesville, PA 19320

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

**SALE NO. 16-5-343**

**Writ of Execution No. 2013-03365**

**DEBT \$389,975.06**

ALL THAT CERTAIN lot of land situate in Township of East Brandywine, Chester County, Pennsylvania

TAX Parcel No.: 30-2-100.2

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **CHRISTOPHER JANCZAK a/k/a CHRISTOPHER A. JANCZAK and IRENA JANCZAK**

SALE ADDRESS: 790 Hopewell Road, (East Brandywine Township), Downingtown, PA 19335

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

**SALE NO. 16-5-344**

**Writ of Execution No. 2015-00179**

**DEBT \$420,851.37**

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan for Branford Village made by Brandywine Valley Engineers, dated 7-19-1999 last revised 12-20-2000 and recorded in Chester County as Plan No. 9015651 as follows to wit:

BEGINNING at a point on the northerly side of North Danbury Circle a corner of Lot 233 on said Plan, thence extending along said Lot north 32 degrees 36 minutes 11 seconds west 130.00 feet to a point in lines of Lot 231; thence extending along said Lot north 37 degrees 23 minutes 49 seconds east 82.95 feet to a point on the westerly side of North Danbury Circle, thence extending along the same south 32 degrees 36 minutes 11 seconds east 105.00 feet to a point of curve, thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent thence extending south 57 degrees 23 minutes 49 seconds west 57.95 feet to the first mentioned point and

place of beginning.

CONTAINING 10,650.00 square feet more or less.

BEING Lot 232 on said Plan.

BEING UPI# 47-4-407.

BEING the same premises which Digesh C. Thaker and Shruti D. Thaker, husband and wife, by Deed dated 7/20/05 and recorded 8/19/05 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6591, Page 1879, and Instrument #10565701, granted and conveyed unto Monique Moody, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for the SROF-2013-S3 REMIC Trust I

VS

DEFENDANT: **MONIQUE MOODY**

SALE ADDRESS: 21 North Danbury Circle, Coatesville, PA 19320

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

**SALE NO. 16-5-345**

**Writ of Execution No. 2015-00969**

**DEBT \$129,794.31**

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

TAX Parcel No.: 07-04-0017

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **SHARON M. WALTERS**

SALE ADDRESS: 206 E Main St, Atglen, PA 19310

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

**SALE NO. 16-5-346**

**Writ of Execution No. 2015-10315**

**DEBT \$199,066.79**

PROPERTY situate in the West Sadsbury Township, Chester County, Pennsylvania BLR# 36-4-52.14

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Company

VS

DEFENDANT: **KENNETH M. GREENAWALT**

SALE ADDRESS: 89 Farm Lane,

Atglen, PA 19310-1765

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

**SALE NO. 16-5-347**

**Writ of Execution No. 2015-01019**

**DEBT \$194,790.10**

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

BLR# 1-6-39

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **PEDRO ROSAS**

SALE ADDRESS: 513 East Barnard  
Street, West Chester, PA 19382-3419

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

**SALE NO. 16-5-348**

**Writ of Execution No. 2015-11308**

**DEBT \$226,354.07**

PROPERTY situate in the Upper  
Oxford Township, Chester County, Pennsylvania

BLR# 57-08-0038.250

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Ditech Financial LLC  
f/k/a Green Tree Servicing LLC

VS

DEFENDANT: **DENISE  
CLEMENTS-SNARR a/k/a DENISE M.  
CLEMENTS-SNARR and JOSEPH SNARR  
a/k/a JOSEPH E. SNARR**

SALE ADDRESS: 120 Turners Pond  
Drive, Lincoln University, PA 19352

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

**SALE NO. 16-5-349**

**Writ of Execution No. 2015-09960**

**DEBT \$64,999.29**

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

BLR# 16-2-73.2B

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Federal National

Mortgage Association

VS

DEFENDANT: **CHARLES BUTLER  
a/k/a CHARLES H. BUTLER and NOLA J.  
WILLIAMS**

SALE ADDRESS: 845 Poplar Street,  
Coatesville, PA 19320-3346

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

**SALE NO. 16-5-350**

**Writ of Execution No. 2014-06050**

**DEBT \$435,971.62**

PROPERTY situate in the Tredyffrin  
Township, Chester County, Commonwealth of  
Pennsylvania

BLR# 43-9D-16

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Specialized Loan  
Servicing LLC

VS

DEFENDANT: **MATTHEW B.  
FORGIE and MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Greene  
Road, Paoli, PA 19301-1033

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

**SALE NO. 16-5-351**

**Writ of Execution No. 2013-12176**

**DEBT \$549,684.29**

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

ALL THAT CERTAIN lot or piece of  
ground situate in the East Whiteland Township,  
Chester County, Pennsylvania, bounded and  
described according to a Plan of Malvern Hunt  
Phase II-B made by Pennoni Associates, Inc. dated  
4-29-2002 and recorded in Chester County as Plan  
No. 16381 as follows to wit:

BEGINNING at a point on the northerly  
side of London Way, a corner of Lot 239/B78 on  
said Plan; thence extending along Landon Way the  
two following courses and distances: (1) south 81  
degrees 31 minutes 11 seconds west, 61.73 feet to  
a point of curve; (2) on the arc of a circle curving  
to the right having a radius of 20.00 feet, the arc  
distance of 29.75 feet to a point on the northeast-

erly side of North Malvern Hunt Way; thence extending along same on the arc of a circle curving to the right having a radius of 482.00 feet, the arc distance of 114.27 feet to a point a corner of Lot 241/B76; thence extending along same north 81 degrees 31 minutes 11 seconds east, 77.62 feet to a point a corner of Lot 239/B78, aforesaid; thence extending along same south 06 degrees 26 minutes 49 seconds east, 132.27 feet to the point and place of beginning.

CONTAINING 10,744 square feet of land, more or less.

BEING Lot 240/B77 on said Plan.

BEING UPI Number 42-003-0484.0000

PARCEL No.: 42-003-0484.0000

BEING known as:. 2 Landon Way, Lot#240, Exton, PA 19341

BEING the same property conveyed to Lawrence Bradley and Patricia Bradley, as tenants by the entirety who acquired title by virtue of a Deed from the Cutler Group, Inc., a Pennsylvania Corporation, dated June 9, 2005, recorded June 27, 2005, at Deed Book 6530, Page 1760, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of the Securitized Asset-Backed Receivables LLC Trust 2005-FR5, Mortgage Pass-Through Certificates, Series 2005-FR5

VS

DEFENDANT: **PATRICIA BRADLEY**

SALE ADDRESS: 2 Landon Way Lot #240, Exton, PA 19341

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

**SALE NO. 16-5-352**

**Writ of Execution No. 2013-12186**

**DEBT \$152,332.37**

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

ALL THAT CERTAIN message or tract of land situate in the Borough of Modena, County of Chester and State of PA, bounded and described in accordance with a recent survey made by J.W. Harry, C.E., February 8, 1941 as follows:

BEGINNING at a point in the center of Brandywine Avenue in line with the east side of Baker Street; thence continuing along the center of said Brandywine Avenue south 44 degrees 01 min-

utes east 90 feet to a corner of land of William J. Elliott; thence by the same south 45 degrees 59 minutes west, 166.5 feet to the north side of Fulton Street; thence along said Fulton Street north 44 degrees 01 minutes west 90 feet to a point on the east side of Baker Street; thence by the same north 45 degrees 59 minutes east 166.5 feet to the point and place of beginning.

BEING UPI Number 10-001-0004.0000

PARCEL No.: 10-001-0004.0000

BEING known as:. 141 North Brandywine Avenue, Modena, PA 19358

BEING the same property conveyed to Wayne Guyer Sr. and Tamara L. Guyer, husband and wife, who acquired title by virtue of a Deed from Richard A. Dusewicz, dated August 1, 2005, recorded August 12, 2005, in the Chester County Clerk's/Register's Office in Deed Book 6582, Page 2138.

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-8, Home Equity Pass-Through Certificates, Series 2005-8

VS

DEFENDANT: **WAYNE GUYER, SR.**

SALE ADDRESS: 141 North Brandywine Avenue, Modena, PA 19358

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

**SALE NO. 16-5-353**

**Writ of Execution No. 2013-08375**

**DEBT \$945,274.10**

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

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected.

SITUATE in the Township of Thornbury, County of Chester and Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Fair Acres Fann made by Register Associates, Inc. dated 3/23/1989 and last revised 12/17/1992 and recorded as Plane File No. 12011, as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Concord Road, said point being measured along the arc of a circle curving to the right having a radius of 25 feet the arc distance

of 43.39 feet from a point of curve on the southeasterly side of street road (PA Route No. 926); thence from said beginning point and extending along the said of Concord Road the three following courses and distances (1) south 16 degrees 38 minutes 33 seconds east 203.52 feet to a point or curve, (2) along the arc of a circle curving to the left having a radius of 610 feet the arc distance of 65.62 feet to a point of reverse curve, and (3) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 37.84 feet to a point of tangent on the northwesterly side of "Road E"; thence extending along the same south 63 degrees 55 minutes 6 seconds west 220.86 feet to a point, a corner of Lot No. 57; thence extending along the same north 26 degrees 4 minutes 54 seconds west 318.62 feet to a point on the southeasterly side of Street Road, aforesaid; thence extending along the said of said road the two following courses and distances (1) north 63 degrees 55 minutes 6 seconds east 261.79 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 43.39 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 58 on said Plan.

BLR# 66-002-0001.6500

BEING known as: 445 West Deer Pointe Road, West Chester, PA 19382-8486

BEING UPI Number 66-002-0001.6500

PARCEL No.: 66-002-0001.6500

BEING known as: 445 West Deer Pointe Road, West Chester, PA 19382

BEING the same property conveyed to Gerald F. Dugan who acquired title by virtue of a Deed from Gerald F. Dugan and Nancy M. Dugan, dated August 16, 2006, recorded August 31, 2006, in the Chester County Clerk's/Register's Office in Deed Book 6941, Page 2172.

PLAINTIFF: U.S. Bank National Association, as Trustee, for RASC 2006-EMX9

VS

DEFENDANT: **GERALD F. DUGAN**

SALE ADDRESS: 445 West Deer Pointe Road, West Chester, PA 19382

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

**SALE NO. 16-5-354**

**Writ of Execution No. 2015-03607**

**DEBT \$320,405.15**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Kennett, County of Chester, State of Pennsylvania,

bounded and described, as follows, to wit:

ALL THAT CERTAIN lot of land, situate in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Chandler Mill" made by George F. Regester, Jr., and Sons, Inc., Registered Land Surveyors, dated February 20, 1986, last revised May 13, 1987 and recorded in Chester County Recorder of Deeds Office as Plan #7196 as follows, to wit:

BEGINNING at a point on the northwesterly side of Hart Drive (50 feet wide) and a corner of Lot No. 3 as shown on said Plan; thence extending on a line dividing this Lot and Lot 3, and crossing over a 20 feet wide drainage easement (which extends from a point within Lot No. 1 and extends across Lots 2 and 3 and continues into Lot 4) north 55 degrees, 12 minutes 53 seconds west, 303.71 feet to a point on line of land of Angelo Mastrippolito, thence extending along a line of land Angela Mastrippolito north 2 degrees, 29 minutes, 58 seconds to a point, a common corner of land of Angelo Mastrippolito and Ephraim R. Pennington; thence extending along a line of land of land of Ephraim R. Pennington, north 86 degrees 19 minutes, 02 seconds east 150 feet to a point, a common corner of this Lot and Lot No. 5; thence extending on a line dividing this Lot and Lot No. 5, south 26 degrees 44 minutes 35 seconds east 48.12 feet to a point of curve on the northwesterly side of Hart Drive; thence extending along Hart Drive on a line curving to the left having a radius of 225 feet, the arc distance of 136.66 feet to a point, being the first mentioned point and place of beginning.

BEING known as Lot No. 4 as shown on said Plan.

BEING UPI Number 62-006-0061.0500

PARCEL No.: 62-006-0061.0500

BEING known as: 108 Hart Drive, Avondale, PA 19311-9610

BEING the same property conveyed to M. Beverly Divins who acquired title by virtue of a Deed from Robert C. Divins, dated April 25, 2006, recorded May 24, 2006, in the Chester County Clerk's/Register's Office in Deed Book 6850, Page 1827.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **M. BEVERLY**

**DIVINS**

SALE ADDRESS: 108 Hart Drive, Avondale, PA 19311-9610

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

**SALE NO. 16-5-355**  
**Writ of Execution No. 2015-09752**  
**DEBT \$279,941.37**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of Kennett Square, 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 Kennett Square, County of Chester, State of Pennsylvania, bounded and described according to a 4 Lot Subdivision for Marc Pevar made by Concord Land Planners & Surveyors, Inc., dated 4/1/2005, last revised 10/10/2005 and recorded in Chester County as Plan #17806, as follows, to wit:

BEGINNING at a point on the title line in the bed of Center Street, a corner of Lot B on said Plan; thence extending along the title line in the bed of Center Street, north 02 degrees 13 minutes 00 seconds west, 22.00 feet to a point; thence extending north 88 degrees 00 minutes 00 seconds east, recrossing said Center Street and along lands now or late of Joseph Wharton Headley, 127.00 feet to a point in line of lands now or late of Silva Juventino Zavala and Zavala Rigoberto Zavala; thence extending along same, south 02 degrees 13 minutes 00 seconds east, 22.00 feet to a point a corner of Lot B, aforesaid; thence extending along Lot B, south 88 degrees 00 minutes 00 seconds west, 217.00 feet to the point and place of beginning.

BEING Lot A on said Plan.

BEING UPI Number 03-004-0204.0300

PARCEL No.: 03-004-0204.0300

BEING known as: 529 Center Street, Kennett Square, PA 19348

BEING the same property conveyed to Carlton M. Avery who acquired title by virtue of a Deed from Marc Pevar, dated August 24, 2007, recorded September 7, 2007, in the Chester County Clerk's/Register's Office in Deed Book 7258, Page 2185.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CARLTON M. AVERY, aka CARLTON AVERY**

SALE ADDRESS: 529 Center Street, Kennett Square, PA 19348

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

**SALE NO. 16-5-356**  
**Writ of Execution No. 2011-05713**  
**DEBT \$881,800.29**

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

ALL THAT CERTAIN lot or piece of ground situate in Birmingham Township, County of Chester, Commonwealth of Pennsylvania described according to a final subdivision plan of "Renwick Farms", made by Register Associates Inc. Kennett Square Pa. dated 7/18/1995 and recorded in Chester County as Plan #13137 as follows to wit:

BEGINNING at a point on the southwest side of Renwick Drive (50 feet wide) said point marking a corner of this lot and a corner of Lot 9 on said Plan; thence extending from said point of beginning along the side of Renwick Drive the 4 following courses and distances (1) south 47 degrees 06 minutes 52 seconds east 82.17 feet to a point of tangent (2) along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 60.21 feet to a point on tangent (3) south 24 degrees 06 minutes 52 seconds east 71.50 feet to a point of curve (4) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 30.31 feet to a point of tangent on the north right of way line of Meetinghouse Road (T-365); thence along the same, south 65 degrees 53 minutes 08 seconds west 90.87 feet to a point in line of Lot 11; thence extending along the line of Lot 11, north 36 degrees 30 minutes 46 seconds west 148 feet to a point a corner of Lot 9, thence along Lot 9, north 43 degrees 01 minutes 34 seconds east 221.02 feet to a point on the southwest side of Renwick Drive and the point and place of beginning.

BEING Lot 10 on said Plan.

BEING UPI Number 65-3-11.11

PARCEL No.: 65-3-11.11

BEING known as: 1161 Renwick Drive, West Chester, PA 19382

BEING the same property conveyed to Sharyl L. Ramsey who acquired title by virtue of a Deed from Eran Grumberg and Sharyl L. Ramsey, husband and wife, dated May 7, 2003, recorded May 14, 2003, at Deed Book 5695, Page 2184, Chester County, Pennsylvania Records.

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York, as trustee for the holders of the certificates, First Horizon Mortgage Pass-Through Certificates Series FH07-

FA5, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, master servicer, in its capacity as agent for the trustee under the pooling and servicing agreement.

VS

**DEFENDANT: SHARYL L. RAMSEY**

SALE ADDRESS: 1161 Renwick Drive, West Chester, PA 19382

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

**SALE NO. 16-5-357**

**Writ of Execution No. 2015-11172**

**DEBT \$54,547.15**

PROPERTY situate in Borough of Parkesburg

TAX Parcel #08-03-0181

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: William J. Urban, IV, as Administrator of the Estate of Susan A. Urban, Deceased

PLAINTIFF: First Niagara Bank, N.A. S/B/M to First Financial Savings Bank

VS

**DEFENDANT: WILLIAM J. URBAN, IV AS ADMINISTRATOR OF THE ESTATE OF SUSAN A. URBAN DECEASED**

SALE ADDRESS: 625 McCalls Ferry Road, Parkesburg, PA 19365

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

**SALE NO. 16-5-358**

**Writ of Execution No. 2012-12969**

**DEBT \$245,506.05**

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

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon erected, being Lot 14 on a Plan of Lots known as Drumpellier, upon which is erected a brick dwelling house designated as No. 1112 East Lincoln Highway, situate on the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

FRONTING on East Lincoln Highway 60 feet and extending back southwardly of that width 180 feet to Harmony Street. Bounded on the east by land now or late of Herman P. Breuninger,

on the south by Harmony Street on the west by land now or late of Warren J. Entrekin and on the north by East Lincoln Highway.

BEING UPI Number 16-007-0032.0000

PARCEL No.: 16-07-0032.0000

BEING known as: 1112 East Lincoln Highway, Coatesville, PA 19320-3542

BEING the same property conveyed to Matthew D. Baker and Tiffany G. Baker who acquired title by virtue of a Deed from Matthew Baker and Tiffany Baker, dated May 23, 2008, recorded June 18, 2008, in the Chester County Clerk's/Register's Office in Deed Book 7459, Page 1974.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

**DEFENDANT: TIFFANY G. BAKER**

SALE ADDRESS: 1112 East Lincoln Highway, Coatesville, PA 19320-3542

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

**SALE NO. 16-5-359**

**Writ of Execution No. 2013-03487**

**DEBT \$84,857.30**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2Q-73

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-Af1

VS

**DEFENDANT: LEONA SIMS**

SALE ADDRESS: 105 Barber Avenue, Coatesville, PA 19320-2601

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

**SALE NO. 16-5-360**

**Writ of Execution No. 2015-06490**

**DEBT \$167,427.20**

ALL THAT CERTAIN message and tract of land known as Lot No. 8, on plan of lots of Elizabeth Doan Moore, known as "Meadow View" hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and State of PA, bounded and described according to a new survey made by J.W. Harry, C.E., 7/26/1948, as fol-



lows, to wit:

BEGINNING at a stake in Kings Highway, formerly the Old Lancaster Road, a public road leading from Lancaster to Downingtown, the northwest corner of Lot No. 7 on said Plan; thence along Lot No. 7, south 4 degrees 17 minutes east 200 feet to a point a new corner of land of the said Elizabeth Doan Moore, thence along said land of the said Elizabeth Doan Moore, north 89 degrees 15 minutes west 100.387 feet to a point a new corner of land formerly of the said Elizabeth Doan Moore; thence along the same and Lot No. 9 on said Plan, north 4 degrees 17 minutes west 200 feet to a point in said Kings Highway, thence along the same south 89 degrees 15 minutes east 100.387 feet to the point and place of beginning.

BEING known as 1306 East Kings Highway, Coatesville, PA 19320

BEING UPI No. 39-3-69

PARCEL No. 3903 00690000

BEING the same premises which Joseph Depaolantonio, Jr., by Deed dated January 28, 1997 and recorded February 5, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4137 Page 1017, granted and conveyed unto Ronald J. Cornell and Judith Cornell, husband and wife, as tenants by entireties. Ronald J. Cornell and Judith Cornell departed this life on or about 3/28/2015 and 6/24/2012.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquist Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **LINDA J. OTRUBA ADMINISTRATOR OF THE ESTATE OF RONALD J. CORNELL**

SALE ADDRESS: 1306 East Kings Highway, Coatesville, PA 19320

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

**SALE NO. 16-5-361**

**Writ of Execution No. 2014-00985**

**DEBT \$127,335.78**

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

ALL THAT CERTAIN message and lot of land, with the dwelling thereon erected, situate in the Third Ward of the Borough of Phoenixville, County of Chester and State of

Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, R. S. No. 6015 under date of July 2, 1947 as follows, to wit:

BEGINNING at a point in the easterly side of Lincoln Avenue (50 feet wide) being 17.31 feet northerly from the northerly side of Walnut Street (37 feet wide) and opposite the division wall between No. 133 and No. 135 Lincoln Avenue; thence along the easterly side of Lincoln Avenue, north 01 degree 55 minutes west 20.70 feet to a point; thence along other lands now or late Seymour B. Pierce, along the southerly face of a building north 88 degrees 05 minutes east 51.17 feet to an iron pipe in line of land now or late of Alexander Razci; thence along these lands, south 01 degree 55 minutes east 20.70 feet to an iron pipe, a corner of other lands now or late of Seymour B. Pierce; thence along these land and through the above-mentioned partition wall, south 88 degrees 05 minutes west 51.17 feet to the place of beginning.

CONTAINING 1,059.22 square feet of land be the same more or less.

BEING UPI Number 15-009-0472.0000

PARCEL No.: 15-009-0472.0000

BEING known as: 133 Lincoln Avenue, Phoenixville, PA 19460-3526

BEING the same property conveyed to Richard Brian Mashman who acquired title by virtue of a Deed from Betty R. Mashman, dated May 10, 1996, recorded May 14, 1996, in the Chester County Clerk's/Registrar's Office in Deed Book 4031, Page 1650.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RICHARD BRIAN MASHMAN, a/k/a RICHARD B. MASHMAN**

SALE ADDRESS: 133 Lincoln Avenue, Phoenixville, PA 19460-3526

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

**SALE NO. 16-5-362**

**Writ of Execution No. 2014-09457**

**DEBT \$332,645.25**

PROPERTY situate in the West Bradford Township, Chester County, Pennsylvania BLR# 50-2-95

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **GAIL C.**



**BASCHWITZ and KENT A. BASCHWITZ**

SALE ADDRESS: 1410 Hampton Drive, Downingtown, PA 19335-3674

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

**SALE NO. 16-5-363****Writ of Execution No. 2014-09732****DEBT \$341,783.81**

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania BLR# 34-4-38.29

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS8

VS

DEFENDANT: **KIM R. BECKER**

SALE ADDRESS: 49 Devyn Drive, Chester Springs, PA 19425-2221

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

**SALE NO. 16-5-364****Writ of Execution No. 2015-06770****DEBT \$192,741.36**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania BLR# 39-5A-58

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He4

VS

DEFENDANT: **MARK T. WHITLOW a/k/a MARK WHITLOW a/k/a MARK THOMAS WHITLOW, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF MICHAEL T. WHITLOW and THE UNITED STATES OF AMERICA c/o THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA**

SALE ADDRESS: 443 Bianca Circle, Downingtown, PA 19335-2203

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

**SALE NO. 16-5-366****Writ of Execution No. 2014-11195****DEBT \$232,500.00**

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

TAX Parcel No.: 15-013-0728.0000

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **KAREN MILLER a/k/a KAREN A. MILLER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF ESTATE OF RITA J. MOORE a/k/a RITA JANE MOORE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RITA J. MOORE a/k/a RITA JANE MOORE, LAST RECORD OWNER, DOUGLAS J. MOORE, KNOWN HEIR OF RITA J. MOORE a/k/a RITA JANE MOORE, DENNIS A. MOORE, KNOWN HEIR OF RITA J. MOORE a/k/a RITA JANE MOORE, ROBERT MOORE, KNOWN HEIR OF RITA J. MOORE a/k/a RITA JANE MOORE and ESTATE OF RITA J. MOORE a/k/a RITA JANE MOORE**

SALE ADDRESS: 202 Morris Street, Phoenixville, PA 19460

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

**SALE NO. 16-5-367****Writ of Execution No. 2010-06252****DEBT \$246,977.78**

ALL THAT CERTAIN parcel of land situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for Clarence H. and Lillie C. Nixon by John D. Stapleton, III, Registered Surveyor, dated October 24, 1991, and last revised June 8, 1992, which plan is duly recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, under Plan Number 11742, as follows, to wit:

TAX I.D. #: 36-05-0032-010

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **TERENCE H. NIXON**

SALE ADDRESS: 4201 Church Road, Parkesburg, Pennsylvania 19365

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

**SALE NO. 16-5-368**  
**Writ of Execution No. 2015-08716**  
**DEBT \$207,145.84**

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C. E. November 18, 1953, as follows:

TAX I.D. #: 47-5-92

PLAINTIFF: LSF8 Master  
Participation Trust

VS

DEFENDANT: **BROOKE MAJOR**

SALE ADDRESS: 1629 Goosetown  
Road, Coatesville, Pennsylvania 19320

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

**SALE NO. 16-5-369**  
**Writ of Execution No. 2015-01886**  
**DEBT \$304,645.33**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Brandywine, County of Chester, Pa., bounded and described according to a Plan entitled the Hills Over Pratts Dam. Dated June 12, 1987. Beginning at the center line of Winston Court, and the center line of Freedom Valley Circle:

TAX I.D. #: 29-06-0059-530

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-86CB, Mortgage Pass-Through Certificates, Series 2005-86CB

VS

DEFENDANT: **UNITED STATES  
OF AMERICA, c/o UNITED STATES ATTORNEY  
FOR THE EASTERN DISTRICT OF  
PENNSYLVANIA, CHALAMAR D. MUHAMMAD  
AND CURTIS MUHAMMAD**

SALE ADDRESS: 128 Freedom Valley  
Circle, Coatesville, Pennsylvania 19320

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

**SALE NO. 16-5-371**  
**Writ of Execution No. 2011-13938**  
**DEBT \$268,605.02**

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

TRACT NO. 1: ALL THAT CERTAIN building lot or tract of land with the improvements thereon erected, situate in the Borough of Elverson County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner along the public road leading from Elverson, to the Conestoga Turnpike; thence along lands now or late of Henry M. Buchanan, south one hundred and thirty-five feet to a corner, in line of lands of Charles N. Shingle; thence along the same lands west forty feet to a corner; thence along the same lands, north one hundred and thirty-five feet to a corner in the said road; thence along the said road, east forty feet to the place of beginning.

CONTAINING nineteen and five-sixth perches of land, be the same more or less.

TRACT NO. 2: ALL THAT CERTAIN small lot of land, situate on the south side of Main Street in the Borough of Elverson, Chester County, Pennsylvania, with the improvements thereon erected, bounded and described as follows, to wit:

BEGINNING at a front in or near the middle of Main Street, a corner of Tract No. 1 above, thence by said land south one degrees west one hundred fifty feet to a stake; thence by the same north eighty-nine degrees fourteen minutes east, forty feet to a stake; thence by land of Ralph Keen, south one degrees west forty feet to an iron pin; thence by land of Hunter Slichter, south eighty-nine degrees fourteen minutes west fifty-two feet three inches to an iron pin; thence by land now or late of Lile McDonald, north one degree east, one hundred ninety feet to a point in or near the middle of said main street; thence along in the same, north eighty-nine degrees fourteen minutes east, twelve feet three inches to the place of beginning.

CONTAINING fourteen and two tenths perches of land, be the same more or less.

BEING UPI Number 13-4-38

PARCEL No.: 13-4-38

BEING known as: 25 West Main  
Street, Elverson, PA 19520

BEING the same property conveyed to Richard V. Slonaker and Virginia B. Slonaker, husband and wife, who acquired title by virtue of a

deed from Robert M. Hicks and Virginia A. Hicks, husband and wife, dated November 8, 1993, recorded November 15, 1993, at Deed Book 3657, Page 1227, Chester County, Pennsylvania records.

PLAINTIFF: US Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2

VS

DEFENDANT: **RICHARD V. SLONAKER and VIRGINIA B. SLONAKER**

SALE ADDRESS: 25 West Main Street, Elverson, PA 19520

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

**SALE NO. 16-5-372**

**Writ of Execution No. 2011-05244**

**DEBT \$1,045,995.87**

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

ALL THAT CERTAIN tract of land, situate in East Bradford Township, County of Chester in the Commonwealth of PA, with the message and improvements thereon erected, bounded and described according to a survey made by N. M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 12, 1984, as follows:

BEGINNING at a point set in the title line near the intersections of Birmingham Road (LR 15087) and Pennsylvania Route 52 & 100, said point marking a corner of lands of this about to be described tract and a corner of Weaver's Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances:

1. NORTH 59 degrees 40 minutes 45 seconds west 74.01 feet to a point; thence

2. NORTH 68 degrees 06 minutes 36 seconds west 77.67 feet to a point; thence

3. NORTH 72 degrees 50 minutes 54 seconds west 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, et ux;

THENCE by remaining lands of Limberger the following 3 courses and distances:

4. NORTH 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence

5. NORTH 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence

6. CROSSING over a right of way of

Route 53 and 100, south 30 degrees 42 minutes 25 seconds east 304.95 feet to a point, marking a corner of this and set in line of and of Weavers' Lebanon Bologna Company;

THENCE by lands of Weavers' Lebanon Bologna Company south 45 degrees 53 minutes 43 seconds west 218.96 feet to the point and place of beginning.

CONTAINING 3.468 acres.

BEING UPI Number 51-7-113

PARCEL No.: 51-7-113

BEING known as: 595 Birmingham Road, West Chester, PA 19382

BEING the same property conveyed to Robert A. Powers and Anne K. Powers who acquired title by virtue of a deed from Robert F. Morris and Glenn Kinckner, dated November 14, 2005, recorded November 22, 2005, at Deed Book 6690, Page 707, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for DBALT 2006-AF1

VS

DEFENDANT: **ROBERT A. POWERS and ANNE K. POWERS**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

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

**SALE NO. 16-5-373**

**Writ of Execution No. 2014-07495**

**DEBT \$218,040.65**

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

ALL THAT CERTAIN message and tract of land situate in the Borough of South Coatesville, Chester County, together with the dwelling house thereon erected, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public highway leading from the Borough of Modena to Ercildoun distant 135.84 feet southwestwardly along the middle of said highway from it's intersection with the center line of Birch Street as laid out and opened by an ordinance enacted by the council of the Borough of South Coatesville on 10/04/1926; thence along said first-mentioned public highway by true median bearing south 49 degrees 10 minutes west 50.32 feet to an iron pin; thence leaving said and along line of remaining

land of the previous grantor of this parcel the three following courses; first south 34 degrees 48 minutes east 283.63 feet to an iron pin; second, north 55 degrees 14 minutes east 49.63 feet to an iron pin; third, north 34 degrees 43 minutes west 288.96 feet to the point of beginning.

BEING UPI Number 09-010-0166.0000

PARCEL No.: 09-010-0166.0000

BEING known as: 2200 Upper Gap Road, Coatesville, PA 19320

BEING the same property conveyed to Angela Brazzle and Richard Brazzle, as joint tenants with the right of survivorship, not as tenants in common, who acquired title by virtue of a deed from Richard L. Brazzle, dated May 27, 2004, recorded June 3, 2004, in the Chester County Clerk's/Register's Office in Deed Book 6177, Page 1863.

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX3

VS

DEFENDANT: **ANGELA BRAZZLE**

SALE ADDRESS: 2200 Upper Gap Road, Coatesville, PA 19320; a/k/a 2205 Upper Gap Road, Coatesville, PA 19320

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

**SALE NO. 16-5-374**

**Writ of Execution No. 2013-04406**

**DEBT \$388,530.26**

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Earl R. Ewing, Inc. dated December 13, 1977.

TAX I.D. #:26-2-123

PLAINTIFF: U.S. Bank National Association as Trustee for CMSC Mortgage Loan Trust 2006-3

VS

DEFENDANT: **JOHN J. MASSARO**

SALE ADDRESS: 20 Nancy Lane, Phoenixville, Pennsylvania 19460

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

**SALE NO. 16-5-375**

**Writ of Execution No. 2014-00401**

**DEBT \$690,339.86**

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

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of South Coventry, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a plan of property made for Kenneth G. Enochs by Howard W. Doran, Inc., Registered Surveyor (Newtown Square, Pennsylvania), dated 06/15/1976, last revised 7/28/1976 and recorded 8/4/1976 as Chester County Plan No. 511, as follows, to wit:

BEGINNING at an iron pin set on the southwesterly side of Dise Road (50 feet wide) at the northeast corner of Lot 1, which iron pin is measured south 53 degrees 57 minutes 14 seconds east, along the said southwesterly side of Dise Road, 499.52 feet from its point of intersection with the title line in the bed of Jones Road; thence from said iron pin of beginning and along the said southwesterly side of Dise Road, south 53 degrees 57 minutes 14 seconds east, 204.121 feet to a point, a corner of Lot 3; thence along Lot 3, the two following courses and distances; (1) south 36 degrees 02 minutes 46 seconds west 75.0 feet to a point and (2) south 09 degrees 24 minutes 53 seconds west, 558.00 feet to an iron pin set in line of lands now or late of Beil Farm; thence along said lands, north 37 degrees 39 minutes 04 seconds west, 473.32 feet to an iron pin set at a corner of Lot 1; thence along Lot 1, north 36 degrees 02 minutes 46 seconds east, 441.01 feet to the first mentioned iron pin set on the southwesterly side of Dise Road, being the point and place of beginning.

BEING Lot 2 on the above mentioned Plan.

BEING UPI Number 20-1-4.8

PARCEL No.: 20-1-4.8

BEING known as: 2444 Jones Rd, Pottstown, PA 19465

BEING the same property conveyed to Stephen A. Maute and Debra A. Maute, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Darry P. Zdenek and Donna M. Zdenek, dated May 31, 2001, recorded June 11, 2001, at Book 4978, Page 801, Chester County, Pennsylvania records.

PLAINTIFF: Nationstar Mortgage,

LLC

VS

DEFENDANT: **STEPHAN A. MAUTE**

SALE ADDRESS: 2444 Jones Rd,  
Pottstown, PA 19465

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

**SALE NO. 16-5-376**

**Writ of Execution No. 2010-15040**

**DEBT \$308,405.94**

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

ALL THAT CERTAIN TRACT or piece of ground, situate on the easterly side of Unionville Road, North Coventry Township, Chester County, Commonwealth of PA, shown as Lot No. 3 on a subdivision plan, Coventry Farms Section "E" by A.G. Newbold, P.E., dated 6/1/1970, last revised 12/29/1970, approved 2/8/1971, bounded and described as follows:

BEGINNING at a pin on the easterly side of Unionville Road T-470 said pin marking the westerly corner of Lot No. 4; thence by the easterly right of way line parallel to and 30 feet from the center line of Unionville Road north 14 degrees 39 minutes 50 seconds west 200 feet to a pin; thence by Lot No. 2 south 89 degrees 57 minutes east 468.51 feet to a pin; thence by other lands of Coventry Farms, Inc., south 19 degrees 44 minutes 30 seconds east 184 feet to a pin; thence by Lot No. 4 south 87 degrees 37 minutes 40 seconds west 480.43 feet to the place of beginning.

CONTAINING 2 acres, more or less.

SUBJECT to a 40 feet wide easement for trial along the easterly line of premises and subject further to the terms and conditions of a Declaration of Trial Easement about to be recorded.

BEING UPI Number 17-2-15.3

PARCEL No.: 17-2-15.3

BEING known as: 1310 Unionville Road, Pottstown, PA 19465

BEING the same property conveyed to Carlton Gillis and Marilyn Joy Gillis, as tenants by the entireties who acquired title by virtue of a Deed from J. Frderik Hulswit and Imogene S. Hulswit, husband and wife, dated April 30, 2001, recorded May 4, 2001, at Deed Book 4949, Page 1053, Chester County, Pennsylvania Records.

PLAINTIFF: US Bank National

Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2

VS

DEFENDANT: **MARILYN JOY GILLIS**

SALE ADDRESS: 1310 Unionville Road, Pottstown, PA 19465

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

**SALE NO. 16-5-377**

**Writ of Execution No. 2015-00968**

**DEBT \$311,735.47**

PROPERTY situate in Township of Valley

TAX Parcel #38-02-0274

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-3

VS

DEFENDANT: **EVELYN SIMMONS**  
SALE ADDRESS: 53 Lamberts Lane,  
Coatesville, PA 19320

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

**SALE NO. 16-5-378**

**Writ of Execution No. 2015-09955**

**DEBT \$259,637.70**

PROPERTY situate in the Lower Oxford Township, Chester County, Pennsylvania  
BLR# 56-4-16.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **ANTHONY MICHAEL MOULTON**

SALE ADDRESS: 257 Township Road, Lincoln University, PA 19352

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

**SALE NO. 16-5-379**

**Writ of Execution No. 2015-07724**

**DEBT \$371,227.28**

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, County of Chester Commonwealth of

Pennsylvania, bounded and described according to a Plan of Subdivision for "Robins Cove", prepared by Gladnick, Wright and Salamenda, Civil Engineers, Chadds Ford, PA dated 2/17/00 and last revised 5/10/04 and recorded in Chester Co. as Plan #17167 as follows to wit:

TAX I.D. #: 470501025800

PLAINTIFF: Lakeview Loan  
Servicing, LLC

VS

DEFENDANT: **DIANE E. FARRELL  
and BRIAN M. FARRELL**

SALE ADDRESS: 241 Eagle Glen  
Drive, Coatesville, Pennsylvania 19320

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

**SALE NO. 16-5-381**

**Writ of Execution No. 2014-11229**

**DEBT \$235,097.21**

TRACT NO. 1. ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situated in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bound and described as follows:

TRACT NO. 2. ALL THAT lot of land situate in the south side of West Chestnut Street, in the city of Coatesville aforesaid, bounded and described as follows:

TAX I.D. #: 16-4-86

PLAINTIFF: LSF8 Master  
Participation Trust

VS

DEFENDANT: **JOHN J. DEL  
CASALE, EXECUTOR OF THE ESTATE OF  
GENEVA C. McFALL, DECEASED MORT-  
GAGOR AND REAL OWNER**

SALE ADDRESS: 55 Youngsburg  
Road, Coatesville, Pennsylvania 19320

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

**SALE NO. 16-5-382**

**Writ of Execution No. 2015-09347**

**DEBT \$83,829.15**

ALL THAT CERTAIN lot of land upon which is erected a brick dwelling house, designated as No. 48 West Fifth Avenue, situated in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

TAX I.D. #: 16-09-0136

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

of Pennsylvania

VS

DEFENDANT: **ROBIN L. RUARK  
and REBECCA RUARK**

SALE ADDRESS: 48 West 5th  
Avenue, Coatesville, Pennsylvania 19320

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

**SALE NO. 16-5-383**

**Writ of Execution No. 2015-10717**

**DEBT \$63,350.08**

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

BLR# 05-03-0022

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID B. BOUNDS**  
SALE ADDRESS: 256 West Evergreen  
Street, West Grove, PA 19390-1008

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

**SALE NO. 16-5-384**

**Writ of Execution No. 2014-02523**

**DEBT \$218,998.69**

PREMISES "A"

ALL THAT CERTAIN tract of land, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a survey made by July 1, 1966 by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

BEGINNING at an iron pin on the east right of way line of a 10 foot wide right of way said point also being located south 19 degrees 50 minutes east, 162.47 feet as measured along the said east right of way line from the title line of public road T-409; thence along the land remaining of the Grantors herein, north 80 degrees 10 minutes east, 142.99 feet to an iron pin in line of land now or late of the City of Coatesville; thence along the same south 9 degrees 50 minutes east (erroneously states as "Eat"), 126 feet to an iron pin in line of land now or late of Coatesville Plate Washer Company; thence along the same south 80 degrees 10 minutes west, 180 feet to an iron pin a corner of land now or late of Samuel Alston and a corner of land of Hugh Kenworth; thence along land of Hugh Kenworth north 9 degrees 50 minutes east, 79.61 feet to an iron pin a corner of land now or



late of Thomas G. Middleton; thence along the same crossing south end of the aforesaid 10 feet wide right of way north 52 degrees 31 minutes 10 seconds east, 46.75 feet to an iron pin on the east right of way line; thence along the same north 19 degrees 50 minutes west, 25.85 feet to the first mentioned point and place of beginning.

CONTAINING 21,207 square feet of land, be the same more or less.

TOGETHER with the ingress and egress at all times over and across the said right of way for a foot path, roadway and for the use of vehicles and any other maps of conveyance. Said right of way is to be installed and maintained by utilizer.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land for Coatesville Plate Washer Company, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors dated 11/30/1987 and being more fully described as follows, to wit:

BEGINNING at an interior point said point also being the northeast corner of Parcel "A" as shown on said Plan; thence extending along lands now or formerly of Stephen J. Olinick south 00 degrees 13 minutes 21 seconds east 79.61 feet to a point along Lot No. 3; thence extending along same north 78 degrees 37 minutes 26 seconds west, 22.65 feet to a corner of Parcel "D"; thence extending along same and along Parcel "C" north 2 degrees 12 minutes 45 seconds east, 75.93 feet to a corner of Parcel "A"; thence extending along same south 87 degrees 47 minutes 15 seconds east, 18.98 feet to the first mentioned point and place of beginning.

BEING Parcel "B" as shown on said Plan.

CONTAINING 1,604 square feet of land, more or less.

BEING UPI #38-2-35.1

BLR# 38-2-35.1

TITLE to said premises vested in Emily Doyle by Deed from Hopewell Investment, LLC – Steve Harvey, dated 2/23/2006 and recorded 3/10/2006 in Book 6786 Page 673

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

VS

DEFENDANT: EMILY DOYLE

SALE ADDRESS: 235 Mount Airy Road, aka 235 South Mount Airy Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: MARTHA

**E. VON ROSENSTIEL, ESQ., 610-328-2887**

**SALE NO. 16-5-385**

**Writ of Execution No. 2012-02187**

**DEBT \$214,822.43**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected.

SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows to wit:

BEGINNING at a point on the easterly side of Marquis Drive (50 feet wide), a corner of Lot No. 85 on said Plan; thence from said beginning point extending along said side of Marquis Drive north 17 degrees 17 minutes 42 seconds east 47.50 feet to a point, a corner of Lot No. 83; thence leaving said side of Marquis Drive and extending along said Lot No. 83 south 72 degrees 42 minutes 18 seconds east 110.00 feet to a point in line of Lot No. 69; thence extending along said Lot No. 69 and Lot No. 68 south 17 degrees 17 minutes 42 seconds east 47.50 feet to a point, a corner of aforesaid Lot No. 85; thence extending along said Lot No. 85 north 72 degrees 42 minutes 18 seconds west 110.00 feet to the first mentioned point and place of beginning.

CONTAINING 5,225 square feet of land more or less.

BEING Lot No. 84 on said Plan

BEING known as 108 Marquis Drive, Coatesville, PA 19320

PARCEL No. 16-4-364

BEING the same premises which Coatesville Communities Corporation, a Pennsylvania Corporation, by Deed dated December 8, 2003 and recorded on December 12, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6007 Page 1568 & Instrument #10349671, granted and conveyed unto Michael D. Carroll.

PLAINTIFF: GMAC Mortgage, LLC  
VS

DEFENDANT: MICHAEL D. CARROLL a/k/a MICHAEL CARROLL

SALE ADDRESS: 108 Marquis Drive, Coatesville, PA 19320

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



**SALE NO. 16-5-386**  
**Writ of Execution No. 2015-07083**  
**DEBT \$258,997.48**

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

BLR# 47-04-0030

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **WILLIAM C. EARLE**

SALE ADDRESS: 158 Park Ave, Coatesville, PA 19320-4132

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

**SALE NO. 16-5-387**  
**Writ of Execution No. 2012-05343**  
**DEBT \$1,640,461.55**

PROPERTY situate in the Easttown Township, Chester County, Pennsylvania

BLR# 55-3-51

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC

VS

DEFENDANT: **JOHN J. COOLEEN and MARY CECILIA COOLEEN a/k/a MARY CECILIA COOLEEN**

SALE ADDRESS: 418 South Waterloo Road, Devon, PA 19333-1615

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

**SALE NO. 16-5-388**  
**Writ of Execution No. 2015-10348**  
**DEBT \$144,010.65**

PROPERTY situate in Borough of Downingtown

TAX Parcel #11-08-0141

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans, Inc

VS

DEFENDANT: **JENNIFER LEIGH**

**PALMA a/k/a JENNIFER PALMA**  
 SALE ADDRESS: 134 Washington Avenue, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 16-5-389**  
**Writ of Execution No. 2014-09659**  
**DEBT \$177,066.33**

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole in the center of the concrete State Road from West Chester to Pottstown; thence by land now or late of Jesse D. Gilbert et ux, south 84° 55' east, 245.34 feet to an iron pin; thence by land late of Philip M. Sharples, north 26° 48' 40" west, 117.54 feet to an iron pin; thence by land of Joseph T. Shaffer et ux, north 84° 55' west, 176.7 feet to the center line of said road; thence along the same south 8° 50' west, 100 feet to the place of beginning.

BEING known as 1113 Pottstown Pike, West Chester, PA 19380

BEING the same premises which George M. Huey, by Deed dated 3/15/2000 and recorded 3/16/2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4726 Page 1683, granted and conveyed unto Thomas R. Gillespie, III.

PARCEL No.: 52-2-103

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **THOMAS R. GILLESPIE, III**

SALE ADDRESS: 1113 Pottstown Pike, West Chester, PA 19380

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

**SALE NO. 16-5-390**  
**Writ of Execution No. 2015-09964**  
**DEBT \$258,631.64**

PROPERTY situate in Borough of West Chester

TAX parcel #1-5-53

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage

LLC d/b/a Champion Mortgage Company  
VS  
DEFENDANT: **NORMA HENZIE**  
SALE ADDRESS: 512 Marshall Drive,  
West Chester, PA 19380  
PLAINTIFF ATTORNEY: **KML LAW  
GROUP, P.C., 215-627-1322**

**SALE NO. 16-5-393**  
**Writ of Execution No. 2013-05052**  
**DEBT \$331,208.94**

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

ALL THAT CERTAIN message and lot of land, together with the building thereon situate in the Township of Pocopson, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point set in the Brooks Road at a corner of land of Douglas Jackson, thence leaving the road and extending along land of Douglas Jackson north 2 degrees 7 minutes east, 227.7 feet to a point set in a line of land now or late of D.B. Dodd, thence extending along land now or late of D.B. Dodd, north 70 degrees 3 minutes 40 seconds east, 131.02 feet to an iron pin set at a common corner of land of D.B. Dodd and Francis W. Reyburn, thence extending along land of Francis W. Reyburn, north 86 degrees 51 minutes 50 seconds east 223.72 feet, passing over an iron pin set on the bank of the road, to a point set in the middle of Brooks Road, thence extending along the title line of Brooks Road, the two following courses and distance to-wit: south 23 degrees 48 minutes 10 seconds west, 185.48 feet to an iron pin set on the southerly side of Brooks Road, thence south 67 degrees 43 minutes 20 seconds west, 302.7 feet to the first mentioned point and place of beginning.

CONTAINING 1.444 acres of land be the same more or less.

BEING UPI Number 63-003-0133.0000

PARCEL No.: 63-003-0133.0000

BEING known as:. 1861 Brooks Road,  
West Chester, PA 19382

BEING the same property conveyed to Mark DeBourke and Danielle DeBourke who acquired title by virtue of deed from Michael J. Schultheis and Angela Schultheis, husband and wife, dated June 18, 2009, recorded June 22, 2009 in the Chester County Clerk's/Register's Office in

Deed Book 7701, Page 500.  
PLAINTIFF: Wells Fargo Bank, N.A.  
VS  
DEFENDANT: **MARK DeBOURKE**  
SALE ADDRESS: 1861 Brooks Road,  
West Chester, PA 19382  
PLAINTIFF ATTORNEY: **MANLEY  
DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 16-5-394**  
**Writ of Execution No. 2014-10811**  
**DEBT \$59,154.33**

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

ALL THAT CERTAIN unit in the property known named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act. 68 PA. C.S. 3101 et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration including the plant attached thereto as an Exhibit dated 6/17/1981 and recorded in Misc. Deed Book 519 Page 423 and as amended by an Amendment to Declaration dated 7/22/1981 and recorded in Misc. Deed Book 523 Page 114, and a Second Amendment thereto dated 10/17/1981 and recorded 11/17/1981 in Misc. Deed Book 534 Page 307, and Third Amendment thereof dated 6/10/1983 and recorded 7/14/1983 in Misc. Deed Book 594 Page 986, being and designated as Unit No. 251, together with a proportionate undivided interest in the common elements (as defined in such Declaration and Amendments, thereto).

BEING UPI Number 43-06A-0451.0000

PARCEL No.: 43-06A-0451.0000

BEING known as:. 251 Drummers Lane, Wayne, PA 19087

BEING the same property conveyed to Ruth E. Ragatky who acquired title by virtue of a deed from John P. Collins, dated November 15, 1990, recorded November 21, 1990, in the Chester County Clerk's/Register's Office in Deed Book 2224, Page 223.

PLAINTIFF: Wells Fargo Bank, NA,  
Successor by Merger to Wachovia Bank, N.A. fka  
First Union National Bank

VS

DEFENDANT: **DONALD B. LYNN,**

**JR., ADMINISTRATOR OF THE ESTATE OF RUTH E. RAGATKY**

SALE ADDRESS: 251 Drummers Lane, Wayne, PA 19087

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

**SALE NO. 16-5-396**

**Writ of Execution No. 2011-03364**

**DEBT \$147,154.04**

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

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

ALL THAT CERTAIN tract of land, with the building thereon erected, situated on the west side of Helen Street in the Village of Pomeroy, Sadsbury Township, Chester County, PA., bounded and described as follows:

BEGINNING at a point on the west side of Helen Street, said point being 34.33 feet from the southwest corner of the intersection of Helen Street and Wallace Alley; thence along Helen Street, north 13 degrees west, a distance of 16 feet to a point, a corner of property now or late of Alvin C. Ranck; thence along property now or late of Alvin C. Ranck, and common partly wall of brick dwelling, south 77 degrees west, a distance of 187 feet to a point; thence, south 13 degrees east, a distance of 16 feet to a point, a corner of property now or late of Ernest Herman; thence along said property now or late of Ernest Herman and common party wall of brick dwelling, north 77 degrees east, a distance of 187 feet to the point of beginning.

CONTAINING 2,992 square feet more or less.

BEING UPI Number 37-4M-4

PARCEL No.: 37-4M-4

BEING known as:. 19 Helen Street, Coatesville, PA 19320

BEING the same property conveyed to James W. Shute, Jr. and Kimberly M. Shute, husband and wife, as tenants by the entirety who acquired title by virtue of a deed from Jennifer A. Barr, also known as Jennifer A. Holmes, dated November 19, 2009, recorded December 4, 2009, at Deed Book 7822, Page 769, Chester County, Pennsylvania records.

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **JAMES W. SHUTE, JR.**

SALE ADDRESS: 19 Helen Street, Coatesville, PA 19320

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

**SALE NO. 16-5-397**

**Writ of Execution No. 2013-08470**

**DEBT \$197,240.06**

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

ALL THAT CERTAIN lot or piece of ground, situate in Caln Township, Chester County, Pennsylvania, bounded and described according a site plan of Beaver Run Knoll, Phase II for Wedgewood Associates, made by Lester R. Andes, P.E., 6 Whissel Drive, Drawer C, Thorndale, PA 19372, dated February 8, 1984 and last revised May 29, 1985, and recorded as Plan# as follows, to wit:

BEGINNING at a point on the north-easterly side of Lancaster Court, a corner of Lot 517 on said Plan;

THENCE from the beginning extending north 49 degrees 58 minutes 59 seconds west, 25.00 feet to a point,

THENCE extending north 40 degrees 01 minutes 01 seconds east, 100.00 feet to a point.

THENCE extending along said lot south 40 degrees 01 minutes 01 seconds west, 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 2,500 square feet more or less

BEING Lot 518 on said Plan

BEING UPI Number 39-2N-20

PARCEL No.: 39-2N-20

BEING known as:. 558 Lancaster Court, Downingtown, PA 19335

BEING the same property conveyed to Robert London and Kimberly London, husband and wife, as joint tenants with right of survivorship and not as tenants in common who acquired title by virtue of a Deed from Kimberly London formerly known as Kimberly S. Frank, dated March 23, 2006, recorded June 16, 2006, at Deed Book 6873, Page 449, Chester County, Pennsylvania records.

PLAINTIFF: US Bank National Association, as Trustee for Structured Asset

Investment Loan Trust Mortgage Pass-Through  
Certificates, Series 2006-3

VS

DEFENDANT: **KIMBERLY LON-  
DON, FKA KIMBERLY S. FRANK**

SALE ADDRESS: 558 Lancaster  
Court, Downingtown, PA 19335

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

**SALE NO. 16-5-398**

**Writ of Execution No. 2014-09238**

**DEBT \$207,456.22**

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

ALL THAT CERTAIN message and  
tract of land, situate in Tredyffrin Township,  
Chester County, Pennsylvania, bounded and  
described as follows, according to a survey made  
by Henry S. Conrey, Jr., R.S.

BEGINNING at a spike in the center  
line of Valley Road, a corner of land of Thomas  
Phelan; thence along the center line of said Valley  
Road south 7 degrees 11 minutes 50 seconds east,  
56 feet to another spike, a corner of land of Leslie  
V. Norcross, et ux; thence along the land of the  
said Norcross south 88 degrees 56 minutes 10 sec-  
onds west, 184.09 feet to an iron pipe in the line of  
lands of Sarah E. McKinley; thence in part along  
the lands of the said Sarah E. McKinley and in part  
along the lands of James M. Davis, north 10  
degrees 15 minutes east 79.10 feet to a point,  
another corner of land of the aforementioned  
Thomas Phelan; thence along the lands of the said  
Thomas Phelan the following two courses and dis-  
tances; (1) south 79 degrees 45 minutes east, 76.85  
feet to a point, (2) south 86 degrees 36 minutes 10  
seconds east 87.50 feet to the point of beginning.

BEING UPI Number 43-09L-  
0094.0000

PARCEL No.: 43-09L-0094.0000

BEING known as: 104 North Valley  
Road, Paoli, PA 19301

BEING the same property conveyed to  
Peter R. Dolnack who acquired title by virtue of a  
deed from Bernice E. Leamy, dated May 31, 2002,  
recorded June 19, 2002, in the Chester County  
Clerk's/Register's Office in Deed Book 5308,  
Page 2247.

PLAINTIFF: Wells Fargo Bank, NA  
Successor by Merger to Wachovia Bank, National  
Association

VS

DEFENDANT: **PETER R. DOL-  
NACK**

SALE ADDRESS: 104 North Valley  
Road, Paoli, PA 19301

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

**SALE NO. 16-5-399**

**Writ of Execution No. 2013-11694**

**DEBT \$766,979.67**

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

ALL THAT CERTAIN lot or piece of  
ground situate in the Township of Pocopson,  
County of Chester and Commonwealth of  
Pennsylvania described according to a Final Major  
Subdivision Plan for Olmstead, made by  
Integrated Land Management, Inc., dated  
09/22/1999, last revised 11/07/2001 and recorded  
as Plan File #15997, bounded and described as fol-  
lows to wit:

BEGINNING at a point on the south-  
easterly side of Peale Drive, a corner of Lot #34 on  
said Plan, thence extending along said side of  
Peale Drive the following (2) courses and dis-  
tances, (1) along the arc of a circle curving to the  
right having a radius of 225.00 feet the arc distance  
of 79.31 feet to a point of tangent, (2) north 23  
degrees 53 minutes, 13 seconds east 105.76 feet to  
a point and corner of Lot #32 on said Plan, thence  
extending along said side of Lot #32 south 64  
degrees 37 minutes, 48 seconds east 290.64 feet to  
a point, thence extending south 13 degrees 41 min-  
utes, 52 seconds west 105.36 feet to a point and  
corner of Lot #34 on said Plan, thence extending  
along said side of Lot #34 north 79 degrees 50  
minutes, 26 seconds west 305.31 feet to the first  
mentioned point and place of beginning.

BEING Lot #33 on said Plan.

BEING UPI Number 63-003-006.1000

PARCEL No.: 63-003-006.1000

BEING known as: 7 Peale Drive, West  
Chester, PA 19382-6788

BEING the same property conveyed to  
Paul Bartkowski and Elizabeth A. Bartkowski who  
acquired title by virtue of a deed from Theodore E.  
Jennings and Paulette M. Jennings, husband and  
wife, dated June 28, 2007, recorded July 6, 2007,  
in the Chester County Clerk's/Register's Office in  
Deed Book 7205, Page 2086.

PLAINTIFF: HSBC Bank USA,

National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-15

VS

DEFENDANT: **ELIZABETH A. BARTKOWSKI**

SALE ADDRESS: 7 Peale Drive, West Chester, PA 19382-6788

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

**SALE NO. 16-5-400**

**Writ of Execution No. 2015-10989**

**DEBT \$406,695.95**

ALL THAT CERTAIN lot of land situate in East Fallowfield Township, Chester County, Pennsylvania

TAX Parcel No.: 47-04-0132

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **JACOB T. BRUMBACK and TRACEY McSHANE ALLEN a/k/a TRACEY A. McSHANE**

SALE ADDRESS: 2650 Strasburg Road, Coatesville, PA 19320

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

**SALE NO. 16-5-401**

**Writ of Execution No. 2011-08696**

**DEBT \$165,096.21**

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

BLR# 5-7-10

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER MINTSCHENKO and APRIL MINTSCHENKO a/k/a APRIL B. MINTSCHENKO and VALENCIA DAVIS**

SALE ADDRESS: 509 Prospect Avenue, West Grove, PA 19390-1327

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

**SALE NO. 16-5-402**

**Writ of Execution No. 2010-14117**

**DEBT \$216,188.77**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Borough of Kennet

Square, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot of land, situated on the west side of Park Avenue (formerly Race Street) being Lot #56 South View Development in the Borough Kennett Square, County of Chester and the State of Pennsylvania being bounded and described according to a survey made by George E. Regester, Jr., Registered Surveyor, as follows;

BEGINNING at a stake in the west street line of Park Avenue (formerly Race Street) as the same is now laid out 47 feet wide, and said point of beginning being south 02 degrees 06 minutes west 175 feet from an iron pin set in the south street line of Chestnut Street, 50 feet wide, measured, along the west street line of Park Avenue; thence along the west street line of Park Avenue, south 02 degrees 06 minutes west 55 feet to a stake; a corner of Lot #55, thence along Lot 55 north 88 degrees 45 minutes west 137.98 feet to a stake in a line of land of Kennett Consolidated School; thence along land of said school, north 06 degrees 09 minutes west 58.48 feet to a stake, a corner of Lot# 57, thence along Lot# 57 south 88 degrees 45 minutes east 145.84 feet to the first mentioned point and place of beginning.

CONTAINING 7806.3 square feet of land, be the same more or less

BEING UPI Number 3-5-190

PARCEL No.: 3-5-190

BEING known as:. 818 Park Avenue, Kennett Square, PA 19348

BEING the same property conveyed to Clarence Stevens who acquired title by virtue of a Deed from John B. Morton, dated March 30, 2007, recorded June 13, 2007, at Deed Book 7184, Page 1666, Chester County, Pennsylvania Records.

PLAINTIFF: US Bank National Association, as Trustee for CMLTI 2007-WFHE3

VS

DEFENDANT: **CLARENCE STEVENS**

SALE ADDRESS: 818 Park Avenue, Kennett Square, PA 19348

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

**SALE NO. 16-5-403**

**Writ of Execution No. 2015-10172**

**DEBT \$158,073.52**

ALL THAT CERTAIN unit in the property known, named and identified as Declaration of Renaissance Place South Condominium located in the County of Chester, Commonwealth of

Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. CS. 3101 et seq by the recording in the Chester County Department of Records of a dated 1/16/2009 and recorded 1/16/2009 in Record Book 7573 Page 1756 being and designated on Declaration Place as Unit No. 106, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration)

BEING known as Renaissance Place  
South Condominium 131 Prospect St, Unit 106

BEING UPI No. 15-9-986

BEING the same premises which 3D Group, LTD., a Pennsylvania Limited Liability Company, by Deed dated July 22, 2010 and recorded August 17, 2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7974 Page 660, granted and conveyed unto Mink Macarthur.

PLAINTIFF: Ocwen Loan Servicing,  
LLC

VS

DEFENDANT: **MINK  
MACARTHUR**

SALE ADDRESS: 131 Prospect Street,  
Unit 106, Phoenixville, PA 19460

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

**SALE NO. 16-5-404**

**Writ of Execution No. 2014-03426**

**DEBT \$407,695.95**

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

TAX Parcel No.: 19-02-0027

PLAINTIFF: U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC10

VS

DEFENDANT: **JULIUS HORVATH  
and KRISTINA HORVATH**

SALE ADDRESS: 2511 Saint Peters  
Road, Pottstown, PA 19465

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

**SALE NO. 16-5-405**

**Writ of Execution No. 2015-08782**

**DEBT \$248,004.65**

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

erected, situate in the City of Coatesville, County of Chester and Commonwealth of PA, bounded and described according to a plan of Millview, Subdivision Plan of Property of Coatesville Communities Corporation, made by G.D. Houtman and Son Inc., Civil Engineers and land surveyors, Media, PA, dated 11/02/1998, last revised 11/28/2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Wesley Lane (50 feet wide) said point marking a corner of Lot No. 64 on said Plan; thence from said beginning point and extending along the southwesterly side of Wesley Lane on the arc of a circle curving to the left having a radius of 560 feet the arc distance of 47.24 feet to a point, a corner of Lot No. 62; thence leaving said side of Wesley Lane and extending along said Lot No. 62 south 63 degrees 0 minutes 0 seconds west 117.18 feet to a point in line of the rear of Lot No. 92; thence extending along the rear of Lots Nos. 92 and 91 north 21 degrees 37 minutes 0 seconds west 57.06 feet to a point, a corner of aforesaid Lot No. 64; thence extending along said Lot No. 64 north 67 degrees 50 minutes 0 seconds east 114.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 63 on said Plan.

BEING UPI #16-04-0343.0000

PREMISES being: 113 Wesley Lane,  
Coatesville, PA 19320-3074

BEING the same premises which Gregory J. Moore and Tarrah M. Moor, husband and wife by Deed dated August 7, 2006 and recorded August 17, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6929 Page 1258, granted and conveyed unto Angel M. Mack and Kareem A. Hand.

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for Aegis Asset Backed Securities Trust 2006-1, Mortgage Backed Notes, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ANGEL M. MACK  
and KAREEM A. HAND**

SALE ADDRESS: 113 Wesley Lane,  
Coatesville, PA 19320-3074

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

**SALE NO. 16-5-406**

**Writ of Execution No. 2015-11098**

**DEBT \$410,136.31**

ALL THAT CERTAIN tract of land situate in Franklin Township, Chester County,



Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Meadow Woods made by Hillcrest Associates, Inc., Registered Surveyors dated 01/04/89 and recorded as Plan #9182, as follows to wit:

BEGINNING at a point on the westerly side of Meadow Wood Lane said point of beginning being the northwesterly corner of Lot 13 as shown on said Plan and the southwesterly corner of the about to be described lot; thence from said beginning and extending along Lot 13, south 80 degrees 45 minutes 27 seconds west 285.51 feet to a point in line of Lot 11; thence extending along Lot 11 and Lot 10, north 10 degrees 18 minutes 17 seconds west 538.46 feet to a point on the side of Meadow Wood Lane; thence extending along the side of Meadow Wood Lane the 3 following courses and distances 1 along the curve of a circle having a radius of 531.80 feet the arc distance of 261.71 feet to a point 2 south 36 degrees 22 minutes 43 seconds east 166.51 feet to a point of curve 3 along the curve of a circle having a radius of 446.61 feet the arc distance of 203.18 feet to the first mentioned point and place of beginning.

UPI #72-7-40

PARCEL # 7207 00400000

PREMISES being: 6 Meadow Wood Lane, Landenberg, PA 19350

BEING the same premises which David L. Bruni and Betsy J. Crothamel a/k/a Betsy J. Bruni, tenants in common, by Deed dated January 20, 2006 and recorded March 14, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B6789 Page 117, granted and conveyed unto David L. Bruni and Betsy J. Bruni.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DAVID L. BRUNI and BETSY J. BRUNI**

SALE ADDRESS: 6 Meadow Wood Lane, Landenberg, PA 19350

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

**SALE NO. 16-5-407**

**Writ of Execution No. 2014-05240**

**DEBT \$286,435.39**

PROPERTY situate in Township of North Coventry

TAX Parcel #17-3Q-27

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **WILLIAM A. HAGENKOTTER III**

SALE ADDRESS: 515 Roberta Drive, Pottstown, PA 19465

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

**SALE NO. 16-5-408**

**Writ of Execution No. 2007-07592**

**DEBT \$651,744.87**

PROPERTY situate in Township of Tredyffrin

TAX Parcel #43-09A-0005

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-6

VS

DEFENDANT: **JOYE McDONALD-HAMER**

SALE ADDRESS: 1360 Shadow Oak Drive, Malvern, PA 19355

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

**SALE NO. 16-5-409**

**Writ of Execution No. 2015-02366**

**DEBT \$170,801.86**

ALL THAT CERTAIN unit in the property known, named and identified in the declaration plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which has heretofore been submitted to The Provisions of The Unit Property of Pennsylvania, July 3, 1963, P.L. 196, by recording in the Office for Recorder of Deeds, in and for the County of Chester, Pennsylvania of The Declaration dated June 27, and recorded June 28, 1972 in Misc. Deed Book 198 Page 272,

A first amendment thereto dated July 7, 1972 and recorded in Misc. Deed Book 198 Page 474;

A second amendment thereto dated July 16, 1973 and recorded in Misc. Deed Book 206 Page 852;

A third amendment thereto dated May 31, 1974 and recorded in Misc. Deed Book 236 Page 202;



A fourth amendment thereto dated December 19, 1974 and recorded December 19, 1974, in Misc. Deed Book 265 Page 68;

A fifth amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 Page 102;

A sixth amendment thereto dated August 12, 1976 and recorded August 17, 1976 in Misc. Deed Book 341 Page 114;

A seventh amendment thereto December 21, 1976, recorded December 23, 1976 in Misc. Deed Book 359 Page 202;

A declaration plan dated October of 1971, executed and acknowledged 27, 1972 and recorded June 28, 1972 in Plan Book 43 Page 24;

A first amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 43 Page 24;

A second amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 Page 24;

A third amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan File No. 236;

A fourth amendment thereto dated August of 1976 and recorded August 17, 1976 in Plan File No. 544;

A fifth amendment dated December of 1976 and recorded December 23, 1976 in Plan File No. 767;

A code of regulations dated June 27, 1972 and recorded 1972 in Misc. Deed Book 198 Page 306;

A first amendment thereto dated May 31, 1974 and 1974 in Misc. Deed Book 236 Page 210;

A second amendment thereto dated August 4, 1978 and recorded August 4, 1978 in Misc. Deed Book 414 Page 248,

BEING and designated on such declaration plans as Unit No. 444, as more fully described in such declaration plan and declaration, as the same have been, of shall, time and time hereafter, be amended together with an initial proportionate undivided interest in the common elements (as defined in such declaration) of .23477.

UPI 53-6-1524.44P

PARCEL No. 5306 152444P0

BEING the same premises which George Z. Lokken and Laura L. Lokken, now known as Laura L. Zane, by her attorney-in fact George Z. Lokken and Gail S. Lokken by Deed dated February 22, 1988 and recorded February 25, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1062 Page 16 granted and conveyed unto Rodney C. Grant.

Rodney C. Grant has since departed this life on May 14, 2014.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **UNKNOWN HEIRS, EXECUTORS AND DEVISEES OF THE ESTATE OF RODNEY C. GRANT**

SALE ADDRESS: 444 Summit House, West Chester, PA 19382

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