

NOTICES

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2nd Publication

CHANGE OF NAME NOTICE
COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 15-02087

NOTICE IS HEREBY GIVEN that the Petition of **GREGORY KAJKOWSKI** was filed in the above named Court, praying for a Decree to change his name to **GREGORY JOHN YOUNG**. The original hearing date scheduled for Monday June 15, 2015 was rescheduled to Thursday, May 28, 2015 has now been postponed to Thursday June 11, 2015 at 10:30 am, Courtroom No. 3, Chester County Justice Center, 201 W. Market St., West Chester, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.
EDWARD R. SUTTON, Atty. for Petitioner
1014 Millcreek Dr.
Feasterville, PA 19053
215-364-5525

CORPORATION NOTICE

Salt Castle Management, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. Saltz Matkov, P.C.
998 Old Eagle School Road
Suite 1206
Wayne, PA 19087

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

BADER, Elizabeth Anne, late of Westtown Township, Chester County.. Diana M. Hoppe, care of **KENNETH R. WERNER**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924 Executrix. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

BECKER, Richard Norman, a/k/a Rick, late of Willistown Township. Matthew Becker, 82 Pebble Valley Drive, Doylestown, 18901 Administrator.

BETZ, Marlene B., late of Easttown Twp. Edward B. Betz., Jr., 4021 Hampstead Road, LaCanada Flintridge, CA 91011-3928, Executor. **RYAN M. BORNSTEIN**, Esq., Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T2, Berwyn, PA 19312-1780, atty.

CHIUSANO, Elizabeth, a/k/a Betty Chiusano, a/k/a Elizabeth J. Chiusano, late of the Township of Easttown, Chester County, PA. Philip A. Chiusano, care of **LAURA B. WALLENSTEIN**, Esquire, 1810 Chapel Avenue West, Cherry Hill, NJ 08002 Executor. **LAURA B. WALLENSTEIN**, Esquire, Flaster Greenberg, P.C., 1810 Chapel Avenue West, Cherry Hill, NJ 08002, atty.

COCCIOLOONE, SR., Alfred J., late of West Grove, Chester County, PA. Alfred J. Cocciolone, Jr., Donna R. Giuliani and Lisa M. Holmes, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382 Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

CONE, Charlotte G., a/k/a/ Charlotte Cone, late of Elverson, PA. Robert L. Cone, 416 Yoder Road, Elverson, PA 19520, Executor. GRE-GORY C. HARTMAN, Esq. Hartman, Valeriano, Magovern and Lutz P.C., 1100 Berkshire Blvd., Suite 301, P. O. Box 5828, Wyomissing, PA 19610, atty.

FULLER, Linda L., late of Caln Township. Albert D. Fuller Jr., 1161 Woodruff Road, Coatesville, PA 19320, Executor.

GAZZILLO, Vincent J., a/k/a Vincent Gazzillo, late of the Township of Valley, Chester County, PA. Paschal Gazzillo, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner Street, West Chester, PA 19382 Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

GREAVES-WOLF, Elizabeth, a/k/a Betty Jane Greaves, late of Honey Brook Township, Chester County. Kenneth R. Werner, 203 West Miner Street, West Chester, PA 19382-2925 Executor. KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2925, atty.

MITCHELL, Patricia Ann, late of West Bradford Township. 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.

OLIN, Allen O., late of East Goshen Township, Chester County, PA. Connie Olin, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460 Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

PUSEY, Donald K., late of Kennett Square. Barbara H. Pusey, care of NEIL W. HEAD, Esquire, 218 W. Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head & Head, LLP, 218 W. Miner Street, West Chester, PA 19382, atty.

SMITH, Thelma E., a/k/a Thelma E. Stubbs Smith, late of West Grove. Sheryl J. Rogers, 14 Gale Lane, Wilmington, DE 19807, Executrix. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, 920 N. King Street, Wilmington, DE 19801, atty.

VEITZ, Mary Ann, late of Tredyffrin Twp. Sharon Veitz, c/o STACEY WILLITS MCCONNELL, Esq., Lamb McErlane PC, 24 E. Market St., P. O. Box 565, West Chester, PA 19381, Executrix.

2nd Publication

BARAJAS, Esperanza R., a/k/a Esperanza Barajas, late of Tredyffrin Township. Robert Barajas, Sr. and Virginia Richter, care of DAVID M. SMILK, Esquire, 2727 West Chester Pike, Broomall, PA 19008 Executors. DAVID M. SMILK, Esquire, Law Offices of Sand Gibbs, LLP, 2727 West Chester Pike, Broomall, PA 19008, atty.

BECKER, Richard Norman, a/k/a Rick, late of Willistown Township. Matthew Becker, 82 Pebble Valley Drive, Doylestown, PA 18901 Administrator.

BLACK, Linda Lee, late of Borough of Elverson. Laura L. Filkins, 6 Churchill Drive, Elverson, PA 19520 Executrix. JAMES D. SCHEFFEY, Esquire, Yergey. Daylor. Allebach. Scheffey. Picardi, 50 S. Pine Street, P. O. Box 526, Elverson, PA 19520-0526, atty.

BLAKE, Marian J., late of the Township of Tredyffrin, Chester County, PA. Tracy Blake DeVlieger, 201 King of Prussia Rd., Ste. 100, Radnor, PA, 19087 and John P. Blake, 411 W. Conestoga Rd., Apt. #17, Devon, PA 19333 Executors. TRACY BLAKE DEVLIEGER, Esquire, Gadsden Schneider & Woodward, LLP, 201 King of Prussia Road, Suite 100, Radnor, PA 19087, atty.

BOGGS, Clarissa Marie, late of the Borough of Downingtown, Chester County, PA. Letitia M. Durnell and Wayne D. Boggs, care of BRIDGET M. WHITLEY, Esquire, 17 S. Second St., 6th fl., Harrisburg, PA 17101-2039 Administrators. BRIDGET M. WHITLEY, Esquire, Skarlatos Zonarich LLC, 17 S. Second St., 6th fl., Harrisburg, PA 17101-2039, atty.

BUTLER, Nancy Barbara, a/k/a Nancy Bauer Butler, a/k/a Nancy Barbara Bauer Butler, late of West Goshen Township. Kelly Wittman, 10 Penwyck Lane, West Grove, PA 19390 Administratrix.

CHRISTIE, Laura Edna, late of Kennett Square, Chester County, PA. Frederick N. Christie, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348 Administrator. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P. O. Box 96, Kennett Square, PA 19348, atty.

CLEMENTS, JR., William W., late of the Township of Tredyffrin, Chester County, PA. Nancy M. Clements, care of S. JONATHAN EMERSON, Esquire, 117 N. Monroe St., Media, PA 19063 Executrix. S. JONATHAN EMERSON, Esquire, Monroe Professional Building, 117 N. Monroe St., Media, PA 19063, atty.

COCCIOLOONE, Ruth, late of West Grove, Chester County, PA. Alfred J. Cocciolone, Jr., Donna R. Giuliani and Lisa M. Holmes, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382 Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

COOK, Rose Marie Elizabeth, late of Exton, Uwchlan Township. James F. Cook, Jr., care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341 Executor. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

FOX, Kathleen M., late of the Township of Tredyffrin, Chester County, PA. Susan K. Senycz, 1508 Ivy Wood Way, Lansdale, PA 19446 Executrix. EDWARD A. ZETICK, Esquire, 415 Johnson St., Ste. 101, Jenkintown, PA 19046-2705, atty.

GRANT, David E., a/k/a David Evans Grant, late of the Borough of Oxford, Chester County, PA. M. Duncan Grant, care of MARK S. BLASKEY, Esquire, 3000 Two Logan Square, Philadelphia, PA 19103-2799 Executor. MARK S. BLASKEY, Esquire, Pepper Hamilton, LLP, 3000 Two Logan Square, Philadelphia, PA 19103-2799, atty.

GUERRERO, Fernando, late of Kennett Square. Mildred C. Worth, care of TIMOTHY B. BARNARD, Esquire, 218 West Front St., P. O. Box 289, Media, PA 19063 Executrix. TIMOTHY B. BARNARD, Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 218 West Front St., P. O. Box 289, Media, PA 19063, atty.

KULP, Dorothy H., a/k/a/ Dorothy Elizabeth Kulp, late of Phoenixville Borough, Chester County, PA. George H. Kulp, III, 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.

LISOWSKI, Thecla T., late of West Goshen Township. Robert Lisowski, care of STEPHEN A. DURHAM, Esquire, 320 West Front St., Media, PA 19063 Executor. STEPHEN A. DURHAM, Esquire, Durham & James, P.C., 320 West Front St., Media, PA 19063, atty.

NYANHONGO, Rezen Ganyo, late of Coatesville, Chester County, PA. Jealous Nyanhongo and Diana Bunhu Martinez, care of DANIEL F. MONAHAN, Esquire, 7 Great Valley Parkway, Ste. 290, Malvern, PA 19355 Administrators. DANIEL F. MONAHAN, Esquire, Monahan Law Practice, PC, 7 Great Valley Parkway, Ste. 290, Malvern, PA 19355, atty.

PHILLIPS, Evelyn J., late of Honey Brook. Marilyn Ruth Barto, 220 Country Drive, Denver, PA 17517, Executrix.

PIERI, David Louis, late of South Coatesville Borough. Marylou Baer, 1695 Goosetown Rd., Coatesville, PA 19320 Executrix.

RUOSS, George G., late of West Whiteland Township. Lynn Marie Ruoss, 355 Garden Avenue, Clayton, NJ 08312, Executrix. JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut St., West Chester, PA 19380, atty.

SEAY, Janice M., late of the Township of Willistown, Chester County, PA. David M. Seay, care of APRIL CHARLESTON, Esquire, 60 West Boot Road, Suite 201, West Chester, PA 19380 Executor. APRIL CHARLESTON, Esquire, The Charleston Firm, 60 West Boot Road, Suite 201, West Chester, PA 19380, atty.

SEEGER, Virginia Ball, a/k/a Virginia Lee Seeger, Late of Oxford Borough. William Seeger, III and Virginia S. Cheek, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

SKILLMAN, Henry H., late of West Goshen Township, Chester County, PA. David R. Skillman, care of ROBERT S. SUPPLEE, Esquire, 329 S. High St., West Chester, PA 19382-3336 Executor. ROBERT S. SUPPLEE, Esquire, 329 S. High St., West Chester, PA 19382-3336, atty.

3rd Publication

ALLEN, Margaret, a/k/a Margaret E. Allen, late of Phoenixville Borough. Francis Allen, 3317 LaNube Court, Antelope, CA 95843, Executor. SUZANNE BENDER, Esquire, 216 Bridge St., Phoenixville, PA 19460, atty.

BITTLE, Dorothy J., late of Chester County, East Goshen Township. Kevin L. Bittle, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365 Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

BRADIGAN, Roseanne J., late of Phoenixville Borough. Michael A. Bradigan, 839 Rittenhouse Road, Audubon, PA 19407, Executor. SUZANNE BENDER, Esquire, 216 Bridge St., Pottstown, PA 19464, atty.

BROWN, Bonnie A. a/k/a Bonnie Ann Brown, a/k/a Bonnie Brown, late of Spring City, East Pikeland Township, PA. James V. Baldassare, 770 Church Street, Royersford, 19468 Executor. LAURALEE F. DAMBRINK, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

BUNIO, Anna T., late of Upper Uwchlan Township. Peter M. Bunio, care of MARY R. LASOTA, Esquire, 101 Lindenwood Drive, Ste. 225, Malvern, PA 19355 Executrix. MARY R. LASOTA, Esquire, LaSota Law, LLC, 101 Lindenwood Drive, Ste. 225, Malvern, PA 19355, atty.

CONNELL, John Phelps, late of Landenberg, PA. Marilyn J. Connell, 595 Old School House Road, Landenberg, PA 19350, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

DAVIS, Julia Finette, late of Cochranville, Chester County, PA. John G. Davis, care of CHRISTOPHER G. FURLONG, Esquire, 89-2 W. State Street, PO Box 739, Avondale, PA 19311, Executor. CHRISTOPHER G. FURLONG, Esquire, 89-2 W. State Street, PO Box 739, Avondale, PA 19311, atty.

DEAN, Tommie L., late of Phoenixville Borough. Robert Venable, 2425 Lakeview Avenue, Apt. 1B, Baltimore, MD 21217, Administrator. SUZANNE BENDER, Esquire, 216 Bridge St., Phoenixville, PA 19460, atty.

GASTROCK, Barry Allen, late of East Brandywine Township. Margerie A. Smith, 122 Crawford Rd., Downingtown, PA 19335, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

HERSHEY, Nancy Kay, late of Spring City. Scott F. Breidenbach, Esq., 2158 Sunnyside Avenue, Pottstown, PA 19464 Administrator. SCOTT F. BREIDENBACH, Esquire, Breidenbach Associates Law Offices, 2158 Sunnyside Avenue, Pottstown, PA 19464, atty.

HOOVER, Julie B., late of Unionville, Chester County, PA. Gerald E. Hoover, P. O. Box 276, Unionville, PA 19375, Executor.

HOZYASH, Elaine, late of Spring City, Chester County, PA. Brian B. Hozyash, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468 Executor. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber, P.C., 527 Main St., Royersford, PA 19468, atty.

LIEB, Theodore G., late of West Brandywine Township. Martha Marshalek, 307 Tapestry Circle, Exton, PA 19341, Executrix. **JENNIFER S. NASH**, Esquire AND **MICHAEL SANEMINO**, Esquire, 7 Great Valley Parkway, Suite 290, Malvern, PA 19355, atty.

NATALE, John J., late of East Goshen Township. Robert W. Natale, 1109 Somerset Place, West Chester, PA 19382, Executor.

PIGHINI, Frances C., late of the Borough of West Chester, Chester County, PA. Ernest A. Pighini, care of **JOHN F. WALSH**, Esquire, P. O. Box 445, 653 Skippack Pike, Ste. 116, Blue Bell, PA 19422-0702, Administrator. **JOHN F. WALSH**, Esquire, P. O. Box 445, 653 Skippack Pike, Ste. 116, Blue Bell, PA 19422-0702, atty.

RICKETTS, Kenneth R., late of East Fallowfield Township, Chester County. William R. Ricketts, Judith Miller and Douglas R. Ricketts, care of **STEPHEN R. MCDONNELL**, Esquire, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, Executors. **STEPHEN R. MCDONNELL**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, atty.

STOLTZFUS, Erma, late of West Nantmeal Township. James K. Stoltzfus, 277 Lammey Road, Elverson, PA 19520, Executor. **BRADFORD J. HARRIS**, Esquire, Good & Harris, LLP, 132 W. Main St., New Holland, PA 17557, atty.

TOPPIN, JR., Thomas R., a/k/a Ted R. Toppin, Jr., late of Lower Oxford Township. Ella Jeanette Hayes, care of **DONALD B. LYNN, JR.**, Esquire, P. O. Box 384, Kennett Square, PA 19348 Administratrix. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

WILLIAMS, Alice B., late of the Township of East Caln, Chester County, PA. Cathy Roberts, 302 Vista Dr., Phoenixville, PA 19460, Executrix. **WILLIAM J. THOMAS**, Esquire, Giannascoli & Kent, P.C., 93 W. Devon Dr., Ste. 102, Exton, PA 19341, atty.

ZAGORSKIE, Adelia Mary, late of London Grove Township, Chester County, PA. Lori Anne Ruggieri, care of **NEIL E. LAND**, Esquire, 213 E. State Street, Kennett Square, PA 19348 Executrix. **NEIL E. LAND**, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

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 May 14, 2015, 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: **410 Condominium Association**. The purpose or purposes for which it was organized are as follows: To act as a condominium association, which includes ownership and management of real estate and any other lawful purpose.

KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors
910 Harvest Dr.
Blue Bell, PA 19422

NOTICE TO DEFEND**COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
No. 2014-05241-CT**

Brandywine Hospital, Plaintiff
v. Jeffrey and Michelle Giannini, Defendants

Brandywine Hospital has filed civil suit against named Defendants for a debt owed.

NOTICE

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

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

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

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

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2014-09138

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Deutsche Bank National Trust Company as Trustee for Home Loan Mortgage Loan Trust 2006-1,
Plaintiff vs. Roland Oris, Defendant
TO: Roland Oris, Defendant, whose last known addresses are 6820 Torresdale Ave., 1st Fl., Philadelphia,
PA 19135 and 80 Brianna Circle, Pottstown, PA 19465.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company as Trustee for Home Loan Mortgage Loan Trust 2006-1, 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. 2014-09138, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 80 Brianna Circle, Pottstown, PA 19465, 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 Assoc., 15 W. Gay St., 2nd Fl., West Chester, PA 19380, 610.429.1500. Gregory Javardian,

Mary F. Kennedy, Meghan K. Boyle, Sean P. Mays, Attys. for Plaintiff, Law Offices of Gregory Javardian, 1310 Industrial Blvd., 1st Fl., Ste. 101, Southampton, PA 18966, 215.942.9690.

In The Court of Common Pleas
Chester County
Civil Action – Law
No. 15-00544

Notice of Action in Mortgage Foreclosure

Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company, Plaintiff vs. The Unknown Heirs of David L. Covert Deceased, Carole Rivera, Solely in Her Capacity as Heir of David L. Covert, Deceased, Esther Kirk, Solely in Her Capacity as Heir of David L. Covert, Deceased, Gloria Harris, Solely in Her Capacity as Heir of David L. Covert Deceased & Janet Fowlkes, Solely in Her Capacity as Heir of David L. Covert, Deceased, Mortgagor and Real Owner,
Defendants

To: The Unknown Heirs of David L. Covert, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 115 Irish Lane Coatesville, PA 19320. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Nationstar Mortgage, LLC, d/b/a Champion Mortgage Company, 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. 15-00544, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 115 Irish Lane, Coatesville, PA 19320, whereupon your property will be sold by the Sheriff of Chester County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610-429-1500. Legal Aid Of Chester County Inc., 14 E. Biddle St., West Chester, PA 19380, 610-436-4510.

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

1st Publication**BUSH FAMILY TRUSTED TRUST DATED 4/20/2011**

YOLANDA C. BUSCH, Deceased Late of Township of New Garden, Chester County, PA.

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to John C. Bush, Trustee, c/o Ronald A. Luongo, Esq., 15 Paoli Plaza, Ste. H, Paoli, PA 19301, or to his Attorney: RONALD A. LUONGO, Luongo Law Center, P.C., 15 Paoli Plaza, Ste. H, Paoli, PA 19301.

1st Publication

MARY JANE MAHAFFEY LIVING TRUST DTD 12/04/1998 AND ANY AMENDMENTS THERETO.

MARY JANE MAHAFFEY, DECEASED, LATE OF PENN TOWNSHIP, CHESTER COUNTY. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to GEORGE W. MAHAFFEY, TRUSTEE, c/o DUKE SCHNEIDER, ESQ., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, or to his Attorney: DUKE SCHNEIDER, ESQ., MacELREE HARVEY, LTD., 17 W. MINER STREET, P.O. BOX 660, WEST CHESTER, PA 19381-0660.

Sheriff Sale of Real Estate

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, June 18, 2015** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, July 20, 2015**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 15-6-449
Writ of Execution No. 2014-00891
DEBT \$302,590.48

ALL THAT CERTAIN unit in the property known, named and identified as 217 North New Street and lot and land, located in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, situate on the northeast corner of North New and Evans Street or Patton Alley, bounded on the west by North New Street, on the north by land late or Roland Smedley, on the east by land late of the same Roland Smedley, and on the south by said Evans Street or Patton Alley. Being twenty-one feet four inches in front of said North New Street and extending back of that width easterly of that width between parallel straight lines eighty-nine feet to the line of land of the late Roland Smedley. The north line thereof passing through the middle of the partition wall between the message hereby conveyed and the adjoining message on the north.

CONTAINING about 1898 square feet of land, more or less.

THE improvements thereon being

known as No. 217 North New Street.

TOGETHER with the right to use certain drain pipe in common with others, extending from or about the northeasterly corner of the message of the lot herein before described northerly to Washington Street as now constructed, along or below the rear of all houses on the east side of New Street, northerly to said Washington Street. Provided, however, that the said parties of the first part, their heirs or assigns, owners or occupiers of the premises herein conveyed, shall not discharge any water closet into said drain pipe, or any water such as usually comes from a water closet.

TAX ID: 1-8-129

TITLE is vested in Mildred F. Cornelius, as sole owner, by Deed from Mildred G. Cornelius a/k/a Mildred F. Cornelius, and Maurice Loper, dated May 18, 2011, recorded June 28, 2011 in the Chester County Clerk's Register's Office in Deed Book 8201, Page 858.

PLAINTIFF: Generation Mortgage Company

VS

DEFENDANT: **MILDRED F. CORNELIUS a/k/a MILDRED G. CORNELIUS, DECEASED LAST RECORD OWNER / MORTGAGOR; JANET A. HUDGINS, KNOWN HEIR OF MILDRED F. CORNELIUS; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MILDRED F. CORNELIUS AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN INTEREST; THE UNITED STATES OF AMERICA**

SALE ADDRESS: 217 N. New Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

SALE NO. 15-6-450
Writ of Execution No. 2013-05481
DEBT \$517,670.06

PROPERTY situate in the Township of West Brandywine, Chester County, Pennsylvania
BLR# 29-5-25.9

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1, C/O Nationstar Mortgage, LLC

VS

DEFENDANT: **TODD HUNTER and JOHN BOSIO**

SALE ADDRESS: 11 Lahawa Drive,
Downingtown, PA 19335-1172

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

SALE NO. 15-6-451

Writ of Execution No. 2014-06332

DEBT \$241,826.18

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Property of land belonging to Laura Baker Long Estate, dated 12/9/1968 and made by Howard H. Ranck, as follows, to wit:

BEGINNING at a spike marking the intersection of the title line in the bed of Telegraph Road (T435) and the southeasterly line of land of Philadelphia Electric Company; thence extending from said beginning point along said land, north 37 degrees 28 minutes east, 1,751.95 feet to a concrete monument on the title line in the bed of a former road; thence partly along said title and partly along land now or late of Elmer Zackary Estate, south 02 degrees 48 minutes west, 1,531.20 feet to a spike on the title line in the bed of Telegraph Road; thence along said title line the two (2) following courses and distances; (1) north 80 degrees 00 minutes west, 558.40 feet to a point and (2) north 87 degrees 18 minutes west, 462.65 feet to the first mentioned point and place of beginning. Excepting thereout and therefrom all those certain lots or piece of ground, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for Crystal Johnson, made by Berger and Hayes, Inc., Civil Engineers, Thorndale, PA, dated 11/17/1987 and last revised 1/4/1988, as follows, to wit:

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 1 on said Plan; thence extending along same, north 80 degrees 42 minutes 16 seconds west 207.73 feet to a point, a corner of Lot 33; thence along same, north 09 degrees 17 minutes 44 seconds east, 321.96 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 21 seconds east, 176.40 feet to a point; thence still along same, south 03 degrees 21 minutes 36 seconds west, 308.91 feet to the first mentioned point and place of beginning.

CONTAINING in area 60210 square feet.

BEING Lot No. 2 on said Plan.

CONTAINING 1.382 acres.

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 2 on said Plan; thence extending along said side of Telegraph Road north 80 degrees 42 minutes 16 seconds west, 259.11 feet to a point, a corner of Lot No. 4; thence along same, north 14 degrees 50 minutes 39 seconds east, 342.47 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 02 seconds east, 226.79 feet to a point a corner of Lot No. 2 on said Plan; thence along same, south 09 degrees 17 minutes 44 seconds west, 321.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 80542.44 square feet.

BEING 1.849 acres.

BEING Lot No. 3 on said Plan.

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

VS

DEFENDANT: **MELANIE H. TAYLOR**

SALE ADDRESS: 151 Telegraph Road, Coatesville, PA 19320

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

SALE NO. 15-452

Writ of Execution No. 2012-06848

DEBT \$247,622.39

ALL THAT CERTAIN brick messuage and lot of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the west side of Wayne Street, being designated as #116 North Wayne Street, in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, having a frontage on North Wayne Street of fifteen (15) feet and extending back between parallel lines a distance of eighty (80) feet to the east side of a private alley.

CONTAINING one thousand two hundred (1,200) square feet of land, be the same more or less.

BEING the same premises which Black Action Committee, a Non-Profit Corporation, by Deed dated March 25, 1970 and recorded in Chester County in Deed Book G-39, Page 567, conveyed unto Stanford L. Gallimore and Bertha M. Gallimore, his wife, in fee.

TAX ID: 1-8-319

TITLE is vested in Myrtle Mack, by

Deed from Stanford L. Gallimore and Bertha M. Gallimore, his wife, dated 02/09/1978, recorded 02/10/1978 in Book K 52, Page 586.

PLAINTIFF: Generation Mortgage Company

VS

DEFENDANT: **MYRTLE MACK, DECEASED LAST RECORD OWNER/MORTGAGOR; SHIRLEY SIMPSON a/k/a SHIRLEY MACK KNOWN HEIR OF MYRTLE MACK; RICHARD MACK a/k/a RICHARD A. MACK, KNOWN HEIR OF MYRTLE MACK; UNKNOWN HEIRS, DEVICES AND PERSONAL REPRESENTATIVES OF MYRTLE MACK, DECEASED LAST RECORD OWNER/MORTGAGOR**

SALE ADDRESS: 116 N. Wayne Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

SALE NO. 15-6-453

Writ of Execution No. 2012-00886

DEBT \$962,312.82

ALL THAT CERTAIN lot or piece of ground, situate in Westtown Township, Chester County, State of PA, bounded and described according to a Title Plan for the Enclave at Pleasant Woods, prepared by EDC Engineering Design Consultants, Inc., dated 08/15/1995, last revised 03/06/1996 as follows, to wit:

BEGINNING at a point on the east side of Kolbe Lane, a corner of Lot No. 2 as shown on said Plan; thence from said point of beginning, along the said side of Kolbe Lane north 26 degrees 01 minutes 37 seconds west, 100 feet to a corner of Lot 1; thence along Lot No. 1 north 61 degrees 25 minutes 52 seconds east, 247.06 feet to a point in line of lands of Michael Mc Lucas; thence along said lands of Michael McLucas south 29 degrees 56 minutes 15 seconds east, 100.03 feet to a corner of Lot No. 3; thence along Lot No. 3 south 61 degrees 25 minutes 52 seconds west, 250.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TOGETHER with the use of a right of way area as follows:

BEGINNING at a point on the west side of Lot No. 3 at the intersections of Lot Nos. 3 and 4 as shown on said Plan; thence from said point of beginning south 63 degrees 02 minutes 30 seconds west, 58 feet to a corner of lands to be retained by John F. Ruffenach; thence along said land of John F. Ruffenach the six (6) following

course and distances; (1) on the arc of a circle curving to the right, having a radius of 303 feet, the arc distance of 71.53 feet to a point of tangent (2) north 28 degrees 01 minute 37 seconds west, crossing a drainage easements, 107.65 feet; (3) north 58 degrees 42 minutes 47 seconds west 60.42 feet (4) north 28 degrees 01 minutes 37 seconds west crossing a stream 21 feet (5) north 20 degrees 00 minutes 42 seconds east, 38.95 feet (6) north 28 degrees 01 minutes 37 seconds west, 18 feet to a point a 50 feet wide right of way belonging to the Township of Westtown; thence along said lands of the Township of Westtown north 61 degrees 25 minutes 52 seconds east, 50 feet to a corner of Lot No. 2; thence along Lot No. 1 and also Lot No. 2 and Lot No. 3 the two (2) following courses and distances; (1) south 28 degrees 01 minutes 37 seconds east, 223.68 feet to a point of curve (2) on the arc of a circle curving to left, having a radius of 253 feet, the arc distance of 72.79 feet to the first mentioned point and place of beginning.

BEING right of way area as shown on said Plan.

CONTAINING 0.382 acres of land, more or less.

TOGETHER with the use of a 50 feet wide right of way through the lands of the Township of Westtown as shown on said Plan and as described in Access Right of Way Agreement to be recorded forthwith.

PARCEL No. 67-4-100

BEING same premises which J.E. Kravitz Development, Inc., a PA Corp. by Deed dated 11/22/06 and recorded 12/04/06 in Deed Book 7023 Page 2245 in the Chester County Recorder of Deeds, granted and conveyed unto Joseph E. Kravitz, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 1123 Kolbe Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC**

SALE NO. 15-5-454

Writ of Execution No. 2013-06832

DEBT \$321,596.58

PROPERTY situate in the Tredyffrin Township, Chester County, Pennsylvania

BLR# 43-9-406

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-2

VS

DEFENDANT: **CARYN M. LINDEY**

SALE ADDRESS: 207 Shoreline Drive, Berwyn, PA 19312-2512

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-562-7000**

SALE NO. 15-6-455

Writ of Execution No. 2014-01148

DEBT \$267,794.61

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

BLR# 1-8-612

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **RONALD S. THORNTON and CAROLYN A. THORNTON**

SALE ADDRESS: 505 West Lafayette Street, a/k/a 505 West Lafayette, West Chester, PA 19380-2209

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-562-7000**

SALE NO. 15-6-456

Writ of Execution No. 2010-10056

DEBT \$229,135.26

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

BLR# 43-5-1710

IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SAMUEL LIMOR, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF ROBERTA ABRAMS a/k/a EVELYN ROBERTA ABRAMS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEVEN SILVERMAN, DECEASED DEVISEE OF THE ESTATE OF ROBERTA ABRAMS a/k/a EVELYN ROBERTA ABRAMS and UNKNOWN HEIRS, SUC-**

CESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEVEN P. SILVERMAN, II, DECEASED DEVISEE OF THE ESTATE OF ROBERTA ABRAMS a/k/a EVELYN ROBERTA ABRAMS

SALE ADDRESS: 346 Brigade Court, Chesterbrook, PA 19087-5544

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

SALE NO. 15-6-457

Writ of Execution No. 2012-07216

DEBT \$478,012.65

PROPERTY situate in the Westtown Township, Chester County, Pennsylvania

UPI# 67-2Q-13

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-Ac2 Asset-Backed Certificates, Series 2006-Ac2

VS

DEFENDANT: **JANET DATZ a/k/a JANET M. DATZ**

SALE ADDRESS: 1418 Johnnys Way, West Chester, PA 19382-7858

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

SALE NO. 15-6-458

Writ of Execution No. 2013-05600

DEBT \$124,020.59

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

TAX Parcel No.: 53-06-1523.48A

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-A under the pooling and servicing agreement dated Jan 1, 2006

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHERI AYSCUE a/k/a CHERI A.**

AYSCUE a/k/a CHERI VAN DYKE a/k/a CHERI A. VAN DYKE, LAST RECORD OWNER

SALE ADDRESS: 348 Summit House,
West Chester, PA 19382

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

SALE NO. 15-6-459

Writ of Execution No. 2014-11841

DEBT \$77,034.48

BY virtue of a Writ of Execution
No.14-11841

OWNER Of property situate in the
Township of Valley, Chester County,
Pennsylvania, being 811 Wagontown Road,
Coatesville, Pennsylvania 19320.

UPI No. 38-2M-127.

IMPROVEMENTS: Residential
dwelling.

JUDGMENT amount: \$77,034.48

PLAINTIFF: Malvern Federal Savings
Bank

VS

DEFENDANT: **CONDUIT PROP-
ERTIES, LLC, a/k/a CONDUIT REALTY,
LLC and STEVEN CONDUIT**

SALE ADDRESS: 811 Wagontown
Road., Coatesville, Pennsylvania, PA 19329

PLAINTIFF ATTORNEY: **ELLIOTT
H. BERTON, ESQ., 610-889-0700**

SALE NO. 15-6-460

Writ of Execution No. 2014-09016

DEBT \$425,040.33

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, situate in the Township of
Easttown, County of Chester and Commonwealth
of Pennsylvania, bounded and described according
to a Subdivision for John C.T. and Barbara
Alexander, made by McCormick, Taylor &
Associates, Inc., Consulting Engineers, Strafford,
Pennsylvania, dated September 19,1977 and last
revised November 30, 1977 as follows, to wit:

BEGINNING at a point of intersection
of the title line of the bed of Darby-Paoli Road
(L.R. 15111) (60 feet wide) and the center line of
South Leopard Road (33 feet wide); thence along
the title line of Darby-Paoli Road, north 56° 15'
west, 64.96 feet to a point in said road; thence
leaving said road and extending along lands now
or late of Donald K. and Leona Chocker, north 26°
33' west, crossing the right-of-way line of AT&T,

325.14 feet to a point, a corner of land now or late
of Marie Lee Gaillard; thence along the same,
north 44° 38' east, 181.51 feet to a point, a corner
of Lot No. 2 on said Plan; thence extending along
the same, south 43° 57' 17.13" east, 355.14 feet to
a point in the center line of South Leopard Road,
aforesaid; thence extending along the same, south
41° 5' west, 284.81 feet to the first mentioned
point and place of beginning.

BEING Lot No. 1 on the above men-
tioned plan.

UNDER AND SUBJECT to certain
restrictions and rights of way of record.

PARCEL No. 55-4-117.2

BEING the same premises which John
C. T. Alexander and Barbara C. Alexander, hus-
band and wife, by Deed dated April 4, 1978 and
recorded in the Chester County Recorder of Deeds
Office on April 6, 1978 in Deed Book R52, Page 6,
granted and conveyed unto James F. Hubbert and
Joan Hubbert, husband and wife.

PLAINTIFF: JPMorgan Chase Bank,
NA

VS

DEFENDANT: **JOAN M. HUBBERT
a/k/a JOAN HUBBERT**

SALE ADDRESS: 1365 South
Leopard Road, Berwyn, PA 19312

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

SALE NO. 15-6-461

Writ of Execution No. 2014-11949

DEBT \$85,087.64

ALL THAT CERTAIN lot of land, situ-
ate in the City of Coatesville, County of Chester
and State of Pennsylvania, on which his located
the west house of a block of two brick dwelling
houses designated as No. 1233 East Lincoln
Highway, bounded and described as follows;

BEGINNING at a point on the north
curb line of East Lincoln Highway distant two
hundred ninety eighty feet eastwardly from the
east curb line of Twelfth Avenue; thence measur-
ing along the said north curb line of East Lincoln
Highway eastwardly twenty seven feet six inches
and extending back northwardly between parallel
lines of that width at right angles to said East
Lincoln Highway one hundred and fifty feet to the
south line of Diamond Street. The east line of the
lot herein conveyed passes through the center of
the middle dividing partition in said block of two
brick dwelling houses.

BOUNDED on the north by the south
line of Diamond Street; on the east by the land now

or late of Rufus L. Batteiger; on the south by the north curb line of East Lincoln Highway and on the west by land now or late of Fred E. Moore.

CONTAINING forty one hundred and twenty five square feet of land, be the same more or less.

BEING Parcel #16-3-28

BEING the same premises which Elizabeth Ann Thompson, Executrix of the Estate of Ida Y. Orr, deceased, by Deed dated October 31, 2000 and recorded in the Chester County Recorder of Deeds Office on November 3, 2000 in Deed Book 4846, Page 1513.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **TRACEY MANCILLA, as ADMINISTRATOR of the ESTATE of ANTONIO MANCILLA, DECEASED**

SALE ADDRESS: 1233 East Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 15-6-462

Writ of Execution No. 2014-10210

DEBT \$202,504.72

PROPERTY situate in the Phoenixville Borough, 6th, Chester County, Pennsylvania

UPI# 15-13-129

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **HAI DOAN**

SALE ADDRESS: 230 Buchanan Street, Phoenixville, PA 19460-3734

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

SALE NO. 15-5-463

Writ of Execution No. 2014-02367

DEBT \$438,846.94

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

BLR# 43-09-0416

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **STASIA H. WHITE-MAN a/k/a STASIA H. FITZGERALD and**

PETER R. FITZGERALD

SALE ADDRESS: 217 Shoreline Drive, Berwyn, PA 19312-2528

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

SALE NO. 15-6-464

Writ of Execution No. 2014-06492

DEBT \$665,188.69

ALL THAT PROPERTY message and tract of land, with the hereditaments and appurtenances thereon erected, situate in the Township of London Grove Chester County, Pennsylvania, as more accurately bounded and described in accordance with survey made by George E. Regester, Jr. and Sons, R S dated 10-21-1964 as follows, to wit;

BEGINNING at a spike set in the centerline of public road known as Indian Run Road, said spike marking a corner of this and other lands of Benjamin Reynolds, et ux, of which this was a part, said spike of beginning being from a point set in said center line of said public road and in line of lands of Edward A. Webb, said point in said road being north 7 degrees 46 minutes west, 78.53 feet from a stone marking an angle point in said line of lands of Edward A. Webb and Benjamin Reynolds said courses and distances being along said center line of said road (1) south 65 degrees 18 minutes 30 seconds west, 356.85 feet to said beginning point; thence leaving said point of beginning and by the center line of said Indian Run Road the following five courses and distances to (2) south 65 degrees 16 minutes 30 seconds west, 44.97 feet to an iron pin (3) south 67 degrees 2 minutes west, 313.23 feet to an iron pin (4) south 69 degrees 51 minutes west, 161.80 feet to an iron pin (5) south 72 degrees 49 minutes west, 106.83 feet to an iron pin and (6) south 73 degrees 53 minutes west, 25.60 feet to an iron pin marking a corner of the lands of Benjamin Reynolds, et ux, of which this was a part, thence leavings and public road and by lands of the said Benjamin Reynolds of which this was a part the following four courses and distances to wit: (1) north 17 degrees 10 minutes west, 423.29 feet to an iron pin (2) north 66 degrees 58 minutes east, 237.47 feet to an iron pin (3) north 72 degrees 27 minutes east, 115.60 feet to an iron pin, and (4) south 53 degrees 40 minutes east, 501.31 feet to the first mentioned point and place of beginning.

BEING UPI Number 59-8-190.1

BLR No.: 59-8-190.1

BEING known as: 365 Indian Run Road, Avondale, PA 19311.

BEING the same premises which

Jeffrey T. Whittaker and Donna M. Higgins, husband and wife., by Deed dated May 28, 1999 and recorded June 14, 1999 in and for Chester County, Pennsylvania, in Deed Book Volume 4581, Page 335, granted and conveyed unto William M. Pollock and Jennifer T. Pollock, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee, in trust for registered holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-WMC2

VS

DEFENDANT: **WILLIAM M. POLLOCK**

SALE ADDRESS: 365 Indian Run Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

SALE NO. 15-6-465

Writ of Execution No. 2012-09990

DEBT \$263,668.93

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Subdivision of Hillingham, Baltimore Pike (U.S. Route 1) and Wilmington-Kennett Turnpike, Kennett Township, Chester County, Pennsylvania and shown as Unit D-2 on a plan of a recent survey by VanDemark and Lynch, Inc., Engineers, Planners, and Surveyors, Wilmington, DE, dated August 15, 1986;

BEGINNING at a point on the line of lands designated as Common Open Space, said point being a corner for Unit D-1 and being distant the three following described courses and distances from the centerline of Wilmington-Kennett Turnpike and a corner for lands now or formerly of Joseph A. Taylor; (1) along the northwesterly line of said lands now or formerly of Joseph A. Taylor and partially along the northwesterly line of Hillingham, Section Two, north 59 degrees 18 seconds east, 641.98 feet to a point, and (2) through said lands designated as Common Open Space, north 30 degrees 08 minutes 42 seconds west, 200.02 feet to a point a corner for Unit D-1; and (3) along the southeasterly line of said Unit D-1, and passing through the party wall for said north 76 degrees 35 minutes 40 seconds east, 30.00 feet to the point of beginning; thence from the said point of beginning along the northeasterly line of said Unit D-1, and passing through the party wall for said Unit D-1 and the herein described Unit D-2 north 13 degrees 24 minutes 20 seconds west, 120.00 feet to a point on the line of said lands des-

ignated as Common Open Space; thence thereby, north 76 degrees 35 minutes 40 seconds east, 24.00 feet to a point on the line of lands of Unit D-3; thence partially along the southwesterly line of said lands of Unit D-3 and passing through the party wall joining the dwelling on said Unit D-3 with the dwelling on the herein described Unit D-2, south 13 degrees 24 minutes 20 seconds east, 120.00 feet to a point a corner for said lands designated as Common Open Space; thence thereby, south 76 degrees 35 minutes 40 seconds west, 24.00 feet to the point and place of beginning.

CONTAINING within said metes and bounds, 2,880 square feet of land being the same more or less.

BEING Parcel Number: 62-2-220

TITLE to said premises vested in Nancy Dugan by Deed from Janice W. Hoag, a/k/a Janice W. Good dated 11/03/2006 and recorded 11/30/2006 in the Chester County Recorder of Deeds in Book 7020, Page 1684.

PLAINTIFF: Astoria Federal Savings and Loan Association

VS

DEFENDANT: **NANCY DUGAN**

SALE ADDRESS: 2002 Hillingham Circle, Chadds Ford, PA 19317

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

SALE NO. 15-6-466

Writ of Execution No. 2013-02297

DEBT \$172,274.69

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-5C-81

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN ALLEN HALL, DECEASED and STEPHEN ALLEN HALL, JR., IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF STEPHEN ALLEN HALL and VALERIE BARBARA HALL, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF STEPHEN ALLEN HALL**

SALE ADDRESS: 904 Charles Street,
Coatesville, PA 19320-2802

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

SALE NO. 15-6-467

Writ of Execution No. 2014-09818

DEBT \$220,471.60

PROPERTY situate in Downingtown
Borough, Chester County, Pennsylvania

BLR# 11-8-293

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **JEFFERY S. KIENT-
ZLER a/k/a JEFFERY KIENTZLER**

SALE ADDRESS: 15 Cherry Street,
Downingtown, PA 19335-3086

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

SALE NO. 15-6-468

Writ of Execution No. 2014-01091

DEBT \$398,798.27

PREMISES A

ALL THAT CERTAIN lot or piece of
ground situate in the Township of West Bradford,
County of Chester, State of Pennsylvania and
described according to a Plan of Property of Leon
C. Famous, said Plan made by G.D. Houtman and
Son, Civil Engineers, dated October 10, 1956, as
follows, to wit:

PREMISES B

ALL THAT CERTAIN lot or piece of
ground, situate in West Bradford Township,
Chester County, Pennsylvania, described accord-
ing to a map and plan made for E. Stanley Floor by
Edgar Laub, Registered Surveyor, as follows, to
wit:

TAX I.D. #: 50-5-129.1 & 50-5-128

PLAINTIFF: Nationstar Mortgage
LLC

VS

DEFENDANT: **ROBERT J.
McMAHON**

SALE ADDRESS: 1833 Strasburg
Road, Coatesville, Pennsylvania 19320

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

SALE NO. 15-6-469

Writ of Execution No. 2015-01128

DEBT \$1,808,233.23

ALL THAT CERTAIN lot of ground
with the buildings and improvements erected
thereon, situate in the Township of Upper
Uwchlan, County of Chester and State of
Pennsylvania, shown as Lot 5 of the Subdivision
Plan for Eagle Industrial Park, dated January 20,
1989 last revised June 27, 1990 and recorded Plan
File #10656, bounded and described as follows:

BEGINNING at a point on the south-
westerly side of Senn Drive (60-foot wide), a cor-
ner of Lot 4 on said Plan; thence from said
beginning point and along Lot 4, north 88 degrees
10 minutes 10 seconds west, 421.45 feet to a point;
thence along land now or late of Wolfington
Automatic Leasing Co., north 1 degree 49 minutes
50 seconds east, 280 feet to a point in line of Lot
6; thence along same, north 81 degrees 5 minutes
39 seconds east, 333.15 feet to a point on the
southwesterly side of Senn Drive; thence along
same the two following courses and distances: 1)
south 14 degrees 47 minutes 40 seconds west,
226.50 feet to a point of curve and 2) on the arc of
a circle curving to the right, having a radius of
1075.81 feet, the arc distance of 128.50 feet to a
point, a corner of Lot 4, being the place of begin-
ning.

UPI No. 32-4-72.5

PARCEL No. 3204 00720500

BEING the same premises which Eagle
Design Group, LLC, conveyed unto Eagle
Innovation Group, LP by Deed dated 12/5/2012
and recorded 12/27/2012 as Document
#11233991, in Record Book 8598, Page 270, in the
Office of the Recorder of Chester County,
Pennsylvania.

IMPROVEMENTS: commercial build-
ing

BEING known as 45 Senn Drive,
Chester Springs, Pennsylvania 19425

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **EAGLE INNOVA-
TION GROUP, LP**

SALE ADDRESS: 45 Senn Drive,
Chester Springs, Pennsylvania 19425

PLAINTIFF ATTORNEY: **CHARLES
N. SHURR, JR., ESQ., 610-779-0772**

SALE NO. 15-6-470
Writ of Execution No. 2014-07601
DEBT \$1,012,554.62

ALL THAT CERTAIN lot or piece of ground situate in East Vincent Township, Chester County, Pennsylvania bounded and described according to a Subdivision Plan for Waynefield, made by Conver and Smith Engineering, Inc. dated 2-16-1999 last revised 8-29-2001 and recorded in Chester County as Plan #16032 as follows to wit:

TAX I.D. #: 21-05-0419

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **QUENTIN TSE and CHARENE TSE**

SALE ADDRESS: 51 Haystack Circle, Phoenixville, Pennsylvania 19460

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

SALE NO. 15-6-471
Writ of Execution No. 2014-08773
DEBT \$148,151.07

PREMISES A:

ALL THAT CERTAIN lot or tract of ground, situate in the sixth ward of the Borough of Phoenixville, Chester County, PA., bounded and described according to a survey made 04/18/1952, by Earl R. Ewing, Registered Surveyor.

PREMISES B:

ALL THAT CERTAIN piece of ground, situate in the Borough of Phoenixville, County of Chester, Commonwealth of PA., according to a Plan entitled "Subdivision Plan" - Paradise Street, prepared by Plum and Associates, Inc., land surveyors, Valley Forge, PA., dated 05/25/1989, last revised 11/29/1989, being Lot 5, as of Plan No. 9919, recorded 12/20/1989.

HAVING erected thereon a dwelling known and numbered as 1009 Paradise Street, Phoenixville, PA 19460.

PARCEL/UPI No. 15-12-57.1

BEING the same premises which Harry H. Stephens and Irene M. Stephens, h&w and Harry H. Stephens, Jr., and Sheila M. Anastasiou nka Sheila M. Stephens as joint tenants with the right of survivorship granted and conveyed unto Sheila M. Stephens and Harry H. Stephens, Jr., h&w and Harry H. Stephens and Irene M. Stephens, h&w, as joint tenants with the right of survivorship by Deed dated March 14, 2006 and recorded March 29, 2006 in the Office of the

Recorder of Deeds for Chester County, Pennsylvania in Deed Book 6801, Page 270.

PLAINTIFF: Caliber Home Loans, Inc.
 VS

DEFENDANT: **HARRY H. STEPHENS JR., HARRY H. STEPHENS, IRENE M. STEPHENS and SHEILA M. STEPHENS**

SALE ADDRESS: 1009 Paradise Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE and ASSOCIATES, LLC, 215-886-8790**

SALE NO. 15-6-4-472
Writ of Execution No. 2010-07558
DEBT \$120,715.89

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

TAX Parcel No.: 39-03G-0031

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS and ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGIL H. NEWMAN, DECEASED AND/OR MARJORIE MAY NEWMAN, DECEASED**

SALE ADDRESS: 1107 Scott Dr, Coatesville, PA 19320

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

SALE NO. 15-6-473
Writ of Execution No. 2014-07898
DEBT \$200,692.24

LAND situated in the Borough of Phoenixville in the County of Chester in the State of PA bounded and described, as follows, to wit:

ALL THAT CERTAIN unit designated as Unit No. 42, being a Unit in the Quail Crossing Condominium as defined under the provisions of the Pennsylvania Uniform Condominium Act 68 PA S.C.A., Section 3101, situate in the Borough of Phoenixville, Chester County PA., as designated in the Declaration of Condominium dated 12/10/1986 and recorded in Chester County in Record Book 549 Page 499 and a Declaration of Condominium Plan dated 10/24/1986 and recorded L2/10/1986 in Record Book 549 Page 499, first amendment dated 1/7/1987 and recorded

1/12/1987 in Record Book 395 Page LL4, a second amendment dated 2/13/1987 and recorded 2/17/1987 in Record Book 631 Page 478, a third amendment dated 4/10/1987 and recorded 4/13/1987 in Record Book 693 Page 285, a fourth amendment dated 6/15/1987 and recorded 6/16/1987 in Record Book 782 Page 13, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act.

BEING UPI Number 15-11-187

BLR No.: 15-11-187

BEING known as: 9 Wendy Way, Phoenixville, PA 19460.

BEING the same premises which Brian E. Guza, by Deed dated May 30, 1997 and recorded June 5, 1997 in and for Chester County, Pennsylvania, in Deed Book Volume 4185, Page 1582, granted and conveyed unto David J. Guarino and Mary W. Guarino.

PLAINTIFF: Bank of America, N.A

VS

DEFENDANT: **MARY W. GUARINO**

SALE ADDRESS: 9 Wendy Way, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

SALE NO. 15-6-474

Writ of Execution No. 2014-06291

DEBT \$252,077.45

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Caln, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Valley Green Section 3, made by Serdy, Bursich & Huth, Inc., Downingtown, PA, dated 11/1/1976, as follows, to wit:

BEGINNING at a point in the title line in the bed of Valley Green Drive (50 feet wide) said point being on the line dividing Section 2 & 3 of Valley Green Subdivision and being measured northwardly and westwardly along said title line from a point marking the intersection of the same with the title line in the bed of Scenic View Drive (as shown on said Plan); thence extending from said beginning point south 21 degrees, 58 minutes east, 409 feet to a point; thence extending north 68 degrees 2 minutes west, 128.92 feet to a point, thence extending north 13 degrees, 36 minutes, 11 seconds east, 300.55 feet to a point in the title line in the bed of Valley Green Drive, thence extending

along the same south 84 degrees, 6 minutes 54 seconds east, 188.75 feet to the first mentioned point and place of beginning.

CONTAINING 1.379 acres of land, be the same more or less.

BEING Lot #33 as shown on said Plan.

BEING UPI #28-8-111.22A

TITLE to said premises vested in Brandon Kofer by Deed from Martin L. McElyea dated 10/05/2007 and recorded 10/10/2007 in the Chester County Recorder of Deeds in Book 7282, Page 1766.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **BRANDON KOFER**

SALE ADDRESS: 115 Valley Green Drive, Coatesville, PA 19320

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

SALE NO. 15-6-475

Writ of Execution No. 2014-10523

DEBT \$121,679.51

ALL THAT CERTAIN lot of land on which is erected the north house of a block of two brick dwelling houses, situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of Virginia Avenue distance twenty-three and sixty-three one hundredths feet north of the north curb line of Walnut Street and opposite the center of the middle dividing partition in said block of two brick dwelling houses, a corner or land now or late of Charles E. Barnes, thence along center of said dividing partition and be land now or late of said Barnes south eighty degrees and forty-four minutes west, one hundred thirty-one and twenty-four hundredths feet to the middle line of Division Alley, thence by the same north six degrees and twenty-eight minutes west, twenty-one and ninety-four hundredths feet to a corner of land now or late of Curtis Beckley, thence by the same north eighty degrees and forty-four minutes east, one hundred and thirty and seventeen hundredths feet to the west curb line of Virginia Avenue, thence by the same south nine degrees and sixteen minutes west, twenty-one and ninety three one hundredths feet to the place of beginning.

CONTAINING two thousand seven hundred and sixty-six square feet of land be the same more or less.

TITLE to said premises vested in Derrick L. Butcher, Sr. by Deed from Dovetta

McFetridge (formerly known as Dovetta Wilson) dated 11/18/2005 and recorded 12/21/2005 in the Chester County Recorder of Deeds in Book 6718, Page 590.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **DERRICK L. BUTCHER, SR.**

SALE ADDRESS: 94 Virginia Avenue, Coatesville, PA 19320

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

SALE NO. 15-6-477

Writ of Execution No. 2015-00505

DEBT \$128,879.82

ALL THAT CERTAIN lot of land known as Lot #44 of South View Development, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being bounded and described according to a survey of George E. Register, Jr., Surveyor, dated July 5, 1952, as follows:

BEGINNING at a stone set in the east street line of Park Avenue (formerly Race Street) as the same is now laid out 47 feet wide, at its intersection with the south street line of Chestnut Street as the same is now laid out 50 feet wide; thence along the east street line of said Park Avenue, south 2 degrees, 06 minutes west 65 feet to a stone; thence along Lot #43 south 88 degrees, 45 minutes east 125 feet to a stake a corner of Lot #43; thence along Lot #43 north 3 degrees, 06 minutes east 65 feet to a stake in the south street line of aforesaid Chestnut Street; thence along the south street line of Chestnut Street north 88 degrees, 45 minutes west 125 feet to the first mentioned point and place of beginning.

CONTAINING 8,133.75 square feet of land, be the same more or less.

BEING Chester County Tax Parcel #3-5-203

BEING the same premises which Nalcoln N. Lonoeneoker and Antothette G. Lonoenecker, his wife by Deed dated 12/19/1994 and recorded 12/27/1994 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3845, Page 1212, granted and conveyed unto Alvin A. Brown and Brwa A. Brown, his wife

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-NC1

VS

DEFENDANT: **SAMUEL C. BROOMELL, JR. and SHERRY B. BROOMELL**

SALE ADDRESS: 801 Park Avenue, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-778-6800**

SALE NO. 15-6-478

Writ of Execution No. 2014-08655

DEBT \$150,500.26

PROPERTY situate in the Township of North Coventry, Chester County, Pennsylvania
BLR# 17-3-127.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCIS J. PARISAN, DECEASED**

SALE ADDRESS: 780 South Hanover Street, Pottstown, PA 19465-7501

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

SALE NO. 15-6-479

Writ of Execution No. 2014-05243

DEBT \$259,635.26

PROPERTY situate in the Caln Township, Chester County, Pennsylvania
UPI# 39-4D-19

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Corp.

VS

DEFENDANT: **JOSEPH M. MORAN and LAURIE M. MORAN**

SALE ADDRESS: 3708 Humpton Road, Downingtown, PA 19335

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

SALE NO. 15-6-480
Writ of Execution No. 2015-00168
DEBT \$153,668.98

PROPERTY situate in the West Caln Township, Chester County, Pennsylvania
UPI 28-2-60.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS
DEFENDANT: **JASMINA KOVACEVIC**

VIC

SALE ADDRESS: 252 Hill Road, Honey Brook, PA 19344-9055

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

SALE NO. 15-6-481
Writ of Execution No. 2012-04878
DEBT \$226,703.76

PROPERTY situate in the London Grove Township, Chester County, Pennsylvania
UPI# 59-8-160.5
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Delaware Trustee and U.S. Bank National Association, not in its Individual Capacity but Solely as Co-Trustee for Government Loan Securitization Trust 2011-Fv2

VS

DEFENDANT: **ANDREW D. SUMNER**

SALE ADDRESS: 131 East State Road, West Grove, PA 19390-8905

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

SALE NO. 15-6-482
Writ of Execution No. 2012-13357
DEBT \$99,978.46

OWNERS of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 920 Paoli Pike, West Chester, West Goshen Township, Pennsylvania 19380

UPI No. 52-5C-121

IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: First Resource Bank
VS

DEFENDANT: **ROBERT T. SHEA and BETH ANN SHEA, HUSBAND and WIFE**

SALE ADDRESS: 920 Paoli Pike, West Chester, West Goshen Township, Chester County, Pennsylvania 19380

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT III, ESQ., 610-436-9300**

SALE NO. 15-6-483
Writ of Execution No. 2010-12308
DEBT \$354,241.27

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

TAX Parcel No.: 21-5-0145

PLAINTIFF: HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1

VS

DEFENDANT: **BEVERLY J. HUZARD and DAVID S. HUZARD and CAROL L. WAGNER and HARRY B. WAGNER**

SALE ADDRESS: 140 Hill Church Road, (East Vincent Township), Spring City, PA 19475

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

SALE NO. 15-6-484
Writ of Execution No. 2014-05869
DEBT \$405,991.68

ALL THAT CERTAIN message, tavern house and tract of land, situated partly in the Township of East Fallowfield, partly in the Township of Sadsbury and partly in the Township of Highland, Chester County, Pennsylvania, bounded and described as follows, according to a survey made April 27, 1951 by C. Timothy Slack.

BEGINNING at an iron pin along the Strasburg Road; thence along the Strasburg Road, north 87 degrees 58 minutes east, a distance of 1134.33 feet, to a railroad spike; thence south 9 degrees 58 minutes west, a distance of 174.90 feet to a stake; thence south 87 degrees 58 minutes west, a distance of 119.99 feet to a stake; thence south 9 degrees 58 minutes west, a distance of 695.64 feet to an iron pin; thence south 68 degrees west, a distance of 357.39 feet to an iron pin; thence north 1 degrees 52 minutes west, a distance of 60.00 feet to an iron pin; thence south 88 degrees 8 minutes west, a distance of 20.00 feet to a tack on roof of spring house; thence south 6 degrees 15 minutes east, a distance of 59.90 feet to an iron pin; thence south 88 degrees 8 minutes

west, a distance of 37.95 feet to a railroad spike in a township road; thence south 49 degrees 1 minute west, crossing a stream of water, a distance of 178.90 feet to an iron pin; thence south 77 degrees 42 minutes 30 seconds west, a distance of 229.93 feet to a stone in the corner of the woods; then north 2 degrees 48 minutes west, a distance of 1017.50 feet to the place of beginning.

CONTAINING 21.1 acres more or less.

BEING UPI Nos. 47-3-13, 47-3-23, 37-4-121 and 37-4-122.

BEING the same premises which Pickering Valley Developers, Inc., a Pennsylvania Corporation, by Indenture dated May 25, 2007 and recorded in Deed Book 7196 Page 1204 in the Office of the Recorder of Deeds in and for the County of Chester granted and conveyed unto H.J. Saleh and Hasan Ercek, as tenants in common, and the said Hasan Ercek by Deed dated August 10, 2007 and recorded in Deed Book 7238 Book 2346 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed his one-half (1/2) interest in and to the hereinbefore described real estate to H.J. Saleh.

PLAINTIFF: Pickering Valley Developers, Inc.

VS

DEFENDANT: **VESHQ, INC. and H.J. SALEH**

SALE ADDRESS: 3512 Strasburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LEO M. GIBBONS, ESQ., 610-436-0100**

SALE NO. 15-6-485

Writ of Execution No. 2012-08907

DEBT \$162,338.42

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

BLR# 18-4-116.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **FREDA E. FISHER a/k/a FRIEDA E. FISHER**

SALE ADDRESS: 110 Buckwalter Road, Pottstown, PA 19465-9314

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

SALE NO. 15-6-486

Writ of Execution No. 2014-12146

DEBT \$99,479.30

PROPERTY situate in the Downingtown Borough, Chester County, Pennsylvania

UPI# 11-8-148

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **PHILIP M. MASCHERINO**

SALE ADDRESS: 211 Brandywine Avenue, Downingtown, PA 19335-2929

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

SALE NO. 15-6-487

Writ of Execution No. 2013-12426

DEBT \$379,316.58

PROPERTY situate in East Nantmeal Township, Chester County, Pennsylvania

BLR# 24-3-16

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **STEPHEN C. CORY**
SALE ADDRESS: 293 Hedge Road, Elverson, PA 19520-9029

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

SALE NO. 15-6-488

Writ of Execution No. 2015-01696

DEBT \$723,554.08

ALL THAT CERTAIN lot or piece of ground situate in the Township of Franklin, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Mary B. McMaster made by H2 Engineering Associates, dated July 5, 1978 last revised August 4, 1978, as follows, to wit:

BEGINNING at an old p.k. nail set in the title line of Pennsylvania Route 896 leading in the northwesterly direction to New London and the southeasterly direction to Newark, said old p.k.

nail marking the southwesterly of this about to be described tract and a corner of land of Albert Mote; thence leaving said old p.k. nail of beginning and by said title line, north 14 degrees 37 minutes 10 seconds west, 194.43 feet to a spike marking the northwesterly corner of this and a corner of other lands of Mary McMaster, grantor herein, of which this was a part; thence leaving said title line and by said other lands the following two courses and distances to wit: (1) north 75 degrees 22 minutes 56 seconds east, 233.42 feet to an iron pin; (2) south 10 degrees 55 minutes 40 seconds east, 189.46 feet to an iron pin marking the southeasterly corner of this and a corner of land of Albert Mote aforesaid; thence by said land south 73 degrees 59 minutes 40 seconds west, 221.29 feet to an old p.k. nail being the first mentioned point and place of beginning.

TAX ID / Parcel No. UPI Number: 72-5-56.2

BEING the same premises which Al-Hamad, LLC by Deed dated June 1, 2007, and recorded June 11, 2007, in the Chester County Recorder's Office in Record Book 7182, Page 783, conveyed unto Aslam, LLC, a Maryland limited liability company, in fee.

PLAINTIFF: Cecil Bank

VS

DEFENDANT: **ASLAM, LLC**

SALE ADDRESS: 1762 New London Road, Landenberg, Pennsylvania 19350

PLAINTIFF ATTORNEY: **SHAAN S. CHIMA, ESQ., 410-385-5109**

SALE NO. 15-6-489

Writ of Execution No. 2015-00457

DEBT \$93,456.34

PROPERTY situate in Township of East Vincent

TAX Parcel #21-1-93.5

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **SHERRY A. IBACH**

SALE ADDRESS: 14 Tracy Avenue, Spring City, PA 19475

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

SALE NO. 15-6-490

Writ of Execution No. 2014-12260

DEBT \$79,470.43

PROPERTY situate in North Coventry Township, Chester County, Pennsylvania

UPI# 17-3D-75

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **BROCK R. SMALE and M. GAIL WOLF**

SALE ADDRESS: 329 south Hanover Street, Pottstown, PA 19465-7023

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

SALE NO. 15-6-491

Writ of Execution No. 2014-05876

DEBT \$288,405.86

PROPERTY situate in East Marlborough Township, Chester County, Pennsylvania

BLR# 61-6P-25

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KEVIN DEAN NOVAK a/k/a KEVIN D. NOVAK**

SALE ADDRESS: 513 Beechwood Drive, Kennett Square, PA 19348-1803

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

SALE NO. 15-6-492

Writ of Execution No. 2013-08368

DEBT \$202,102.28

PROPERTY situate in West Caln Township, Chester County, Pennsylvania

BLR# 28-8-111.10

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ETHEL R. BOYER**

SALE ADDRESS: 405 South Bonsall Road, a/k/a 301 South Bonsall Road, Coatesville, PA 19320-1112

PLAINTIFF ATTORNEY: **PHELAN**

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

SALE NO. 15-6-493

Writ of Execution No. 2014-11898

DEBT \$195,605.72

PROPERTY situate in West Nantmeal Township, Chester County, Pennsylvania
BLR# 23-02-0050.010
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **WILLIAM A. MEDINA and PAMULA T. MEDINA a/k/a PAMELA T. MEDINA**

SALE ADDRESS: 344 North Manor Road, Elverson, PA 19520-9187

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

SALE NO. 15-6-494

Writ of Execution No. 2013-11610

DEBT \$182,515.02

ALL THAT CERTAIN piece or parcel of land situate in East Whiteland Township, Chester County, Pennsylvania, having erected thereon an office condominium.

UPI# 42-3-302

PLAINTIFF: Wells Fargo Bank, National Association

VS

DEFENDANT: **GLENN BROWN also known as GLEN BROWN**

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

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

SALE NO. 15-6-495

Writ of Execution No. 2013-06297

DEBT \$213,026.26

PROPERTY situate in East Fallowfield Township, Chester County, Pennsylvania
BLR# 47-4-153.4
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **WILLIAM C. SWINTY and PATRICIA R. SWINTY**

SALE ADDRESS: 340 Tasha Lane, East Fallowfield, PA 19320-4260

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

SALE NO. 15-6-496

Writ of Execution No. 2013-11599

DEBT \$194,766.19

PROPERTY situate in Valley Township, Chester County, Pennsylvania
BLR# 38-4-79

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Newlands Asset Holding Trust

VS

DEFENDANT: **FABRIZIO SPINA**
SALE ADDRESS: 221 Thia Court, Coatesville, PA 19320-2762

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

SALE NO. 15-6-497

Writ of Execution No. 2014-07461

DEBT \$81,265.44

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

UPI# 16-06-0252

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **CHRISTOPHER W. COBLE and AUDRA A. COBLE**

SALE ADDRESS: 751 East Diamond Street, Coatesville, PA 19320-3328

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

SALE NO. 15-6-498

Writ of Execution No. 2014-04394

DEBT \$300,582.55

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

UPI# 47-04-0305

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-He2

VS

DEFENDANT: **LENORA WOOLARY and YVONNE THOMAS**

SALE ADDRESS: 193 Milbury Road, Coatesville, PA 19320-5604

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

SALE NO. 15-6-499

Writ of Execution No. 2012-06384

DEBT \$281,776.16

PROPERTY situate in Spring City Borough, Chester County, Pennsylvania

BLR# 14-4-148

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1

VS

DEFENDANT: **STEVEN CORTEAL**
SALE ADDRESS: 358 Yost Avenue, Spring City, PA 19475-1738

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

SALE NO. 15-6-500

Writ of Execution No. 2014-09730

DEBT \$319,744.02

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

TAX Parcel No.: 28-5-109.1

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6

VS

DEFENDANT: **PEDRO RODRIGUEZ a/k/a PEDRO MESTRE RODRIGUEZ**

SALE ADDRESS: 997 West Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN**

LAW OFFICES, P.C., 856-669-5400

SALE NO. 15-6-501

Writ of Execution No. 2014-03483

DEBT \$290,192.04

PROPERTY situate in West Fallowfield Township, Chester County, Pennsylvania

BLR# 44-1-33.2E

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx6

VS

DEFENDANT: **ROBERT P. STANTON**

SALE ADDRESS: 1456 Glen Run Road, Atglen, PA 19310-9662

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

SALE NO. 15-6-502

Writ of Execution No. 2014-10619

DEBT \$216,410.58

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

PREMISES "A"

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the Village of Lincoln University, Lower Oxford Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the public road leading from Lincoln University Station, on the Philadelphia, Baltimore and Washington Railroad, to Lincoln University, and running thence by lands late of Anna B. Smith, now of Grace A. Thorne and J. Hayes Turner, south 89 1/2 degrees east 299 1/2 feet to an iron pin; thence by land of the Abbot Alderney Dairy, north 13 degrees west 131 feet 9 inches to an iron pin; thence by land formerly of Sarah H. Bustill, now of J. Hayes Turner, north 89 1/2 degrees west 154 feet to a post; thence by land of George Conn and Mrs. Reed, south Y, degrees west 100 feet to a post; thence by land of Mrs. Reed, north 80 1/2 degrees west 150 feet to a stake in the public road afore-

said; thence along said road, south 1/2 degree west 30 feet to the place of beginning.

CONTAINING 24,675 square feet of land, be the same more or less.

PREMISES "B"

ALL THAT CERTAIN message of land, situate in Lincoln University in Lower Oxford Twp., Chester County, Penna., bounded and described as follows:

BEGINNING at a stone in the public road running from Lincoln University Station to Lincoln University and thence along said road by land of the late Henry D. Hodgson, north 1/2 degree east 50 feet to a stone; thence leaving said road and running at right angles with the first mentioned line by land of Geo. D. Conn, 150 feet to a stone; thence by land of Sarah Bustill south 1/2 degree west, 50 feet to a stone; thence by land late of the same by a line at right angles to the said 1" and 1" mentioned line and parallel with the 2" mentioned line, 150 feet to the place of beginning.

CONTAINING 7,500 square feet of land, more or less.

BEING UPI Numbers: 56-9D-17 & 56-9D-16

BLR Nos.: 56-9D-17 & 56-9D-16

BEING known as: 306 Ashmun Avenue, Lincoln University, PA 19352.

BEING the same premises which Elaine Walls, Executrix of the Estate of Lillian T. Walls, deceased and Elaine Walls, executrix of the Estate of Alphonso D. Walls, deceased, by Deed dated October 14, 2008 and recorded October 27, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7536, Page 2130, granted and conveyed unto Israel T. Velez and Beverly A. Velez, husband and wife as tenants by the entirety.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **ISRAEL T. VELEZ**

SALE ADDRESS: 306 Ashmun Avenue, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

SALE NO. 15-6-505

Writ of Execution No. 2012-10190

DEBT \$329,280.12

PROPERTY situate in East Brandywine Township, Chester County, Pennsylvania

BLR# 30-2N-185

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **ANNE O. TAYLOR**
SALE ADDRESS: 116 Clearview Drive, Downingtown, PA 19335-1102

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

SALE NO. 15-6-506

Writ of Execution No. 2014-02725

DEBT \$256,563.53

PROPERTY situate in Borough of Downingtown

TAX Parcel #11-7-2

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ALFREDO SILVANO**

SALE ADDRESS: 434 Mary Street, Downingtown, PA 19335

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

SALE NO. 15-6-507

Writ of Execution No. 2014-06816

DEBT \$386,666.88

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East 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 East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of "Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyors dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the north-easterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending

along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 267.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 136.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west), 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING UPI Number 30-5-43.4

BLR NO.: 30-5-43.4

BEING known as: 16 Keller Way, Downingtown, PA 19335.

BEING the same premises which William Vandurme, by Deed dated March 9, 2005 and recorded April 6, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6454, Page 1190, granted and conveyed unto William Vandurme and Alicia Vandurme, husband and wife, as tenants by the entireties.

PLAINTIFF: U.S. Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

SALE NO. 15-6-509

Writ of Execution No. 2012-05458

DEBT \$770,642.33

ALL THOSE TWO CERTAIN tracts or pieces of ground situate in the Township of Newlin, County of Chester and State of Pennsylvania bounded and described according to a survey made by Thomas G. Colesworthy, County Surveyor as follows, to wit:

BEGINNING at an iron pin in the middle of the public road leading from Embreeville to Doe Run, in a line of lands of W. B. Passmore and a corner of lands of Isaac H. Smith; thence by lands of Smith and along the public road, south 3 degrees 53 minutes east, 100.00 feet to an iron pin; thence by the same, south 17 degrees 45 minutes west, 155.60 feet to an iron pin; thence leaving the

public road and still by other lands of said Smith, north 60 degrees 36 minutes west, 279.50 feet to a stake in line of lands of W.B. Passmore, aforesaid; thence by same, north 68 degrees 30 minutes east, 248.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.763 acre, more or less.

BEGINNING at a spike sett in the title line of Route #162, at a corner of lands of Robert L. Bunting; thence leaving the road and along said lands, passing over an iron pin set 24.42 feet from the first mentioned point, south 66 degrees 03 minutes 10 seconds west, 251.60 feet to an iron pin set at the corner of lands of Robert L. Bunting, Early P. Good and Thomas W. Byerly; thence extending along lands of said Byerly, the two (2) following courses and distances: (1) north 36 degrees 14 minutes west, 159.41 feet to an iron pin; and (2) north 55 degrees 54 minutes 30 seconds east, passing over an iron pin set 20.38 feet from the next mentioned point, 179.50 feet to a spike set in the title line of Route #162; thence extending along same, south 54 degrees 05 minutes 30 seconds east, 216.70 feet to the first mentioned point and place of beginning.

CONTAINING 0.869 acre, more or less.

UPI# 49-2-33

BEING the same premises which Harold E. Miller and Irene M. Miller, his wife, by Indenture dated 03-30-84 and recorded 04-02-84 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book D-63 Page 198, granted and conveyed unto Vincent Smith-Durham.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Banc of America Alternative Loan Trust 2007-2

VS

DEFENDANT: **VINCENT SMITH-DURHAM**

SALE ADDRESS: 1651 Embreeville Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES LLC, 215-572-5096**

SALE NO. 15-6-510

Writ of Execution No. 2014-03328

DEBT \$425,030.71

ALLTHAT CERTAIN tract or parcel of land, situate in Tredyffrin Township, Chester County, and Commonwealth of Pennsylvania.

TAX I.D. #: 43-9L-42

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **JONATHAN****MADINGO**SALE ADDRESS: 9 Park Avenue,
Paoli, Pennsylvania 19301PLAINTIFF ATTORNEY: **McCABE,
WEISBERG & CONWAY, P.C., 215-799-1010****SALE NO. 15-6-511****Writ of Execution No. 2014-04320****DEBT \$193,489.06**

ALL THAT CERTAIN concrete foundation, located approximately 52.38 feet west of the intersection of Larose Drive and Tuxford Lane situate on the westerly side of Larose Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the northwest side of

the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 324 on a Plan titled "Round Hill Development", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania, said Unit as described in the Declaration of Condominium being contained with the building as follows:

TAX I.D. #: 38-1-225

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

VS

DEFENDANT: **SHANE M. KOWAL
and JACQUELINE M. MIDIRI**SALE ADDRESS: 324 Larose Drive,
Coatesville, Pennsylvania 19320PLAINTIFF ATTORNEY: **McCABE,
WEISBERG & CONWAY, P.C., 215-790-1010****SALE NO. 15-6-512****Writ of Execution No. 2014-11842****DEBT \$664,983.27**BY virtue of a Writ of Execution No.
14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County,

Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Modena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential
dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings

Bank

VS

DEFENDANT: **CONDUIT PROP-
ERTIES, LLC and STEVEN CONDUIT**SALE ADDRESS: 103 Fox Knoll
Lane, West Chester, PA 19380PLAINTIFF ATTORNEY: **ELLIOT
H. BERTON, ESQ., 610-889-0700****SALE NO. 15-6-513****Writ of Execution No. 2012-08636****DEBT \$395,011.19**

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

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

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

VS

DEFENDANT: **PETER E.
ALESZCZYK and MARY KATHLEEN**SALE ADDRESS: 113 Piedmont
Road, West Chester, Pennsylvania 19382PLAINTIFF ATTORNEY: **McCABE,
WEISBERG & CONWAY, P.C., 215-790-1010**

SALE NO. 15-6-514
Writ of Execution No. 2011-12880
DEBT \$119,915.84

PROPERTY situate in Sadsbury Township, Chester County, Pennsylvania
 BLR# 37-4G-38,37-4G-23
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee for Ramp 2003Rp1.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHTS, TITLE OR INTEREST FROM OR UNDER EDGAR K. ROSS, IV, DECEASED and DONNA ROSS a/k/a DONNA ALEXANDER, IN HER CAPACITY AS HEIR OF EDGAR K. ROSS, IV, DECEASED; EDGAR K. ROSS, V, IN HIS CAPACITY AS HEIR OF EDGAR K. ROSS, IV, DECEASED**

SALE ADDRESS: 15 North Street, Pomeroy, PA 19367

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

SALE NO. 15-6-515
Writ of Execution No. 2011-08696
DEBT \$165,096.21

PROPERTY situate in the Borough of West Grove, 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. 15-6-516
Writ of Execution No. 2012-06382
DEBT \$67,143.45

PROPERTY situate in Borough of West Chester
 TAX Parcel #01-09-0526
 IMPROVEMENTS: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan Grantor Trust 2002-A

VS

DEFENDANT: **THERESA MASON and TERRANCE A. MASON**

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

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

SALE NO. 15-6-517
Writ of Execution No. 2013-10673
DEBT \$293,472.58

PROPERTY situate in Upper Uwchlan Township
 TAX Parcel #32-003-0074.0200
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing, LLC

VS

DEFENDANT: **HANS VON ESSEN**
 SALE ADDRESS: 331 Moore Road, Downingtown, PA 19335

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

SALE NO. 15-6-518
Writ of Execution No. 2010-08592
DEBT \$204,090.92

PROPERTY situate in Borough of Parkesburg
 TAX Parcel #08-03-0002.050
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE6

VS

DEFENDANT: **VIRGINIA MILLER**
 SALE ADDRESS: 401 North Culvert

Street, Parkesburg, PA 19365

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

SALE NO. 15-6-519

Writ of Execution No. 2014-11975

DEBT \$78,194.41

ALL THAT CERTAIN tract of land situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by Roland A. Dunlap, Registered Surveyor, on July 14, 1994, as follows:

BEGINNING at a point marked by an iron pin on the east side of Misty Patch Road, said point being north 6 degrees 3 minutes east 87.45 feet, due north 67.55 feet, and north 19 degrees 25 minute west 50.00 feet from an original iron pin set at the north side of an intersection of Misty Patch Road and Goosetown Road; thence leaving the first mentioned road north 59 degrees 50 minutes 36 seconds east 82.00 feet to an iron pin; thence south 76 degrees 48 minutes 22 seconds east 54.59 feet to an iron pin; thence north 89 degrees 27 minutes 31 seconds east 227.21 feet to an iron pin; thence south 59 degrees 48 minutes 22 seconds east 135.48 feet to an iron pin; thence south 2 degrees 14 minutes 50 seconds east 53.04 feet to a line of land of Wilbur Miller; thence by the same south 86 degrees 55 minutes 16 seconds west 308.16 feet to an iron pin in a line of land of J. William Montgomery; thence by the same north 62 degrees 1 minute 8 seconds west 133.11 feet to an iron nail; thence south 84 degrees 25 minutes 16 seconds west 14.92 feet to an iron nail; thence along Misty Patch Road north 22 degrees 31 minutes 52 seconds west 50.00 feet; thence south 88 degrees 2 minutes 10 seconds west 11.16 feet to the point and place of beginning.

CONTAINING 1.145 acres of land, be the same more or less.

PARCEL #47-6-3.1

UNDER AND SUBJECT, nevertheless, to a certain right of way, viz: from Emmor Darwin Gay, and Margaret Gay, his wife, to the Philadelphia Electric Company, dated December 29, 1938, and recorded at West Chester, Pennsylvania, in Miscellaneous Deed Book 71, at Page 366.

BEING the same premises which Walter Erwin Heindl and Nancy Walker Heindl, his wife, by Deed dated 6/23/95 and recorded 7/19/95 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3915, Page 529, granted and conveyed unto Joseph M.

DiJoseph, Jr. and Mary Ann DiJoseph, his wife.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOSEPH M. DiJOSEPH, JR., and MARY ANN DiJOSEPH**

SALE ADDRESS: 275 Misty Patch Road, East Fallowfield, PA 19320

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

SALE NO. 15-6-520

Writ of Execution No. 2013-00642

DEBT \$204,725.01

ALL THAT CERTAIN parcel or tract of land, situated in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania shown as Lot No. 1503 on a Plan entitled "Subdivision Plan" Drawing No. 26, prepared by Pennoni Associates, Inc. dated February 23, 1990, last revision October 11, 1990 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in westerly right of way line of Coventry Pointe Lane, 26 feet wide, said point being located the following courses and distances as measured from a point of tangency of a curve having a radius of 9.50 feet for an arc distance of 14 feet and connecting the northerly right of way line of Coventry Pointe Lane, 26 feet wide with the aforementioned westerly right of way of Coventry Pointe Lane said point being marked by a monument; (a) along said westerly right of way line of Coventry Pointe Lane, along the easterly lot lines of Lots. No. 1601, No. 1602, No. 1604, No. 1605, No. 1606, No. 1501, north 08 degrees 52 minutes 54 seconds east, a distance of 183.53 feet to a point, said point located on the easterly lot line of Lot No. 1501 and being marked by a monument (b) along said easterly lot line of Lot No. 1501 for an arc distance of 44.33 feet with a radius of 147 feet to a point; said point being the northeasterly lot corner of Lot No. 1501 I to a point said point being the northeasterly lot corner of Lot No. 1501 and the point of beginning; thence (1) leaving said westerly right of way line of Coventry Pointe Lane, along the northerly lot line of Lot No. 1502 partially through the party wall, south 73 degrees 00 minutes 00 seconds west, a distance of 192.28 feet to a point, said point being the northeasterly lot corner of Lot No. 140 I; thence (2) leaving said point, along the easterly lot line of Lot No. 140 I north 06 degrees 00 minutes 00 seconds east, a distance of 21.73 feet to a point said point being the southwesterly lot corner of Lot No. 1504

thence (3) leaving said point, along the southerly lot line of Lot No. 1504 partially through the party wall, north 73 degrees 00 minutes 00 seconds east, a distance of 132.43 feet to a point on said westerly right of way line of Coventry Pointe Lane, said point being the southeasterly property corner of Lot No. 1504; thence (4) leaving said point along said westerly right of way line of Coventry Pointe Lane for an arc length of 20.00 feet having a radius of 147 feet to the first mentioned point and place of beginning.

BEING UPI Number 17-3G-175

BLR No.: 17-3G-175

BEING known as: 1503 Coventry Pointe Lane, Pottstown, PA 19465.

BEING the same premises which Wensheng Dong and Yuzhen Yang, husband and wife, by Deed dated August 30, 2009 and recorded November 9, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7805, Page 2299, granted and conveyed unto John H. Machen.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN H. MACHEN**

SALE ADDRESS: 1503 Coventry Pointe Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

SALE NO. 15-6-521

Writ of Execution No. 2015-00248

DEBT \$106,450.27

ALL THAT CERTAIN easterly one-half of a double cement and brick dwelling house, lot and piece or parcel of land.

SITUATE in the Village of South Pottstown, North Coventry Township, Chester County, Pennsylvania, otherwise designated as #121, West Main Street, bounded, limited and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Co. as of November 14, 1969, and more fully described as follows, to wit:

BEGINNING at a corner of lands now or formerly owned by Mrs. Mary Dimon (#115 West Main Street), said point being on the northerly property line of a West Main Street (40 feet wide, cartway width of 28 feet) and being distant along the same from a point marking the north-westerly property line intersection of the aforesaid West Main Street and another public road or street known as South York Street (40 feet wide). North 84 degrees 30 minutes west, 80.42 feet; thence from said point of beginning continuing along the

northerly property line of West Main Street, north 84 degrees 30 minutes west, 17.91 feet to a corner of lands now or formerly owned by Frank S. Malak (#123 West Main Street); thence along the same on a course passing through the middle of a joint party wall of a double dwelling, north 5 degrees 30 minutes east, 140 feet to a corner on the southerly side of a given 20 foot wide alley; thence along the same south 84 degrees 30 minutes east, 17.91 feet to a corner lands aforesaid Mrs. Mary Dimon; thence along the same south 5 degrees 30 minutes west, 140 feet to a corner and place of beginning.

BEING 121 West Main Street

BEING UPI# 17-3D-16.

BEING the same premises which Jeffrey A. Zeiber and Holly B. Zeiber, by Deed dated 1/10/08 and recorded 1/14/08 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7345, Page 2182, granted and conveyed unto Bryan G. Smith.

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

VS

DEFENDANT: **BRYAN G. SMITH**

SALE ADDRESS: 121 West Main Street, Pottstown, PA 19465

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