

## NOTICES

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

**NOTICE OF FILING ACCOUNTS**

**ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, AUGUST 3, 2016**

**Courtroom 16 at 9:00 A.M. PREVAILING TIME****THE HONORABLE KATHERINE B. L. PLATT**

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

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<b>ESTATE OF SARAH ANN HOWELL, DECEASED</b>	<b>1514-0191</b>
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A/K/A SALLY HOWELL

FIRST AND FINAL ACCOUNT

OF: DAVID A. YORK, ADMINISTRATOR DBN-CTA

ATTORNEY(S):

DAVID A YORK, ESQUIRE

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<b>ESTATE OF KATHERINE M. MAYNARD, DECEASED</b>	<b>1509-1491</b>
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FIRST AND FINAL ACCOUNT

OF: TERRY L. CABOT, EXECUTOR

ATTORNEY(S):

KEVIN J. RYAN, ESQUIRE

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<b>ESTATE OF PATRICIA ANN MORGITON, DECEASED</b>	<b>1514-1161</b>
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A/K/A PATRICIA A. MORGITON

FIRST AND FINAL ACCOUNT

OF: GWYNNE L. HAGEE, EXECUTOR

ATTORNEY(S):

WHITNEY PATIENCE O'REILLY, ESQUIRE

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<b>IN RE: SEAN AND WENDY STORMS, TRUST</b>	<b>1512-0828</b>
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SECOND AND FINAL ACCOUNT

SPECIAL NEEDS TRUST CREATED FOR RACHEL STORMS

OF: DNB FIRST N.A., TRUSTEE

ATTORNEY(S):

JERRY L. JOHNSON, ESQUIRE

**IN RE: PHILADELPHIA MEMORIAL PARK PERMANENT LOT CARE, TRUST 1500-0773**

FIRST AND PARTIAL ACCOUNT

OF: AMERISERV TRUST AND FINANCIAL SERVICES COMPANY, TRUSTEE  
SUN TRUST BANKS, INC, TRUSTEE

ATTORNEY(S):

TIMOTHY CHARLES LEVENTRY, ESQUIRE

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**IN RE: ALARIK W. MYRIN, TRUST 1579-0128**

FOURTH ACCOUNT

FOR THE WALDORF EDUCATIONAL FOUNDATION  
CREATED UNDER DEED OF TRUST

OF: DAVID ALSOP, TRUSTEE

MARK FINSER, TRUSTEE

CLEMENS PEITZNER, TRUSTEE

ERIKA V. ASTEN, TRUSTEE

KARIN ELLEN MYRIN, TRUSTEE

THE GLENMEDE TRUST COMPANY, TRUSTEE

ATTORNEY(S):

MARK S BLASKEY, ESQUIRE

JUSTIN C. ESPOSITO, ESQUIRE

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**ESTATE OF THOMAS G. ASHDALE SR, DECEASED 1515-0675**

FIRST AND FINAL ACCOUNT

OF: AMELIA ASHDALE HOPE, EXECUTOR

ATTORNEY(S):

ALBERT P. MASSEY JR, ESQUIRE

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**GUARDIANSHIP OF JESSICA BURTON 1585-0480**

A/K/A JESSICA CHRISTOPHER

FIRST AND INTERIM ACCOUNT

OF: PNC BANK, GUARDIAN

KATHERINE BURTON, GUARDIAN

ATTORNEY(S):

NINA B. STRYKER, ESQUIRE

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 16-05699**

NOTICE IS HEREBY GIVEN that the name change petition of Matvey Darryl Sokolova was filed in the above-named court and will be heard on August 22, 2016 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 15, 2016

Name to be changed from: **Matvey Darryl Sokolova to: Matvey Sokolov**

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION**

**LAW NO. 2016-06557**

NOTICE IS HEREBY GIVEN that the name change petition of Joseph Anthony Spatacco, Jr. was filed in the above-named court and will be heard on October 3, 2016 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 14, 2016

Name to be changed from: **Joseph Anthony Spatacco, Jr.** to: **Jason Anthony Spatacco, Jr.**

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

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on July 13, 2016 for **Aadi & Associates Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Management Company.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on July 14, 2016, for **ABB Anesthesia, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Anesthesia services.

JOHN A SWARTZ, Solicitor  
7736 Main Street  
Fogelsville, PA 18051

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on June 20, 2016, effective July 1, 2016, for **DonorDotz, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CHRISTINE NENTWIG, Solicitor  
CGA Law Firm  
135 North George Street  
York, PA 17401

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for **Ritch Associates Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. MARK N. SUPRENANT, Esquire  
885 Empress Road  
P.O. Box 1816  
West Chester, PA 19382

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**ESTATE NOTICES**

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

**1st Publication**

**AUMILLER**, George Edward, late of Thorndale, PA. Patricia C. Aumiller, 3 Green Hill Way, Thorndale, PA 19372, Executrix. **WILLIAM L. HOWARD**, Esquire, 18 West King Street, Malvern, PA 19355, atty.

**BENNETT**, Clifford A., late of Penn Township, Chester County. Thomas W. Bennett and Barbara A. Gentry, care of **KRISTEN BENNETT**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. **KRISTEN BENNETT**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**BENNETT**, Mary E. M., late of Penn Township, Chester County, Thomas W. Bennett, care of KRSITEN BENNETT, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KRSITEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**CRANS**, Ray Allen, late of Honey Brook, PA 19344. Patricia C. Thomas, 2972 Oklahoma Road, Willow Grove, PA 19090, Executrix.

**DELL'OLIO**, Donata A., late of Kennett Square. Stephanie Luchino, care of JOHN R. TWOMBLY, JR, Esquire, 224 East Street Rd., Suite 1, Kennett Square, PA 19348, Executrix. JOHN R. TWOMBLY, JR, Esquire, Law Offices of John R. Twombly, Jr., 224 East Street Rd., Suite 1, Kennett Square, PA 19348, atty.

**FILLIPPO**, Louis R., late of West Pikeland Township. Donna M. Fillippo, 1108 Conestoga Road, Chester Springs, PA 19425, Executrix. PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, atty.

**HALLBERG**, Eric L., late of the Township of Valley, Chester County, PA. Carol J. Hallberg, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church St., West Chester, PA 19382, atty.

**HUNTER**, Clair W., late of Borough of Spring City. Patti L. Dellaquila and Terry L. Hunter, care of ROBERT M. ROMAIN, Esquire, 1288 Valley Forge Rd., Suit 63, P.O. Box 952, Valley Forge, PA 19482 Executrices. ROBERT M. ROMAIN, Esquire, Baer Romain, LLP, 1288 Valley Forge Rd., Suit 63, P.O. Box 952, Valley Forge, PA 19482, atty.

**LAMBERT**, Robert E., late of East Goshen Township. Sandra L. Ream, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**LENAHAN**, Kathryn, late of West Goshen. John D. Lenahan, 735 Rively Ave., Glenolden, PA 19036, Executor. KEVIN P. MEISE, Esquire, Law Offices of Kevin P. Meise, 600 Eagleview Blvd., Suite 300, Exton, PA 19341, atty.

**MOONEY**, Maryann T., late of East Bradford Township. Andrew R. Mooney, 738 Kayo Avenue, Lancaster, PA 17601, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**MULHOLLAND**, S. Grant a/k/a Stanford Grant Mulholland a/k/a Grant Mulholland a/k/a Stanford G. Mulholland, late of the Township of West Pikeland, Chester County, PA. Elizabeth Ann Mulholland, care of RICHARD M. SCHWARTZ, Esquire, 3000 Two Logan Square, 18<sup>th</sup> & Arch Sts., Philadelphia, PA 19103-2799, Executrix. RICHARD M. SCHWARTZ, Esquire, Pepper Hamilton LLP, 3000 Two Logan Square, 18<sup>th</sup> & Arch Sts., Philadelphia, PA 19103-2799, atty.

**MURRAY, JR.**, Woodrow Wilson, late of New Garden Twp., Chester County, PA. Edward M. Foley, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administrator. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**O'CONNELL**, Anne, late of West Grove. Robert P. O'Connell care of LINDSEY J. CONAN, Esquire, 755 North Monroe Street, Media, PA 19063, Executor. LINDSEY J. CONAN, Esquire, Conan Law Offices, LLC, 755 North Monroe Street, Media, PA 19063, atty.

**PEPELAK**, Charles, late of West Chester. Braden M. Popelak, 3369 W. Hollywood Circle, Pennsauken, NJ 08109, Executor.

**REED**, Edward G., late of East Whiteland, Malvern, Chester County, PA. G. Eric Reed, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

**RIPKA**, Doris E., late of Caln Township. Carol A. Lukatch, 1104 Aurora Dr., West Chester, PA 19380 and Barbara Brautigam, 2205 Strawberry Lane, Coatesville, PA 19320, Executrices. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WEBER**, Paul R., late of Penn Township. Carolyn W. Buss and Robert P. Weber, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

## 2nd Publication

**BENNETT**, Nancy W., late of Chaple Hill, NC. Michael A. Bennett, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**BROPHY**, Mary C., late of West Whiteland Township. Kathleen Murphy, care of MICHAEL C. MCBRATNIE, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341-0673, Executrix. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild, LLP, 747 Constitution Drive, Suite 100, Exton, PA 19341-0673, atty.

**DAVISON**, Dorothy E., late of East Caln Township. Larry R. Dague, 431 Carpenters Cove Lane, Downingtown, PA 19335, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**DIEM**, Harold E., late of West Grove, Penn Township. Dorothy D. Keihm, 104 Sycamore Drive, West Grove, PA 19390, Executrix.

**FAZIO**, Antonio, late of Kennett Township. Sisina Sirianni, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**FLETCHER**, Dennis C., a/k/a Clay Fletcher, late of West Vincent Township. Robert Clayton Fletcher, care of MICHAEL C. MCBRATNIE, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341-0673, Executor. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild, LLP, 747 Constitution Drive, Suite 100, Exton, PA 19341-0673, atty.

**FOREMAN**, Vicki, a/k/a Vicki Reses, late of Wayne. Gregg M. Foreman, 1147 N. Benton Way, #105 Los Angeles, CA 90026 and Abbe M. Foreman, 405 West 5th Ave., Conshohocken, PA 19428, Executors.

**GRIM**, Richard E., late of Chester Springs. Dorothy Grim, care of SHILPA P. KHARVA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341 Executrix. SHILPA P. KHARVA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**HAMMERSCHMIDT**, Jacqueline M., late of East Goshen Township. Robert S. Felkins, care of PETER E. MOSHANG, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executor. PETER E. MOSHANG, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

**HARTMAN, SR.**, William T., a/k/a William T. Hartman, late of East Goshen Township. Karen DiNolfi, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Avenue, Carriage House, Suite 100, Wayne, PA 19087, Executrix. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Bloomingdale Avenue, Carriage House, Suite 100, Wayne, PA 19087, atty.

**HINDERLITER**, Nancy, a/k/a Anna Nancy Hinderliter, late of Wallace Township. Jody A. Roedler, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Office of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**HOPEMAN**, Richard J., late of East Bradford Township. Daniel J. O'Mara, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Suite T-2, Berwyn, PA 19312-1780, Executor. RYAN M. BORNSTEIN, Esquire, Harvey, Ballard & Bornstein, LLC, 800 Lancaster Ave., Suite T-2, Berwyn, PA 19312-1780, atty.

**HUNGERFORD**, Elizabeth, a/k/a Betsy Hungerford, late of Kennett Square Borough. Elizabeth Ivey, care of PATRICK O'DONNELL, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. PATRICK O'DONNELL, Esquire, Gawthrop Green, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**JOHNSON**, Dorothy L., late of West Goshen Township. Marie L. Johnson Lepping, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner Street, West Chester, PA 19382, atty.

**KATUCKI, SR.**, Richard J., late of West Chester Borough. Richard J. Katucki, Jr., Joseph Katucki and Laura Katucki, care of GUY F. MATTHEWS, Esquire, 300 W. State Street, Suite 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Suite 300, Media, PA 19063, atty.

**KLEIN**, Vera, late of Easttown Township. Samantha Klein, 165 Columbia Avenue, Phoenixville, PA 19460, Administratrix.

**MCGOLDRICK**, Sarah Jeanette, a/k/a S. Jeanette McGoldrick, a/k/a Jeanette McGoldrick, late of East Caln. Lawrence A. McGoldrick, 149 S. 5th Ave, Coatesville, PA 19320, Administrator.

**MORGAN**, Vaughn T., late of West Grove, PA. Alisia Dulaney, 5741 Mantario Drive, Charlotte, NC 28269 and Victor Morgan, 18 George Ave., Wyomissing, PA 19610, Executors.

**MUELLER**, Hans, late of Newlin Township. Marjorie S. Mueller, 1802 Chestnut Hollow Ln., West Chester, PA 19382, Executrix. KIM D. FETROW, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

**ORTH, JR.**, Miles H., a/k/a Miles H. Orth, late of Pocopson Township, Chester County, PA. Margaret Ann Donahue, care of THOMAS W. FLYNN, III, Esquire, 19 Waterloo Ave., Berwyn, PA 19312, Executrix. THOMAS W. FLYNN, III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave., Berwyn, PA 19312, atty.

**PATTON**, Louise L., late of London Grove Township. Anne P. Bailly, Cynthia L. Patton and Elizabeth M. Patton, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrices. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**PENNYPACKER**, Joanne R., a/k/a Joanne Pennypacker, a/k/a Joanne Rice Pennypacker, late of Uwchlan Township. Paul L. Pennypacker, Jr., care of JOHN PHILLIP CRAMPTON, Esquire, 1500 Market Street, Suite 3500E, Philadelphia, PA 19102, Executor. JOHN PHILLIP CRAMPTON, Esquire, Dilworth Paxson, LLP, 1500 Market Street, Suite 3500E, Philadelphia, PA 19102, atty.

**REESE**, Violet M., late of Caln Thownship. Brenda J. Plank, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Represenative, Executor. BARRY S. RABIN, Esquire, The Law Office of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**SHINDLE**, Carl Walter, late of Charlestown Township. Henriette Bumeder, 20 Tree Lane, Malvern, PA 19355, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

**SIRAVO**, Sarah, late of East Whiteland Township. Henry A. Siravo, Jr., 29 Hillbrook Circle, Malvern, PA 19355, Executor.

**STEWART**, Robert M., a/k/a Robert M. Stewart, Sr., a/k/a Robert McIntyre Stewart, late of Oxford. Robert M. Stewart, Jr., care of IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

**SWAN**, Anne M., late of Franklin Township. Michele C. Swan, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**TARABORRELLI**, Rocco P., late of West Whiteland Township. Rocco Paul Taraborelli, 21 West Second Street, Media, PA 19063, Executor. MICHAEL R. BRADLEY, Esquire, 21 West Second Street, Media, PA 19063, atty.

**TRAVAGLINI**, Barbara C., a/k/a Barabra Carlson Travaglini, late of Caln Township. Frederick C. Travaglini, and Gunard C. Travaglini, care of DAVID R. ELWELL, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executors. DAVID R. ELWELL, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

**WALLACE**, Norman H, late of West Grove Township. Charles N. Wallace, care of Saltz Matkov P.C., 998 Old Eagle School Road, Wayne, PA 19087, Administrator. KEVIN DEMKO, Esquire, Matkov P.C., 998 Old Eagle School Road, Wayne, PA 19087, atty.

### 3rd Publication

**BRENNAN**, Helen M, late of Kennett Square. Joseph Brennan, care of TARAS M. WOCHOK, Esquire, 13 Paoli Court, Paoli, PA 19301, Executor. TARAS M. WOCHOK, Esquire, Taras M. Wochok & Associates, Ltd., 13 Paoli Court, Paoli, PA 19301, atty.

**COOK**, A. Elaine, late of the Borough of West Chester, Chester County, PA. Darrell E. Cook and Diane F. Marino, care of APRIL L. CHARLESTON, Esquire, 60 West Boot Road, Suite 201, West Chester, PA 19380, Executors. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 West Boot Road, Suite 201, West Chester, PA 19380, atty.

**GRIFFITH**, Lois S., late of Penn Township. Ronnie L. Barnett, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**HOSIER**, Dorothy Y., late of Highland Township. Robert A. Hosier, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, atty.

**KOONS**, Jay Grant, Jr., late of the Township of Willistown, Chester County, PA. Michael A. O'Neill, 4925 Wolf Run Shoals Rd., Woodbridge, VA 22192, Executor. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

**LOGUE**, Paul T., late of West Whiteland Township, Chester County, PA. Joan M. Logue, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**MILLER**, Joan Anetta, late of Phoenixville Borough, Chester County, PA. Barbara A. Hunter, care of WHITNEY PATIENCE O'REILLY, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executrix. WHITNEY PATIENCE O'REILLY, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**PACHUTA**, Wilma V., late of Tredyffrin Township. Kathy R. Siravo, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington St., West Chester, PA 19382, atty.

**PAPPAS**, John, late of the Township of West Brandywine, Chester County, PA. Joanne Iannuzzelli, care of JOHN F. MCKENNA, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. JOHN F. MCKENNA, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

**PERNSLEY**, Donald F., late of the Borough of West Chester, Chester County, PA. Mattie I. Pernsley, 210 W. Lafayette St. West Chester, PA 19380, Administratrix. CHARLES A. RICK, Esquire, Rick Linn LLC, 933 N. Charlotte St., Ste. 3-B, Pottstown, PA 19464, atty.

**PERNSLEY**, Mattie Inez Darby, late of the Borough of West Chester, Chester County, PA. Mattie I. Pernsley, 210 W. Lafayette St. West Chester, PA 19380, Administratrix. CHARLES A. RICK, Esquire, Rick Linn LLC, 933 N. Charlotte St., Ste. 3-B, Pottstown, PA 19464, atty.

**WILLIAMSON, SR.**, John E., late of East Bradford Township, Chester County, PA. Helen Matthews, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19380, Administratrix. C.T.A. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19380, atty.

**FICTITIOUS NAME**

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

**KA Partners**, with its principal place of business at 55 Country Club Drive, Suite 200, Downingtown, PA 19335. The application has been (or will be) filed on: June 7, 2016. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Eli A. Kahn and Matthew J. Adams, 55 Country Club Dr., Suite 200, Downingtown, PA 19335

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**Triton Transportation**, with its principal place of business at 1310 East Boot Rd., West Chester, PA 19380. The application has been (or will be) filed on: May 24, 2016. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Lorenzo Harris, 1310 East Boot Rd., West Chester, PA 19380

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**CHARTER (Nonprofit Corporation)  
NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed on June 20, 2016 with Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, to form a corporation under the name **West Chester Railroad Heritage Association**.

The purpose or purposes for which it was organized are as follows: The corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Nonprofit Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights, and privileges; which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Nonprofit Corporation Law of Pennsylvania.

VINCENT CAROSELLA, JR., Esquire  
Carosella & Associates, P.C.  
882 South Matlack Street, Suite 101  
West Chester, PA 19382

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, announced on **Thursday, August 18, 2016** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, September 19, 2016**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

**1<sup>st</sup> Publication**

**SALE NO. 16-8-572**

**Writ of Execution No. 2016-01369**

**DEBT \$126,722.00**

ALL THAT CERTAIN message and tract of land, together with the dwelling erected thereon, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin marking the intersection of the north line of Harmony Street with the east side of Star Alley, north 9 degrees 16 minutes west, 70 feet to a point, a corner of land formerly of Samuel Guerrero; thence along the same north 80 degrees 44 minutes east 40 feet to an iron pin, a corner of land now or land now or late of Harry Amos and wife; thence by the same 9 degrees 15 minutes east 70 feet to an iron pin set in the north line of Harmony Street, thence by the same south 80 degrees 44 minutes west 40 feet to the place of Beginning.

Property known as: 719 Harmony

Street, Coatesville, PA 19320.

Tax ID #: 16-6-542

BLR# 16-6-542

BEING THE SAME PREMISES

which Eliza May Crawford n/k/a Eliza May Brown granted and conveyed unto Taisha Luwana Boyer by Deed dated August 8, 2006 and recorded September 26, 2006 in Chester County Record Book 6964, Page 1053 for the consideration of \$100,000.00.

PLAINTIFF: Residential Credit Solutions.

VS

DEFENDANT: **TAISHA LUWANA BOYER**

SALE ADDRESS: 719 East Harmony Street, Coatesville, PA 19320

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

**SALE NO. 16-8-573**

**Writ of Execution No. 2014-10606**

**DEBT \$277,612.17**

PROPERTY SITUATE IN THE West Pikelnad Township, Chester County, Pennsylvania  
BLR# 34-3H-62

Improvements thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **AMY L. WRIGHT**

SALE ADDRESS: 1224 Huntsman Way a/k/a 1224 Huntsman Lane, Chester Springs, PA 19425-2115

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

**SALE NO. 16-8-576**

**Writ of Execution No. 2015-02611**

**DEBT \$377,617.14**

PROPERTY SITUATE in the West Goshen Township, Chester County, Commonwealth of Pennsylvania, Pennsylvania  
BLR# 52-2-65.7

Improvements thereon: Residential Drelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LEO PALL, ESQ a/k/a LEO M. PALL, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LOUIS T. BALCH, GRACE HARKINS, IN HER**

**CAPACITY AS DEVISEE OF THE ESTATE OF LOUIS T. BALCH, KATHY SAVAGE a/k/a KATHERINE GONBLIESCH, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LOUIS T. BALCH**

SALE ADDRESS: 525 Legion Drive,  
West Chester, PA 19380-7202

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

**SALE NO. 16-8-577**

**Writ of Execution No. 2016-00419**

**DEBT \$218,514.41**

ALL THAT CERTAIN message and tract of land situate in Barnsley Village, East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey thereof made 8-18-1958 by S. Pusey Morrison, as follows:

BEGINNING at a point in the center line in a public highway known as Route #42 leading from Oxford to Chrome, formerly known as Route #131, said point of beginning being 234.5 feet northeast from a culvert under said Route #42, said distance being measured along the center line of said Route #42; thence leaving said Route #42 and passing over an iron pin set in the west bank of said Route #42 and extending along the land of C. Everett Grace and Ruby Grace, grantors herein of which this tract was once a part, north 49 degrees west 337 feet to an iron pin set in the center line of the Philadelphia and Baltimore Central Railroad tracks; thence extending along the center line of said railroad tracks; north 52 degrees 20 minutes east 236 feet to an iron pin; thence leaving said railroad tracts and extending along lands now or late of Sam Park, south 52 degrees east 279.5 feet crossing over an iron pin set In the west bank of the said Route #42 to a point in the center line of said Route #42; thence extending along the center line of Route #42, south 37 degrees 30 minutes west 236 feet to the point of beginning.

CONTAINUNG 1.65 acres, being the same more or less.

BEUBG Chester County Tax Parcel 69-6-109.1

BEING the same premises which Mark A. Hall and Jennifer J. Hall and Ronald E. Stephens,, by Deed dated 3/24/97 and recorded 4/4/97 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4159, Page 1699, and Instrument #17738, granted and conveyed unto Mark Posse and Theresa J. Posse,

tenants by the entirety, in fee.

PLAINTIFF: U.S. National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Serie 2015-2AG

VS

DEFENDANT: **THERESA J. POSSE and MARK POSSE**

SALE ADDRESS: 197 Barnsley Road,  
Oxford, PA 19363

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

**SALE NO. 16-8-578**

**Writ of Execution No. 2015-09239**

**DEBT \$183,439.87**

PROPERTY situate in West Fallowfield Township

TAX PARCEL #44-07-0019

Improvements thereon: A Residential Dwelling

PLAINTIFF: MTGLQ Investors, LP

VS

DEFENDANT: **TODD W. RICHARDSON**

SALE ADDRESS: 231 Church Street,  
Cochranville, PA 19330

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

**SALE NO. 16-8-579**

**Writ of Execution No. 2015-19848**

**DEBT \$207,892.88**

PROPERTY situate in Township of East Caln

TAX PARCEL #40-04-0206

Improvements thereon: A Residential Dwelling

SOLD as Property of: Cristina M. Besselman a/k/a Cristina M. Carlson

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CRISTINA M. BESSELMAN a/k/a CRISTINA M. CARLSON**

SALE ADDRESS: 18 May Apple Drive, Downingtown, PA 19335

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

**SALE NO. 16-8-580**  
**Writ of Execution No. 2014-00752**  
**DEBT \$264,919.91**

ALL THAT CERTAIN, Message, Lot or Piece of Land situate on, in the Township of Valley, 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 Valley, County of Chester and State of Pennsylvania bounded and described according to a final subdivision plan for Valley Springs made by Drake and Waddington, Inc., Kennett Square, Pennsylvania, dated 3/09/1987 and last revised 6/11/1987 and filed in Chester County. A Plan No. 7247, as follows, to wit:

BEGINNING at a point on the east side of Lamberts Lane, said point being a corner of Lot No. 3 as shown on said plan; thence extending from said point of beginning along the west side of Lamberts Lane north 84 degrees 3 minutes 20 seconds east 80.00 feet to the point, a corner of Lot No. 1; thence extending along the same south 1 degree 42 minutes 41 seconds east 210.55 feet to a point in line of land now or late of Jeffrey K. Wright; thence extending along the same south 82 degrees 54 minutes 13 seconds east, 80.73 feet to a point, a corner of Lot No. 3, aforesaid; thence extending along the same north 1 degree 42 minutes 40 seconds west, 192.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan.

CONTAINING 16,069 square feet of land, more or less.

BEING UPI NUMBER 38-002-0235.0000

PARCEL NO.: 38-002-0235.0000

BEING KNOWN AS: 13 Lamberts Lane, Coatesville, PA 19320

BEING THE SAME PROPERTY conveyed to Thomas J. Adams and Kimberly A. Adams, husband and wife, who acquired title by virtue of a Deed from Richard J. Denny, dated December 1, 2006, recorded December 8, 2006, at Deed Book 7028, Page 2373, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fank Bank, N.A.

VS

DEFENDANT: **KIMBERLY A. ADAMS & THOMAS J. ADAMS**

SALE ADDRESS: 13 Lamberts Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MANLEY**

**DEAS KOCHALSKI LLC, 614-220-5611**

**SALE NO. 16-8-581**  
**Writ of Execution No. 2016-01975**  
**DEBT \$339,712.35**

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the center of Waywood Road, said point being a corner of land now or late of Joseph Diviney,

THENCE along the center of aforesaid road, south four (4) degrees eight (8) minutes fifteen (15) seconds east, one hundred (1 00) feet to a point

THENCE the following two courses and distances separating land of Monroe L. Nute from land about to be conveyed; north eighty-six (86) degrees twenty-six (26) minutes forty-five (45) seconds east two hundred ninety-nine (299) feet to an iron passing over an iron on the easterly side of aforesaid road;

THENCE north three (3) degrees, thirty-three (33) minutes, fifteen (15) seconds west, one hundred (100) feet to an iron a corner of land of Joseph Diviney aforesaid;

THENCE thereby along land of Joseph Diviney aforesaid, south eighty-six (86) degrees, twenty-six (26) minutes, forty-five (45) seconds west, three hundred feet to the place of beginning.

PREMISES being: 524 McFarlan Road, Kennet Square, PA 19348

PARCEL No. 62-4-224

BEING the same premises which Barbara A. Skodzinski by Deed dated October 17, 2005 and recorded January 4, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6728 Page 2242, granted and conveyed unto John B. Underwood and Barbara Underwood, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1 Mortgage Loan Asset Backed Certificates, Series 2007-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **BARBARA UNDERWOOD and JOHN B. UNDERWOOD**

SALE ADDRESS: 524 McFarlan Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **STERN &**

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

**SALE NO. 16-8-582**  
**Writ of Execution No. 2015-06121**  
**DEBT \$154,183.72**

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

SITUATE in the Borough of Phoenixville, County of Chester, State of Pennsylvania being Lot No. 4 on Plan made by Earl E. Ewing, Registered Surveyor 5/5/1960, last revised 5/28/1951 said revision recorded 5/29/1951 at West Chester in the Office for the Recording of Deeds in and for the County of Chester in Plan Book 2 Page 121 and being more particularly bounded and described according to said revised plan as follows, to wit:

BEGINNING at a point on the north-easterly side of Virginia Avenue (50 feet wide) at the distance of 183.02 feet measured north 56 degrees 40 minutes west from the intersection of the said northeasterly side of Virginia Avenue with the northeasterly side of Lincoln Avenue (50 feet wide) thence along the said northeasterly side of Virginia Avenue north 58 degrees 40 minutes west 60.00 feet to a point; thence along Lot No. 5 north 33 degrees 20 minutes east 185.55 feet to a point in the center line of a 20 feet wide alley extending northwestwardly from Lincoln Avenue to Lane Avenue; thence long the center line of said 20 feet wide alley south 58 degrees 26 minutes east 60.00 feet to a point thence along Lot No. 3 south 33 degrees 20 minutes west 185.85 feet to the first mentioned point and place of beginning.

TITLE to said Premises vested in Keith LeParulo by Deed from Luigi LeParulo and Keith LeParulo dated August, 27 2004 and recorded March 16, 2005 in the Chester County Recorder of Deeds in Book 6436, Page 766.

PLAINTIFF: Wells Fargo Bank, N.A

VS

DEFENDANT: **KEITH LePARULO**

SALE ADDRESS: 407 Virginia Avenue, Phoenixville, PA 19460

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

**SALE NO. 16-8-583**  
**Writ of Execution No. 2015-01462**  
**DEBT \$186,242.20**

PROPERTY situate in the Coatesville City, 4th Ward, Chester County, Commonwealth of

Pennsylvania

BLR# 16-7-105

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-15Xs

VS

DEFENDANT: **LUIS JUAREZ LEON**

SALE ADDRESS: 1210 Olive Street, Coatesville, PA 19320-3506

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

**SALE NO. 16-8-584**  
**Writ of Execution No. 2012-02700**  
**DEBT \$272,629.14**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2Q-34, 38-2Q-33, 38-02Q-032

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LILLIAN R. KEITT**  
 SALE ADDRESS: 907 West Lincoln Highway, a/k/a 903-907 West Lincoln Highway, Coatesville, PA 19320-1832

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

**SALE NO. 16-8-585**  
**Writ of Execution No. 2015-01149**  
**DEBT \$158,580.24**

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

BEGINNING at a point on the southerly side of Boot Road (LR 15095), a corner of Lot #3 on said Plan; thence from the beginning and

extending along Boot Road, north 63 degrees 27 minutes 40 seconds east, 124.17 feet to a point in line of lands of Stephen Bennett; thence leaving Boot Road and extending along said lands, south 26 degrees 59 minutes 10 seconds east, 229.40 feet to a point, a corner of Lot #3, aforesaid; thence extending along said Lot, the four (4) following courses and distances: (1) south 63 degrees 00 minutes 50 seconds west, 116.95 feet to a point; (2) north 43 degrees 59 minutes 42 seconds west, 130.09 feet; (3) north 26 degrees 32 minutes 20 seconds west, 76.21 feet to a point of curve; and (4) extending along the arc of a circle curving to the right having a radius of 30.00 feet, the arc distance of 47.12 feet to the first mentioned point and place of beginning.

BEING part of the same premises which Roger E. Meinhart and Gene Lawley, Co-Partners, by Deed dated August 14, 1984 and recorded on August 14, 1984 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 263, Page 474, granted and conveyed unto Robert A. Boodey and Linda P. Boodey, his wife.

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

PARCEL #41-5-261.1

PLAINTIFF: JPMorgan Chase Bank,  
National Association  
VS

DEFENDANT: **LINDA P. BOODEY**

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

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

**SALE NO. 16-8-586**

**Writ of Execution No. 2015-11076**

**DEBT \$538,746.38**

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

TAX Parcel No.: 50-4-23.45

PLAINTIFF: HSBC Bank USA, N.A.,  
as Trustee on behalf of ACE Securities Corp.  
Home Equity Loan Trust and for the Registered  
Holders of ACE Securities Corp. Home Equity  
Loan Trust, Series 2006-HE3, Asset Backed Pass-  
Through Certificates

VS

DEFENDANT: **JAMES J. KIRBY  
a/k/a JAMES KIRBY & MARIA KIRBY**

SALE ADDRESS: 1307 Stanwood Ct.,  
Coatesville, PA 19320

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

**SALE NO. 16-8-587**

**Writ of Execution No. 2016-01326**

**DEBT \$225,031.80**

PROPERTY situate in the West Goshen  
Township, Chester County, Pennsylvania  
BLR# 52-4D-35

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: PHH Mortgage  
Corporation  
VS

DEFENDANT: **THOMAS E. WAL-  
LACE, JR., and RUTH M. WALLACE**

SALE ADDRESS: 914 Baylowell  
Drive, West Chester, PA 19380

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

**SALE NO. 16-8-589**

**Writ of Execution No. 2015-03936**

**DEBT \$225,774.17**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected situate in West Brandywine  
Township, County of Chester, Commonwealth of  
Pennsylvania bounded and described according to  
a Final Title Plan of Subdivision for "Hammell  
South" not known as "Hawthorne Lane" made by  
Edward P. Walsh & Associates, Inc. Exton PA  
dated 7/18/96 last revised 1/16/97 recorded  
5/21/97 as Plan #13864, as follows:

BEGINNING at a point of curve on the  
southwesterly side of Hawthorne Lane (33 feet  
wide) said point being a corner of Lot 29 (as  
shown on said Plan); thence from said point of  
beginning extending along said lane on a line curving  
to the left having a radius of 191.50 feet an arc  
distance of 65.67 feet to a point, being a corner of  
Lot 27; thence leaving said lane and extending  
along Lot 27 south 00 degrees 31 minutes 49 seconds  
west 123.65 feet to a point in line of lands  
now or late of Central and Western Chester County  
Industrial Development Authority, being a corner  
of Lot 27; thence extending partially along said  
lands south 89 degrees 27 minutes 13 seconds west  
116.44 feet to a point, being a corner of Lot 29;  
thence leaving said lands extending along said Lot

29 north 21 degrees 19 minutes 38 seconds east 146.54 feet to the first mentioned point and place of beginning.

BEING UPI # 29-7-155.43

BLR# 29-7-155.43

BEING the same premises which Robert F. Stocker Jr. granted and conveyed unto Joseph M. Pisano by Deed dated February 25, 2005 and recorded March 3, 2005 in Chester County Record Book 6424, Page 1154 for the consideration of \$290,000.00.

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

VS

DEFENDANT: **JOSEPH M. PISANO**

SALE ADDRESS: 70 North Hawthorne Road, Coatesville, PA 19320

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

**SALE NO. 16-8-590**

**Writ of Execution No. 2016-01620**

**DEBT \$213,153.44**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Victoria Hills made by Huth Engineers, Inc., dated November 19th, 1973, recorded in Plan Book 55 Page 44, as follows, to wit:

BEGINNING at a point on the south-westerly side of the cul-de-sac at the end of Regency Circle a corner of Lot #15 on said Plan, said point being located the 4 following courses and distances from a point of tangent on the north-west side of Crown Lane: (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 42.58 feet to a point of compound curve of the southeast side of Regency Circle; (2) on the arc of a circle curving to the left having a radius of 290.82 feet the arc distance of 186.06 feet to a point of compound curve; (3) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 47.02 feet to a point of reverse curve and (4) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 155.49 feet; thence extending from said point of beginning leaving the said side of the cul-de-sac and extending along Lot #15, south 72 degrees 36 minutes 10 seconds west, 130.00 feet to a corner of Lot #13; thence extending along the same, north 17 degrees 23 minutes 50 seconds

west, 271.49 feet to a point in line of lands of Philadelphia Electric Power Company; thence extending along the same, north 56 degrees 17 minutes 00 seconds east 210.00 feet to a corner of Lot #11; thence extending along the same, south 15 degrees 23 minutes 50 seconds east, 270.70 feet to a point on the northwest side of the cul-de-sac at the end of Regency Circle; thence extending along the same on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 96.34 feet to the first mentioned point and place of beginning.

BEING Lot #12 on said Plan.

CONTAINING 1.282 acres, more or less.

BEING Registry Parcel #47-4P-12

BEING the same premises which Lawrence Scanlan, Jr. and Patricia Anne Scanlan, his wife, by Deed dated 7/31/85 and recorded 8/2/85 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 31, Page 259, and Instrument #5760628, granted and conveyed unto Gary Walton and Mary Walton, his wife, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **GARY WALTON and MARY WALTON**

SALE ADDRESS: 13 Regency Circle, Coatesville, PA 19320

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

**SALE NO. 16-8-591**

**Writ of Execution No. 2016-01906**

**DEBT \$218,986.83**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester, and State of PA, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File No. 15071, as follows, to wit:

BEGINNING at a point on the northerly side of Bedrock Road, said point being a corner of Lot No. 80; thence extending from said beginning point along Lot No. 80 north 12 degrees 54 minutes 27 seconds west, 115.00 feet to a point in line of Phase No. 2; thence along the same the 2 courses and distances: (1) north 77 degrees 05 minutes 33 seconds east 108.73 feet to a point and

(2) south 89 degrees 14 minutes 06 seconds east, crossing a 20 feet wide storm drainage easement, 31.62 feet to a point, a corner of Lot No. 82; thence along the same and through the aforesaid easement south 04 degrees 08 minutes 32 seconds east 110.86 feet to a point of curve on the northerly side of Bedrock Road; thence along the same the 2 courses and distances: (1) on the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 26.77 feet to a point of tangent and (2) south 77 degrees 05 minutes 33 seconds west, 99.89 feet to the first mentioned point and place of beginning.

BEING Lot #81 on said Plan.

BEING UPI #37-4-53.51.

BEING the same premises which Alan C. Brown and Stacey Brown, also known as Stacy Brown, husband and wife, by Deed dated 5/22/07 and recorded 6/4/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7176, Page 1376, and Instrument #10759438, granted and conveyed unto Sean W. O'Donnell, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **SEAN W. O'DONNELL**

SALE ADDRESS: 607 Bedrock Road, Coatesville, PA 19320

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

**SALE NO. 16-8-592**

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

**DEBT \$368,761.09**

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

BEGINNING at a point on the title line in the bed of Caln Meeting House Road (T-413) said point also being a corner of land and along the title line in the bed of Caln Meeting House Road (T-413) south 79 degrees, 35 minutes 02 seconds east, 166.64 feet to a point a corner of Lot 1-A, thence extending along same the two following courses and distances: (1) south 10 degrees 24

minutes 58 seconds west, 275.00 feet to a point and (2) north 79 degrees 35 minutes 02 seconds east, 201.13 feet to a point in line of Lot #2; thence extending along same the five following courses and distance: (1) south 03 degrees 14 minutes 35 seconds east, 175.14 feet to a point; (2) south 87 degrees 25 minutes 00 seconds west, 191.45 feet to a point; (3) south 73 degrees 09 minutes 00 seconds west, 213.52 feet to a point; (4) south 07 degrees 50 minutes 00 seconds west, 72.65 feet to a point; and (5) south 30 degrees 16 minutes 00 seconds west, 47.22 feet to a point in line of land of Anna M. Wilson; thence extending along same north 01 degrees 46 minutes 57 seconds west, crossing an existing macadam driveway and existing 20 feet wide right of way, 199.36 feet to a point a corner of land of Mark D. Shockites, thence extending along same north 02 degrees 09 minutes 29 seconds east, 186.94 feet to a point in line of land of Walter N. Russell, thence extending along same the two following courses and distance: (1) north 88 degrees 30 minutes 22 seconds east, 35.94 feet to a point; and (2) north 12 degrees 54 minutes 51 seconds east, 316.08 feet to the first mentioned point and place of beginning.

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

BEING Lot #1 as shown on said Plan.

TAX ID: 29-7-171

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

VS

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

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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

**SALE NO. 16-8-593**

**Writ of Execution No. 2014-10806**

**DEBT \$1,582.36**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester and State of Pennsylvania.

TAX Parcel No. 50-5A-141

PLAINTIFF: West Bradford Township VS

DEFENDANT: **REBECCA L. MILLER**

SALE ADDRESS: 1313 Walker Drive,  
West Bradford, Pennsylvania  
PLAINTIFF ATTORNEY: **DIANE M.  
BOEHRET, ESQ., 484-690-9300**

**SALE NO. 16-8-596**  
**Writ of Execution No. 2014-05936**  
**DEBT \$141,127**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, situate in the Township of East  
Fallowfield, County of Chester and  
Commonwealth of Pennsylvania.

TAX Parcel No. 47-4-356

PLAINTIFF: East Fallowfield  
Township

VS

DEFENDANT: **MARTIN R. BAUER**  
SALE ADDRESS: 154 Milbury Road,  
E. Fallowfield, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M.  
BOEHRET, ESQ., 484-690-9300**

**SALE NO. 16-8-599**  
**Writ of Execution No. 2016-00216**  
**DEBT \$149,093.05**

PROPERTY situate in the Caln  
Township, Chester County, Pennsylvania

BLR# 39-4L-50.1

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER  
MAY**

SALE ADDRESS: 3230 Hazelwood  
Avenue, Downingtown, PA 19335-2025

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

**SALE NO. 16-8-600**  
**Writ of Execution No. 2016-00548**  
**DEBT \$237,123.61**

PROPERTY situate in the South  
Coatesville Borough, Chester County,  
Commonwealth of Pennsylvania

BLR# 09-02-0051

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Lsf9 Master Participation  
Trust

VS

DEFENDANT: **ALONZO B. BAX-  
TER, JR. and RACHEL J. BAXTER**

SALE ADDRESS: 131 Modena Road,  
Coatesville, PA 19320-4036

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

**SALE NO. 16-8-602**  
**Writ of Execution No. 2013-07624**  
**DEBT \$297,917.91**

ALL THAT CERTAIN lot or land situ-  
ate in Londonderry Township, Chester County,  
Pennsylvania

TAX Parcel No.: 46-4-38.20

PLAINTIFF: Ditech Financial, LLC

VS

DEFENDANT: **LYNN F. RICCI-  
JOHNSON a/k/a LYNN F. RICCI**

SALE ADDRESS: 220 Baker Road,  
Cochranville, PA 19330

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

**SALE NO. 16-8-603**  
**Writ of Execution No. 2015-00150**  
**DEBT \$316,506.21**

PROPERTY situate in Borough of  
Phoenixville

TAX Parcel #15-9-861 part of (15-9-  
75)

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Wells Fargo Bank N.A.,  
as Trustee for Securitized Asset Backed  
Receivables LLC 2005-FR5 Mortgage Pass-  
Through Certificates, Series 2005-FR5 c/o  
Nationstar Mortgage LLC

VS

DEFENDANT: **DENISE MOORE  
and JOHN R. MOORE**

SALE ADDRESS: 619 Vanderslice  
Avenue, Phoenixville, PA 19460

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

**SALE NO. 16-8-604**  
**Writ of Execution No. 2012-03480**  
**DEBT \$188,070.06**

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

Pennsylvania

TAX Parcel No.: 15-5-359.3

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-WMC1, Pooling and Servicing Agreement dated as of September 1, 2005

VS

DEFENDANT: **LYNN D. WRIGHT**

SALE ADDRESS: 18 Oak Street, Phoenixville, PA 19460

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

**SALE NO. 16-8-605**

**Writ of Execution No. 2016-00051**

**DEBT \$179,818.95**

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Franklin Township, Chester County, Pennsylvania, shown as Lot 2, on a Preliminary/Final Subdivision Plan of the Kay Ginn Property, prepared by Hillcrest Associates, Inc., dated April 29, 1998, last revised July 28, 1998, and recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No. 14646, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in line of land now or formerly of Equine Enterprise, Ltd., said point being on the northerly right-of-way line of Lewisville-Chestererville Road (PA Route 841, 33' wide right-of-way).

THENCE b y said right-of-way line, the following two courses and distances:

1. S 82° 41' 40" W 329.97' to a point.

2. N 85° 13' 37" W 429.68' to a point on the easterly right-of-way line of Schoolhouse Road (T-378, 33' wide right-of-way).

THENCE by said right-of-way line, the following two courses and distances:

1. N 12° 50' 02" E 669.96 to a point of curve,

2 By the arc of a circle curving to the right with a radius of 1,378.77', an arc length of 158.19', with a chord of N 16° 17' 15" E 158.11' to a point and corner of land now or formerly of Kenneth Weaverling, Jr.

THENCE by said land, the following two courses and distances:

1. S 72° 02' 17" E 296.64' to a point.

2. N 18° 57' 19" E 282.70' to a point and corner of Lot 1.

THENCE by Lot 1, N 84° 54' 05" E

344.56' to a point and corner of land now or formerly of Equine Enterprise, Ltd.

THENCE by said land, S 08° 43' 57" W 1,017.21' to the first mentioned point and place of beginning.

CONTAINING 14.894 acres of land to be the same more or less.

BEING Chester County Tax Parcel No. 72-5-8.1

BLR# 72-5-8.1A

TITLE to said premises vested in Vernon A. Ginn, II, her son and Diane M. Ginn, his wife as tenants by the entireties by Deed from Kay J. Ginn, dated 4/12/2000 and recorded 5/24/2000 in Book 4758 Page 2001

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

VS

DEFENDANT: **DIANE M. GINN and VERNON A. GINN, II**

SALE ADDRESS: 663 Old School House Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MARTHA A. VON ROSENSTIEL, P.C., 610-328-2887**

**SALE NO. 16-8-606**

**Writ of Execution No. 2016-01384**

**DEBT \$78,864.66**

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

BLR# 41-5G-51

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **DANIEL J. McINTYRE a/k/a DANIEL McINTYRE and LINDA G. McINTYRE a/k/a LINDA McINTYRE**

SALE ADDRESS: 224 South Hendricks Avenue, Exton, PA 19341-2712

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

**SALE NO. 16-8-607**

**Writ of Execution No. 2016-02483**

**DEBT \$173,785.63**

ALL THOSE CERTAIN two (2) tracts of land, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and

State of Pennsylvania, together with a dwelling house erected thereon known as: 1000 West Chester Road, Coatesville, PA 19320.

PARCEL # 16-07-0289

REFERENCE Chester County Record Book 7908, Page 901

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

VS

DEFENDANT: **SHERRY L. KLINOVSKI and RICHARD S. KLINOVSKI, JR.**

SALE ADDRESS: 100 West Chester Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PURCELL KRUG & HALLER, 717-234-4178**

**SALE NO. 16-8-608**

**Writ of Execution No. 2016-00221**

**DEBT \$187,282.67**

PROPERTY situate in West Caln Township

TAX Parcel #28-005-0095.140

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Servicing LLC F/K/A Green Tree Servicing LLC

VS

DEFENDANT: **WILLIAM J. KLING**

SALE ADDRESS: 107 Woodland Drive, Coatesville, PA 19320

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

**SALE NO. 16-8-609**

**Writ of Execution No. 2015-07045**

**DEBT \$193,003.19**

PROPERTY situate in East Coventry Township

TAX Parcel # 18-3-4.9

IMPROVEMENTS: a residential dwelling

PLAINTIFF: SDC SMKOZ, LLC

VS

DEFENDANT: **D. CRAIG GOODMAN**

SALE ADDRESS: 1460 Harvey Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PHILIP S. ROSENZWEIG, ESQ., 610-263-0115**

**SALE NO. 16-8-610**

**Writ of Execution No. 2015-11478**

**DEBT \$93,085.02**

THE real property or its address is commonly known as 302 Mercer Mill Road, Landenberg, PA 19350-0061

THE real property is also known as Parcel No. 7303-00381100 in the Township of London Britain, County of Chester, State of Pennsylvania

PLAINTIFF: The First National Bank of Elmer

VS

DEFENDANT: **GARY J. SPENCER and APRIL D. SPENCER**

SALE ADDRESS: 302 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **SALDUTI LAW GROUP, 610-994-1137**

**SALE NO. 16-8-612**

**Writ of Execution No. 2015-10734**

**DEBT \$101,962.58**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, designated as Lot No. 2 on a Plan of Lots of Kings Way Development, bounded and described according to a survey thereof made by C. Timothy Slack, Professional Engineer, dated May 21, 1959, as follows, to wit:

BEGINNING at a point in the center line of Kings Highway, a corner of Lot No. 1; thence along the center line of said Highway, south 77° 55' 30" west, 70.35 feet; thence still along in said Highway, south 78° 13' west, 40.05 feet to another point in said highway, marking the intersection of the center line of Kings Highway with the east street line of Kings Highway Drive (a proposed 50 feet wide street); thence along said street line, north 11° 47' west, 220 feet to a corner of Lot No. 3 on said Plan; thence along Lot No. 3, north 83° 48' east, 110.93 feet to the northwest corner of Lot No. 1; thence along Lot No. 1, south 11° 47' east, 208.84 feet to the first mentioned point and place of beginning.

CONTAINING 23,679.42 square feet of land, more or less.

BEING known as 974 Kingsway Drive, Coatesville, PA 19320

BEING the same premises which

Nancy E. Dickinson, by Deed dated 10/26/2005 and recorded 11/4/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6673, Page 1953, granted and conveyed unto Suzanne Loschiavo.

PARCEL No.: 39-3-21.4

IMPROVEMENTS: residential property.

PLAINTIFF: Ditech Financial LLC  
F/K/A Green Tree Servicing LLC

VS

DEFENDANT: **SUZANNE LOSCHIAVO**

SALE ADDRESS: 974 Kingsway Drive, Coatesville, PA 19320

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

**SALE NO. 16-8-613**

**Writ of Execution No. 2015-10260**

**DEBT \$225,071.59**

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania

BLR# 33-5F-66

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Branch Banking and Trust Successor by Merger to Susquehanna Bank  
VS

DEFENDANT: **JAHEEN E. BECKETT and JACQUELINE JONES-BECKETT**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341-1497

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

**SALE NO. 16-8-614**

**Writ of Execution No. 2010-11544**

**DEBT \$125,914.85**

PROPERTY situate in the Township of West Sadsbury, Chester County, Pennsylvania

BLR# 36-5A-27

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **GERALD M. LAMB and JACQUELINE F. LAMB**

SALE ADDRESS: 640 Butternut Drive, Parkesburg, PA 19365-1744

PLAINTIFF ATTORNEY: **PHELAN**

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

**SALE NO. 16-8-615**

**Writ of Execution No. 2016-01536**

**DEBT \$286,321.32**

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

BLR# 30-2-52.39

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MARY ANN SMILER**

SALE ADDRESS: 101 Firethorn Drive, a/k/a, 101 Firethorne Drive, Downingtown, PA 19335-1020

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

**SALE NO. 16-8-616**

**Writ of Execution No. 2015-07496**

**DEBT \$272,810.87**

ALL THAT CERTAIN lot or piece of ground, situate in Londonderry Township, Chester County, Pennsylvania bounded and described according to a Final Subdivision Plan "Barnsgate; made by Hillcrest Associates, Inc., dated 10/29/1999, last revised 9/8/2000 and recorded as Plan #9015592 as follows to wit:

BEGINNING at a point on the southern side of Barnsgate Drive a corner of Lot #23 on said plan, thence extending along said side of Barnsgate Drive the following (2) courses and distances, (1) along the arc of a circle curving to the left having a radius of 444.99 feet the arc distance of 130.57 feet to a point of tangent, (2) north 47 degrees 71 minutes, 22 seconds east 69.23 feet to a point and corner of Lot #25 on said plan, thence extending along said side of Lot #25 south 42 degrees 48 minutes, 38 seconds east 235.46 feet to a point and corner of lands N/L of David H. and Annabelle Light, thence extending along said side of land N/L of David and Annabelle Light the following (2) courses and distances (1) south 66 degrees 52 minutes, 12 seconds west 68.40 feet to a point, (2) south 18 degrees 18 minutes, 8 seconds west 287.87 feet to a point and corner of Lot #23 on said plan, thence extending along said side of

Lot #23 north 25 degrees 59 minutes, 55 seconds west 382.51 feet to the first mentioned point and place of beginning.

CONTAINING 1,501 acres more or less (erroneously cited as 1,501 acres more or less on current deed)

BEING Tax UPI # 46-4-129

BEING Lot #24 on said Plan.

BLR# 46-4-129

BEING the same premises which Robert L. Davis granted and conveyed unto Robert L. Davis and April Davis, by Deed dated April 4, 2008 and recorded April 8, 2008 in Chester County Record Book 7404, Page 1892 for the consideration of \$1.00

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

VS

DEFENDANT: **ROBERT L. DAVIS and APRIL DAVIS**

SALE ADDRESS: 414 Barnsgate Drive, Cochranville, PA 19330

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

**SALE NO. 16-8-617**

**Writ of Execution No. 2014-08971**

**DEBT \$494,487.65**

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

SITUATE in the Township of Kennett, County of Chester and State of Pennsylvania, described according to a Final Subdivision Plan of Davenport, made by Vandemark and Lynch, Inc., as recorded at West Chester as Plan #9530, follows:

BEGINNING at a point on the southwesterly side of Davenport Road (50 feet wide) said point being marking a corner of this Lot and a corner of Lot #2 on said Plan; thence extending along said side of Davenport Road south 59 degrees 57 minutes 05 seconds east, 133.33 feet to a point, a corner of Lot #4; thence extending the said side of Davenport Road and extending along line of Lot #4 south 30 degrees 02 minutes 55 seconds west, 150.00 feet to a point; thence extending north 59 degrees 57 minutes 05 seconds west, 133.33 feet to a point, a corner of Lot #2, thence extending along line of Lot #2, north 30 degrees 02 minutes 55 seconds east, 150.00 feet to a point on the southwesterly side of Davenport Road, the point and place of beginning.

CONTAINING 20,000 square feet

more or less.

BEING Lot No. 3 on said Plan.

UPI # 62-3-169

PREMISES being: 106 Davenport Road, Kennett Square, PA 19348

BEING the same premises which Associates Relocation Management Company, Inc., a Colorado Corporation by Deed dated January 23, 1997 and recorded February 6, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4138 Page 1376, granted and conveyed unto David C. Jordan and Deborah A. Jordan, husband and wife, their heirs and assigns as tenants by the entirety.

PLAINTIFF: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 4, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DAVID C. JORDAN and DEBORAH A. JORDAN**

SALE ADDRESS: 106 Davenport Road, Kennett Square, PA 19348

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

**SALE NO. 16-8-618**

**Writ of Execution No. 2014-00196**

**DEBT \$236,730.39**

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

ALL THAT CERTAIN lot of land designated as Lot 95 on a Plan of Lots as "Meadowbrook Addition No. 1" situated in Valley Township, County of Chester, Commonwealth of Pennsylvania duly recorded in the Recorder of Deeds Office in Plan Book 2, Page 73, more particularly bounded and described as follows:

BEGINNING at a point on the north line of Chestnut Street distance 88.25 feet eastwardly from the intersection of the north line of Chestnut Street with the east line of First Avenue, being the southeast corner of Lot 84 not of the Grantee herein; thence along same north 1 degrees 8 minutes west 150 feet to the south line of Sun Alley (15 feet wide); thence along same north 88 degrees 52 minutes east 25 feet to the northwest corner of Lot 96 now or late of Malen Hough, et ux; thence along same south 1 degrees 8 minutes east 150 feet to the north line of Chestnut Street; thence along the same south 88 degrees 52 minutes west 35 feet to the place of beginning.

CONTAINING 3750 square feet of land.

ALL THOSE CERTAIN four lots of land together with the improvements thereon erected designated Lots 91, 92, 93 and 94 on a tract of land called "Meadow Brook Addition No.1", a plan which is duly recorded in the Office of the Recorder of Deeds as Plan Book 2 Page 73, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point of intersection on the north line of Chestnut Street with the northeast line of First Avenue at the southwest corner of Lots 91 on said Plan of Lots; thence from the point of beginning along the north line of Chestnut Street, north 88 degrees 52 minutes east 88.25 feet to a point being the southwest corner of Lot 95; thence along the west side of Lot 95, north 01 degrees 08 minutes west 150 feet to a point, being the northwest corner of Lot 95 in the south line of Sun Alley; thence along the said south line of Sun Alley, south 88 degrees 52 minutes west 128.44 feet to a point on the northeast line of First Avenue; thence along the northeast line of First Avenue; being the southwest line of Lot 91, south 15 degrees east 155.29 feet to a point on the north line of Chestnut Street, the place of beginning.

BOUNDED on the north by Sun Alley on the east by the west line of Lot 95 on the south by the north line of Chestnut Street and on the southwest by the northeast line of First Avenue.

BEING UPI Number 38-02Q-0021.0000 and 38-02Q-0020.0000

PARCEL No.: 38-02Q-0021.0000, 38-02Q-0020.0000

BEING known as: 999 West Chestnut Street, Coatesville, PA 19320

BEING the same property conveyed to Julia Ben who acquired title by virtue of a Deed from C&D Investment Property, LLC, dated June 17, 2008, recorded July 9, 2008, at Deed Book 7474, Page 2280, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **JULIA BEN & EDWARD I. HOLLAND**

SALE ADDRESS: 999 West Chestnut Street, Coatesville, PA 19320

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

**SALE NO. 16-8-619**  
**Writ of Execution No. 2016-01716**  
**DEBT \$330,082.00**

ALL THAT CERTAIN lot or piece of land with any buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Fox Ridge" made by Earl R. Ewing, Inc., Phoenixville Pennsylvania, dated December 17, 1965 and revised April 22, 1966, recorded in Plan Book 23 Page 33, as follows:

BEGINNING at a point on the southwesterly side of Conestoga Pike (Route #401 which point is at the distance of 197.22 feet measured south 58 degrees, 43 minutes east along the same from a point formed by the intersection of the said southwesterly side of Conestoga Pike (Route #401), south 58 degrees, 43 minutes east 200 feet to a point; thence extending south 37 degrees west 170 feet to point; thence extending south 11 degrees, 50 minutes east 150.19 feet to a point; thence extending south 55 degrees west 172.78 feet to a point; thence extending north 150 degrees, 38 minutes west 180.44 feet to a point; thence extending north 26 degrees, 4 minutes east 413.37 feet to the first mentioned point and place of beginning.

BEING Lot #33 as shown on said Plan.  
BEING County Parcel No. 34-4P-37

BEING the same premises which Homecomings Financial Network, Inc., a Delaware Corporation, by Deed dated 12/06/2001 and recorded on 12/18/2001 in Book 5145, Page 48, Instrument Number 10026894 in the Office of the Recorder of Deeds for Chester County, Pennsylvania, granted and conveyed unto William Fonash and Kathryn Fonash, husband and wife.

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

VS

DEFENDANT: **KATHRYN FONASH and WILLIAM FONASH**

SALE ADDRESS: 1464 Conestoga Road, West Pikeland Township, PA 19425

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-563-7000**

**SALE NO. 16-8-621**  
**Writ of Execution No. 2016-01731**  
**DEBT \$195,277.45**

PROPERTY situate in the West Chester Borough, Chester County, Pennsylvania  
BLR# 01-09-0641  
IMPROVEMENTS thereon: residential dwelling

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

DEFENDANT: **JAMES F. HORVATH and DIANNE E. HORVATH**

SALE ADDRESS: 237 West Union Street, West Chester, PA 19382-3326

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

**SALE NO. 16-8-622**  
**Writ of Execution No. 2014-00601**  
**DEBT \$255,328.60**

PROPERTY situate in the East Caln Township, Chester County, Pennsylvania  
BLR# 39-4-101.3  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for the benefit of The Holders of The Series 2014-1 certificates issued by Hlss Mortgage Master Trust

VS  
DEFENDANT: **JEFFREY SNYDER and DENISE SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

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

**SALE NO. 16-8-623**  
**Writ of Execution No. 2014-08368**  
**DEBT \$1,604.90**

ALL THAT CERTAIN parcel of land situate in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania

TAX Parcel No. 39-5A-171  
PLAINTIFF: Caln Township  
Municipal Authority and Township of Caln  
VS

DEFENDANT: **CARLOS A. COTTO**

and **TARA COTTO**

SALE ADDRESS: 336 Carlyn Court, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 16-8-624**  
**Writ of Execution No. 2014-08374**  
**DEBT \$1,329.41**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected hereditaments and appurtenances situate in Caln Township, County of Chester, State of Pennsylvania.

TAX Parcel No. 39-4B-8  
PLAINTIFF: Caln Township  
Municipal Authority and Township of Caln  
VS

DEFENDANT: **SHEILA E. CHANEY**

SALE ADDRESS: 3203 Sylvan Road, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 16-8-625**  
**Writ of Execution No. 2014-09945**  
**DEBT \$2,022,830.50**

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

BLR# 72-07-0004.040  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf9 Master Participation Trust

VS  
DEFENDANT: **JAMES R. BROWN, SR. and ELISA E. BROWN**

SALE ADDRESS: 102 Fairview Lane, Landenberg, PA 19350-1269

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

**SALE NO. 16-8-626**  
**Writ of Execution No. 2010-11153**  
**DEBT \$73,839.14**

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and State of

Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September 1949, as follows, to wit

TAX I.D. #: 42-4-126

PLAINTIFF: Wells Fargo Bank, N.A.  
s/i/i/t Wachovia Bank, N.A.

VS

DEFENDANT: **MARIE M. LEASA, PAULA G. WARREN, ADMINISTRATRIX OF THE ESTATE OF W. KENNETH LEASA, DECEASED MORTGAGOR, and STEPHEN K. LEASA**

SALE ADDRESS: 54 Conestoga Road,  
Malvern, Pennsylvania 19355

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

**SALE NO. 16-8-627**

**Writ of Execution No. 2014-07988**

**DEBT \$303,163.72**

ALL THAT CERTAIN parcel of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, being known and designated as follows:

SITUATE in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plot Plan of "Downing Ridge" made by G.D. Houtman & Son, Civil Engineers & Land Surveyors dated 11/7/1975, last revised 2/16/1977 and recorded as Chester County Plan No. 1315, bounded and described as follows, to wit:

BEGINNING at a point in the north-easterly side of Hillcrest Drive (50 feet wide) said point of beginning being measured from a point of curve on the northwesterly side of Glen Ridge Drive (50 feet wide); thence on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.89 feet to the point of beginning; thence extending from said point of beginning and along the northeasterly side of Hillcrest Drive north 10° 8' 3" west, 65.37 feet to a point on corner of Lot No.72 on said Plan; thence extending along the same north 79° 51' 57" east, 110 feet to a point in line of Lot No. 74 on said Plan; thence extending along the same north 79° 51' 57", 110 feet to a point in line of Lot No. 74 on said Plan; thence extending along the same south 10° 8' 3" east, 93.67 feet to a point on the northwesterly side of Glen Ridge Drive; thence extending along the same south 80° 44' 28" west, 85.39 feet to a point on curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the

arc distance of 38.89 feet to the point of beginning.

BEING known as 111 Glen Ridge Drive, Downingtown, PA 19335

BEING the same premises which Kimberly A. Baker and Helen M. Baker, by Deed dated 2/26/2008 and recorded 4/1/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7398, Page 1482, granted and conveyed unto Kimberly A. Baker, Kevin M. Baker and Helen M. Baker.

HELEN M. Baker departed this life in May 2014.

PARCEL No.: 39-2L-73

IMPROVEMENTS: residential property.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **KIMBERLY A. BAKER and KEVIN M. BAKER**

SALE ADDRESS: 111 Glen Ridge Drive, Downingtown, PA 19335

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