

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, APRIL 6, 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.

ESTATE OF BARBARA S. BERGHAUSEN, DECEASED **1512-0034**

A/K/A BARBARA STEVENSON BERGHAUSEN

FIRST AND FINAL ACCOUNT

OF: BARBARA B. BICKHART, EXECUTOR

ATTORNEY(S):

BAYARD H. GRAF, ESQUIRE

IN RE: BARBARA S. BERGHAUSEN, TRUST **1516-0253**

FIRST AND FINAL ACCOUNT

OF: BARBARA B. BICKHART, TRUSTEE

ATTORNEY(S):

BAYARD H. GRAF, ESQUIRE

ESTATE OF BEATRICE V. BENINATI, DECEASED **1515-0205**

FIRST AND FINAL ACCOUNT

OF: SIDNEY J. FRETZ, EXECUTOR

LINDA B. FRETZ, EXECUTOR

ATTORNEY(S):

EUGENE ORLANDO JR, ESQUIRE

IN RE: RENTSCHLER-KRUMBHAAR FAMILY, TRUST **1516-0429**

FIRST ACCOUNT FOR TRUST

CREATED FOR DAVID W. KRUMBHAAR

OF: GLENMEDE TRUST COMPANY, N.A., TRUSTEE

JOSEPH J. STOLL, TRUSTEE

EDWARD B. KRUMBHAAR II, TRUSTEE

ATTORNEY(S):

RUSSELL EVAN FARBIARZ, ESQUIRE

IN RE: EDWARD ZIMMER JR, TRUST**1516-0430**

FIRST ACCOUNT

OF: BRANCH BANKING AND TRUST COMPANY, TRUSTEE

ATTORNEY(S):

DENISE M. ANTONELLI, ESQUIRE

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION- LAW
NO. 2016-01965**

NOTICE IS HEREBY GIVEN that the name change petition of Sarah Elizabeth Bartels was filed in the above-named court and will be heard on June 6, 2016 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 4, 2016

Name to be changed from: **Sarah Elizabeth Bartels** to: **Nella Elizabeth Bartels**

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2015-11983**

NOTICE IS HEREBY GIVEN that the name change petition of Lorena Vazquez was filed in the above-named court and will be heard on May 9, 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: December 31, 2015

Name to be changed from: **Lorena Vazquez** to: **Lo Vazquez**

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT on March 8, 2016, Articles of Incorporation were filed with the Department of State for **1100 Pottstown Pike GP, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors

747 Constitution Drive, Ste. 100

P.O. Box 673

Exton, PA 19341-0673

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Cathcart Investments, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors

2000 Market Street, 20th FloorPhiladelphia, PA 19103

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Lamont Investments, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors

2000 Market Street, 20th FloorPhiladelphia, PA 19103

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **Donovan Investments, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors

2000 Market Street, 20th FloorPhiladelphia, PA 19103

DISSOLUTION NOTICE

Maxima Hair Design Inc. operated by Sokha M. Parisi located at 237 E. Swedesford Rd., Wayne, PA 19087 has filed Articles Of Dissolution with the state of PA and has wound up its business in the 2015 year. Currently, a new owner is operating the business located at this address under the name Maxima Hair Design. EAST COAST ACCOUNTING, INC.
P.O. Box 381
Blue Bell, PA 17506

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

BALDWIN, Alfred C., late of West Caln Township, PA. Hilda J. Baldwin, 103 Hidden Acres Road, Coatesville, PA 19320, Executrix. THOMAS A. FANNING, Esquire, Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

BELISARI, John T., late of East Goshen Township, Chester County, PA. Thomas J. Belisari, 407 Spruce St., Exton, PA 19341, Executor.

CHARLES, Kathryn E., late of West Goshen Township, Chester County, PA. Wendy J. Erhardt, care of ROBERT S. SUPPLEE, Esquire, 329 S. High St., West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, 329 S. High St., West Chester, PA 19382-3336, atty.

CONNOR, Elizabeth D., late of East Whiteland Township, Chester County. Hugh F. Connor, III, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, atty.

DABUNDO, Susie Mattoscio, a/k/a Susie P. Dabundo, late of New Garden Township, Chester County, PA. Kathleen S. Basciani, care of JOSEPH A. WALHEIM, Esquire, 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425, Executrix. JOSEPH A. WALHEIM, Esquire, Joseph A. Walheim & Associates, P.C., 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425, atty.

DOEHLERT, Janet H., late of Kennett Square. Christopher M. Doehlert, 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.

DUTT, Henry J., late of Borough of Parkesburg. Lois M. Nines, 554 N. Octorara Trail, Parkesburg, PA 19365, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ESELGROTH, Norma Kemp, a/k/a Norma K. Eslegroth, late of Devon, Chester County, PA. Donald W. Richardson, care of BARBARA REIST DILLON, Esquire, 212 North Queen Street, Lancaster, PA 17603, Executor. BARBARA REIST DILLON, Esquire, Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603, atty.

FREGEDE, Helen J., late of East Fallowfield Township. Denise M. Peischi, 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.

FROMM, Ruth E., late of Westtown Township. William Fromm, 207 Valleyview Road, Media, PA 19063, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street #200, West Chester, PA 19382, atty.

LAUER, Bruce A., late of Borough of South Coatesville, Chester County, PA. Patricia A. Lauer, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Administratrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

MILLER, Robert A., late of Downingtown, Chester County, PA. Alicia A. Bair, 3018 Melina Court, Bensalem, PA 19020, Executrix. YVETTE E. TAYLOR-HACHOOSE, Esquire, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067, atty.

OLSON, Evelyn Ann, a/k/a Evelyn A. Olson, late of West Goshen, Chester County, PA. Anna-Lind Hummel, care of NANCY W. PINE, Esquire, 104 South Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 South Church St., West Chester, PA 19382, atty.

POLINER, Hime S., late of West Brandywine Township, Chester County, PA. Cheryl T. Burkey, Vice President/Senior Trust Officer, DNB First, N.A., 410 Exton Square Parkway, Exton, PA 19341, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

PRYZBY, Julia D., late of Tredyffrin, Chester County, PA. Lynda R. O'Brien, Esquire, 1108 Seaton Ross Rd., Wayne, PA 19087, Executrix. LYNDA R. O'BRIEN, Esquire, 1108 Seaton Ross Rd., Wayne, PA 19087, atty.

TAMLYN, Faye N., a/k/a Faye Nall Tamlyn, late of East Goshen Township, Chester County, PA. Patricia T. Greubel, care of TARA M. WALSH, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executrix. TARA M. WALSH, Esquire, Stradley, Ronon, Stevens & Young, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

TERRELL, Patsy Jo, late of West Brandywine Township, Chester County, PA. Robert R. Terrell, care of MAURICE D. LEE, III, Esquire, 1500 Market St., 38th Fl., Centre Square West, Philadelphia, PA 19102, Administrator. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Market St., 38th Fl., Centre Square West, Philadelphia, PA 19102, atty.

VIOLON, Dorothy Mae, a/k/a Dorothy M. Violon, late of West Bradford. Linda Marie Fossett, 933 Garden Station Road, Avondale, PA 19311, Executrix. STEPHEN DEAN MOLINEUX, Esquire, 227 MacDade Boulevard, Collingdale, PA 19023, atty.

WINTHER, Walter J., late of Westtown Township, Chester County, PA. Robert Winther, Janice McCoy and Jacqueline Murrison, care of JOSEPH L. MONTE, JR., Esquire, 344 West Front Street, Media, PA 19063, Administrators. JOSEPH L. MONTE, JR., Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews and Auslander, P.C., 344 West Front Street, Media, PA 19063, atty.

2nd Publication

BELL, JR., Clarence D., late of East Nottingham Township, Chester County, PA. Mary Louise Bell, care of FRANCIS J. CURRAN, JR., Esquire, 200 E. State Street, Suite 305, Media, PA 19063, Executrix. FRANCIS J. CURRAN, JR., Esquire, The Curran Firm, P.C., 200 E. State Street, Suite 305, Media, PA 19063, atty.

BISHOP, Carl L., late of Phoenixville. Sharon Rausch, 512 Ebelhare Road, Pottstown, PA 19465, Executrix.

BONNER, Jane S., a/k/a Roberta J. Snell, late of East Goshen Township, Chester County, PA. Jane M.B. Reitmeyer, care of BRADLEY NEWMAN, Esquire, 123 S. Broad Street, Ste. 2170, Philadelphia, PA 19109, Executrix. BRADLEY NEWMAN, Esquire, Wade & Newman, LLC, 123 S. Broad Street, Ste. 2170, Philadelphia, PA 19109, atty.

COWAN, Nancy S., late of East Brandywine Township, Chester County, PA. Robert G. Cowan and Lawrence Cowan, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

DORAN, James Michael, late of Willistown Township, Chester County, PA. Phoenixville Federal Bank & Trust, 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.

HASTINGS, Daniel H., late of Tredyffrin Township. Christine M. Hastings, care of JAMES L. HOLLINGER, Esquire, 60 East Penn Street, P.O.Box 150, Norristown, PA 19404-0150, Executrix. JAMES L. HOLLINGER, Esquire, Smith, Aker, Grossman & Hollinger, LLP, 60 East Penn Street, P. O. Box 150, Norristown, PA 19404-0150, atty.

HESS, Virginia B., late of West Brandywine Township. Deborah Becker, 1 Farmhouse Lane, Voorhees, NJ 08043, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KENYON, Anna B., late of East Pikeland Township, Chester County. Keith R. Kenyon, 1078 Hares Hill Road, Phoenixville, PA 19460 and Andrea Lee Kenyon, 1078 Hares Hill Road, Phoenixville, PA 19460 Executors.

MAHONEY, Marguerite A., late of Downingtown Borough. Eleanor Nixon, care of DANA M. BRESLIN, Esquire, 3305 Edgemont Avenue, Brookhaven, PA 19015 Executrix. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgemont Avenue, Brookhaven, PA 19015, atty.

MCCLURE, Donna W., late of Pennsbury Township. L. Peter Temple, P. O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

MCMINN, Frances, late of Caln Township, Thorndale, Chester County, PA. Christine E. Welsh and Robert A. McMinin, III, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

MCVAUGH, Anne Simmons, late of Franklin Twp, Chester County, PA. Peter Montgomery McVaugh, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire, & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MOULTER, Florence R., late of Township of Upper Uwchlan, Chester County, PA. Kathleen V. Moulter, care of ROBERT A. SARACENI, JR., Esquire, 548 1/2 E. Main Street, Ste. A, Norristown, PA 19401, Executrix. ROBERT A. SARACENI, JR., Esquire, 548 1/2 E. Main Street, Ste. A, Norristown, PA 19401, atty.

OUTTRIM, John David, a/k/a David Outtrim, a/k/a J. David Outtrim, Esquire, late of West Goshen Township. Elissa Rich Outtrim, Esquire, 100 Cloverly Lane, West Chester, PA 19380, Executrix. ELISSA R. OUTTRIM, Esquire, 100 Cloverly Lane, West Chester, PA 19380, atty.

SANTUCCI, Vincent Joseph, late of Penn Township. David A. Santucci, Executor.

SEIPLE, Helen B., late of the Township of West Goshen, Chester County, PA. Robert A. Seiple, Jr., care of WILLIAM P. CULP, JR., Esquire, 614 Darby Road, Havertown, PA 19083, Executor. WILLIAM P. CULP, JR., Esquire, 614 Darby Road, Havertown, PA 19083, atty.

STEIN, Eric, late of Wayne. Helen Iams, 4603 Brorby Blvd., Gillette, WY 82718, Executrix. MARK BLANK, JR, Esquire, 50 Darby Road, Paoli, PA 19301, atty.

WHALEN, Kathryn P., late of Oxford, Chester County, PA. Alma H. Rigler, care of EARL K. RIGLER, JR., Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrix. EARL K. RIGLER, JR., Esquire, D'Amico Law, PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

3rd Publication

BASCOM, Ruth Esherick, late of Tredyffrin, Chester County, PA. Mansfield Bascom, P. O. Box 1026, Paoli, PA 19301, Executor. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

BEAULIEU, John M., late of West Caln Township. Russell Beaulieu, 299 N. Bonsall Rd., Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BECKET, Milton, late of Berwyn. Alane A. Becket, 48 Sherman Drive, Malvern, PA 19355, Executor.

DAVIS, SR., Roger M., a/k/a Roger M. Davis, late of West Chester, PA. Roger M. Davis, Jr., 10411 Antwerp Road, Richmond, VA 23235-3817, Executor. **SCUDDER G. STEVENS**, Esquire, 120 N. Union Street, P. O. Box 1156, Kennett Square, PA 19348, atty.

DEMUL, Christina, late of Tredyffrin Township. Gabrielle DeMul Allen, care of **SAMUEL J. TRUEBLOOD**, Esquire, PO Box 987, Valley Forge, PA 19482, Executrix. **SAMUEL J. TRUEBLOOD**, Esquire, Morrow, Tompkins, Trueblood & Lefevre, LLC, PO Box 987, Valley Forge, PA 19482, atty.

DUNN, Mary Ellen, a/k/a Mary E. Dunn, late of Pottstown, South Coventry Township, Chester County, PA. Irvin R. Miller, Jr., care of **MARY C. CROCKER**, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. **MARY C. CROCKER**, Esquire, Crocker & Crocker, P.C., 1296 East High Street, Pottstown, PA 19464, atty.

FICK, Anne Francis, late of Willistown Township, (Newtown Square), (Chester County). Gary H. Fick, care of **JAMES J. RUGGIERO, JR.**, Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, Administrator. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

GARRETT, Linda Gregg, late of Midlothian, Chesterfield County, Virginia. Ellis Clark Gregg, Jr., care of **JEFFREY P. BRYMAN**, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administrator. **JEFFREY P. BRYMAN**, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

GATTI, Clara L., late of Kennett Township. Mark T. Gatti, 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.

GRAHAM, Thomas Fortune, a/k/a Thomas F. Graham, late of Phoenixville. Thomas Rapp, 559 Nutt Road, Phoenixville, PA 19460, Executor. **JOHN J. COLL, JR.**, Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, atty.

HEATH, Frank R., a/k/a Frank Russell Heath, Jr., late of East Pikeland Township, Chester County, Pennsylvania. F. Richard Heath, 53 Fox Pointe Drive, Pittsburgh, PA 15238, Executor. **KATHLEEN M. MARTIN**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High St., Pottstown, PA 19464-5426, atty.

HOSKING, Sheryle Marie, late of West Chester. Frank William Hosking Jr., 410 West Market Street, West Chester, PA 19382, Executor. **MICHAEL J. GAVIN**, Esquire, Gavin Law LLC, 855 Hillsdale Road, West Chester, PA 19382, atty.

HUGHES, James Calvin, late of East Caln Township, Chester County, PA. Ruth Hughes Lambert, 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.

JONES, Kathleen L., a/k/a Kathleen L. Maxwell, late of Kennett Square. Antoinette M. Maxwell, 319 East State Street, Kennett Square, PA 19348 and Phyllis A. Maxwell, 178 Amberfield Lane, Newark, DE 19702, Administrators.

KASKEY, Marjorie A., late of Kennett Square, Chester County, PA. Michael A. Kaskey, care of **SEAMUS M. LAVIN**, Esquire, 101 E. Evans St., Walnut Bldg., Ste. A., West Chester, PA 19380-2600, Executor. **SEAMUS M. LAVIN**, Esquire, Wetzal, Gagliardi, Fetter & Lavin, LLC, 101 E. Evans St., Walnut Bldg., Ste. A., West Chester, PA 19380-2600, atty.

KELLY, Gregory W., late of Willistown Township, Chester County, PA and St. John's County, FL. Gregory S. Kelly and Stephen P. Kelly, care of **ROBERT A. BACINE**, Esquire, 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046, Administrators. **ROBERT A. BACINE**, Esquire, Friedman Schuman, P.C., 101 Greenwood Ave., 5th Fl., Jenkintown, PA 19046, atty.

KOREJWO, Agnes H., a/k/a Dolly Korejwo, late of Township of East Caln, Chester County, PA. Barbara Jones, care of **KRISTEN R. MATTHEWS**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. **KRISTEN R. MATTHEWS**, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

LATOFF, William S., late of East Bradford Township. Mary D. Latoff, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market St., P. O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane PC, 24 E. Market St., P. O. Box 565, West Chester, PA 19381, atty.

MAMMARELLA, Edith, late of City of Coatesville. Joseph Mammarella, 614 Farmland Way, Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MARVEL, Ernest William, late of Kennett Township, Chester County, PA. Ernest Jacob Marvel, care of NEIL W. HEAD, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL W. HEAD, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

MILLER, Robert A., late of East Caln, Chester County, PA. Alicia A. Bair, 3018 Melina Ct., Bensalem, PA 19020, Executrix. YVETTE E. TAYLOR-HACHOOSE, Esquire, 301 Oxford Valley Rd., Ste. 102A, , Yardley, PA 19067, atty.

MYERS, Doris S., late of Caln Township. Gordon W. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

NICOLAS, Michael Anthony J., a/k/a Michael Anthony Nicolas, late of West Whiteland Township, Chester County, PA. Marilyn Nicolas, care of JUSTIN H. BROWN, Esquire, Four Penn Center, 1600 JFK Blvd., 2nd Fl., Philadelphia, PA 19103, Administratrix. JUSTIN H. BROWN, Esquire, Flaster Greenberg, P.C., Four Penn Center, 1600 JFK Blvd., 2nd Fl., Philadelphia, PA 19103, atty.

RAWLINGS, Gilbert, late of West Brandywine Township. Bruce Rawlings, 566 Reeds Road, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

RITSCHARD, David H., late of Spring City, Chester County, PA. Heather L. Ritschard, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

SAGGESE, Mary C., late of City of Coatesville. Michael Saggese, care of GUY F. MATTHEWS, Esquire, 344 West Front Street, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews and Auslander, P.C., 344 West Front Street, Media, PA 19063, atty.

SIEMONS, Robert C., late of Township of Tredyffrin, Chester County, PA. Douglas C. Siemons and Dana Scott, care of GUY F. MATTHEWS, Esquire, 344 W. Front Street, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews and Auslander, P.C., 344 W. Front Street, Media, PA 19063, atty.

TOQUINTO, James J., late of West Chester. Pamala Menso, 97042 Coopers Way, Yulee, FL 32097, Administratrix.

FICTITIOUS NAME

Notice is hereby given that an Application for registration of a Fictitious Name was filed with the Corporation Bureau of the Department of State, Commonwealth of Pennsylvania for the purpose of establishing the program **Springtide Associates by Adoption Home Study Associates**. The purpose for which the program is to be organized is: Outpatient Mental Health Counseling and Mediation Services. President: Jessica Roseborough, MSW, LCSW. (610) 429-1001; AALadoptionagency.com

LIMITED LIABILITY COMPANY

Notice is hereby given that on 03/20/2016 Certificate of Organization was filed with the Pennsylvania Department of State for **Paxon Landscape and Design LLC** in accordance with the provisions of the Limited Liability Act of 1994 for the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization of Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of establishing a Professional Domestic Limited Liability Company pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania approved December 21, 1988 (P.L. 1444), as amended.

The name of the professional limited liability company is **ISTAREL WORKSHOP, LLC**. A Certificate of Organization of Domestic Limited Liability Company was filed on or before February 16, 2016.

The purposes for which the limited liability company was organized is to engage in and do any lawful acts concerning any and all lawful business for which a professional limited liability company may be organized under the laws of the Commonwealth of Pennsylvania.

MICHAEL R. PERNA, Solicitor

Perna & Abracht, LLC

610 Millers Hill, P.O. Box 96

Kennett Square, PA 19348

LIMITED LIABILITY COMPANY

Notice is hereby given that on February 16, 2016, Certificate of Organization was filed with the Pennsylvania Department of State for **Property Transformation Group LLC**, in accordance with the provisions of the Limited Liability Act of 1994 for the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

NONPROFIT INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, on December 16, 2015 for the purpose of forming a nonprofit corporation under the name **Bacton Bible Fellowship, Inc.**, pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended. The purpose for which it has been organized is an independent, non-denominational church.

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

WELLS FARGO BANK, N.A. S/B/M WELLS
FARGO HOME MORTGAGE, INC.

Plaintiff

vs.

FRANCIS R. WINTER, in his capacity as Administrator and Heir
of the Estate of TRACEY T. HERB A/K/A TRACEY T. WINTER
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER TRACEY T. HERB
A/K/A TRACEY T. WINTER, DECEASED

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

CHESTER COUNTY

No. 15-10425

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TRACEY T. HERB A/K/A TRACEY T. WINTER, DECEASED

You are hereby notified that on November 10, 2015, Plaintiff, WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC., 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. 15-10425. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 116 AVON COURT, MALVERN, PA 19355-8526 whereupon your property would be sold by the Sheriff of CHESTER County.

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

NOTICE

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

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

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

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

1st Publication of 3**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: K.A.C.

Case Number: AD-16-0001

TO: Antonio Ciriaco, a/k/a Antonio Platero

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Awilda Ramos, a/k/a Awilda Gonzalez, have to a female minor child, K.A.C. (d.o.b. 5/14/02), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Monday, May 9, 2016, at 9:30 o'clock A.M., Honorable Katherine B. L. Platt Court Room No. 16, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

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

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

2nd Publication of 3**TRUST NOTICE**

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

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

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 **April 21, 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, May 23, 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

1st Publication

SALE NO. 16-4-204
Writ of Execution No. 2013-09405
DEBT \$177,966.04

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

TAX Parcel No.: 08-05-0150

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **RHONDA ZEIDERS**

SALE ADDRESS: 515 West 2nd Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, PC, 856-669-5400**

SALE NO. 16-4-205
Writ of Execution No. 2015-08969
DEBT \$211,306.33

ALL THAT CERTAIN unit in the property known, named and identified as Round Hill Development, Unit No. 11, a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania.

TOGETHER with the proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

TITLE to said premises is vested in Richard P. Krupansky and Caroline S. Malz by Deed from NVR, Inc. a Virginia Corporation trading as Ryan Homes dated October 8, 2008 and recorded October 24, 2008 in the County of Chester in Record Book 7536 Page 350.

BEING UPI No. 38-1-130

ASSESSMENT: \$114,780.00

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **CAROLINE S. MALZ and RICHARD P. KRUPANSKY**

SALE ADDRESS: 11 Tuxford Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

SALE NO. 16-4-206
Writ of Execution No. 2015-08847
DEBT \$227,488.59

PROPERTY situate in Township of London Grove

TAX Parcel #59-11-12-6A

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **BERNARD J. RADECKI**

SALE ADDRESS: 257 Garden Station Road, Avondale, PA 19311

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

SALE NO. 16-4-207
Writ of Execution No. 2015-09535
DEBT \$215,782.20

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

thereon erected, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Nicholas J. Papadimas by Deideman Associates, Professional Land Surveyors, (Exton, PA) dated 9/27/1989 and recorded 12/5/1989 as Chester County Plan #9890, as follows, to wit:

BEGINNING at a point on the title line in the bed of Old Wilmington Pike (LR 15066) at the northeastern most corner of this about to be described lot and at a corner of land now or formerly of Clyde W. Thomas; thence along the title line in the bed of old Wilmington Pike, south 03 degrees 52 minutes 36 seconds east, 218.57 feet to a point a corner of Lot #2 on said Plan; thence along Lot #2 the two following courses and distances (1) north 85 degrees 36 minutes 30 seconds west crossing the westerly side of Old Wilmington Pike 278.21 feet to a point and (2) north 05 degrees 26 minutes 00 seconds east 179.87 feet to a point in line of land of Clyde W. Thomas, aforesaid; thence along said Thomas' land north 85 degrees 52 minutes 30 seconds east recrossing the westerly side of Old Wilmington Pike 246.28 feet to the first mentioned point and place of beginning.

PARCEL #37-02-0038.010

PREMISES being: 827 Old Wilmington Road, Sadsburyville, PA 19369

BEING the same premises which Michelle R. Hines, by her attorney in fact, Cherrie L. Green by Deed dated January 31, 2000 and recorded February 10, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4711 Page 0770, granted and conveyed unto Donald L. McGinnes and Juanita L. McGinnes, as tenants by the entireties.

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, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS7, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JUANITA L. MCGINNIS a/k/a JUANITA L. MCGINNES**
SALE ADDRESS: 827 Old Wilmington Road, Sadsburyville, PA 19369

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

SALE NO. 16-4-208
Writ of Execution No. 2015-09963
DEBT \$258,502.61

ALL THAT CERTAIN lot or piece of ground situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described according to a Plan of Millview made by G.D. Houtman and Son, Inc., dated 11/2/1998 revised 1/25/1999 recorded in Chester County as Plan No. 16144, as follows., to wit:

BEGINNING at a point on the south-east side of Marquis Drive a corner of Lot 88 as shown on said Plan; thence from said point of beginning along Marquis Drive north 17 degrees 17 minutes 42 seconds east, 47.50 feet to a point a corner of Lot 86; thence along Lot 86, south 72 degrees 42 minutes 18 seconds east, 110 feet to a point in line of Lot 67; thence along Lot 67 and Lot 66 south 17 degrees 17 minutes 42 seconds west, 37.50 feet to a point a corner of Lot 66; thence along the same south 34 degrees 3 minutes 19 seconds east, 16.01 feet to a point a corner of Lot 88; thence along Lot 88, north 72 degrees 42 minutes 18 seconds west, 122.50 feet to the first mentioned point and place of beginning.

BEING Lot 87 on said Plan.

BEING UPI #16-4-367

PREMISES being: 102 Marquis Drive, Coatesville, PA 19320

BEING the same premises which Robert M. Williams and Jennifer A. Williams, husband and wife by Deed dated January 8, 2006 and recorded January 25, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6747 Page 2072, granted and conveyed unto Lee Smith.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-2, c/o Ocwen Loan Servicing LLC

VS

DEFENDANT: **LEE SMITH**

SALE ADDRESS: 102 Marquis Drive, Coatesville, PA 19320

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

SALE NO. 16-4-209
Writ of Execution No. 2015-08803
DEBT \$72,520.94

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania on

which is located the west house of a block of two frame dwelling houses designated as No. 712 Lincoln Highway bounded and described as follows:

BEGINNING at a point on the south curb line of Lincoln Highway opposite the center of the middle dividing partition in said block of two frame dwelling houses and at the north west corner of land of Sallie E. Umsted, distant eighteen feet westwardly from the west line of Star Alley; thence measuring along the said south curb line of Lincoln Highway westwardly twenty and four one-hundredths feet more or less of Hannah W. Russel and extending back southwardly between parallel lines of that width at right angles to said Lincoln Highway one hundred twenty two feet to line of late F.A. Bickel, Jr., deceased the east line passes through the middle dividing partition in said block of two dwelling houses.

BOUNDED on the north by the south curb line of Lincoln Highway; on the east by land of Sallie E. Umsted; on the south by land late of F.A. Bickel, Jr., deceased and on the west by land of Hannah W. Russel.

BEING UPI #16-6-540

AND also the right to have the sewage from building now erected on said Lot on which may hereafter be erected thereon pass through the drain or sewer now laid through the land east of the premises herein granted and connected with the public sewer on Star Alley, together with the right to clean and maintain said drain or sewer.

BEING the same premises which Direct Mortgage Loan Company by Deed dated 1/25/2012 and recorded 3/29/2012 in Chester County Record Book 8390 Page 1115 conveyed unto Marine Consultants, Inc., a Pennsylvania Corporation, in fee.

PLAINTIFF: Direct Mortgage Loan Company

VS

DEFENDANT: **MARINE CONSULTANTS, INC.**

SALE ADDRESS: 712 E. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JANET L. GOLD, ESQ., 856-330-6200**

SALE NO. 16-4-210

Writ of Execution No. 2015-04708

DEBT \$161,631.99

ALL THOSE THREE (3) CERTAIN lots of land designated as Lots Nos. 7, 8 and 12 on Plan of Lots known as the E.G. Wilhelm Real Estate Development near Lincoln University,

Upper Oxford Township, Chester County, Pennsylvania, hereinafter described as one lot, which lot is bounded and described as follows;

BEGINNING at an iron pin on the west side of Draper Lane marking the northeast corner of Lot No. 8; thence along west side of Draper Lane by lines of Lots 8 and 7, south 9 degrees 51 minutes west one hundred twenty (120) feet to an iron pin on the north side of Warfel Drive; thence by lines of Lots No. 7 and 12 south 81 degrees 57 minutes west two hundred ten (210) feet to an iron pin at the southeast corner of Lot No. 13; thence leaving Warfel Drive by line of Lot No. 13 north 9 degrees 51 minutes east, about three hundred (300) feet to an iron pin in line of Henry Draper Estates; thence by this line north 76 degrees 48 minutes east, about eleven (11) feet to an iron pin; thence north 81 degrees 57 minutes east about fifty (50) feet to an iron pin marking the northwest corner of Lot No. 11; thence by lines of Lots Nos. 11, 10 and 9 south 9 degrees 51 minutes west; one hundred eighty (180) feet to an pin; the northwest corner of Lot No. 8; thence by line of Lot No. 8 north 81 degrees 57 minutes east, one hundred fifty (150) feet to the place of beginning

CONTAINING thirty-four thousand two hundred and sixty (34,260) square feet more or less

BEING the same premises which Pauline Maxwell and Monterz Smith, by Deed dated June 24, 2009 and recorded July 14, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7721, Page 756, granted and conveyed unto Pauline Maxwell.

BEING known as: 139 Draper Lane, Lincoln University, PA 19352

PARCEL No.: 57-7-30

IMPROVEMENTS: residential property.

PLAINTIFF: James B Nutter & Company

VS

DEFENDANT: **LINDA I. BODDY, AS ADMINISTRATRIX OF THE ESTATE OF PAULINE MAXWELL, DECEASED**

SALE ADDRESS: 139 Draper Lane, Lincoln University, PA 19352

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

SALE NO. 16-4-211
Writ of Execution No. 2014-05265
DEBT \$207,382.49

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

BEGINNING at a point in the title line in the bed of Ship Road measured the three following courses and distances along said title line from the intersection with the title line from bed of King Road; (1) from said point of intersection north 44 degrees of minutes west 581.53 feet to a point; (2) north 55 degrees, 25 minutes 30 seconds west 545.25 feet to a point; and (3) north 49 degrees 09 minutes west 335.86 feet to the point and place of beginning; said beginning point also being the intersection of the said title line in the bed of Ship Road with the extended northwesterly side of Hunter Lane (50 feet wide); thence extending from said beginning point and along the said side of Hunter Lane, south 40 degrees 51 minutes west 150 feet to a point; thence extending north 54 degrees, 20 minutes east 268.08 feet to a point in the title line in the bed of Ship Road; thence extending along same south 49 degrees 09 minutes east 122 feet to the first mentioned point and place of beginning.

BEING Lot 136 as shown on said Plan.
BEING UPI Number 41-06J-0004.0000

PARCEL No.: 41-06J-0004.0000

BEING known as: 1424 Ship Road,
West Chester, PA 19380

BEING the same property conveyed to Joseph W. Kiah, Jr. and Barbara A. Kiah, his wife, as tenants by the entireties who acquired title by virtue of a Deed from Joseph C. Reilly and Mary Reilly, his wife, dated April 6, 1984, recorded April 9, 1984, in the Chester County Clerk's/Register's Office in Deed Book E63, Page 341.

PLAINTIFF: Wells Fargo Bank, N.A.,
Successor by Merger to Wachovia Bank, National Association

VS

DEFENDANT: **BARBARA A. KIAH**

SALE ADDRESS: 1424 Ship Road,
West Chester, PA 19380

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

SALE NO. 16-4-212
Writ of Execution No. 2014-04813
DEBT \$445,984.84

ALL THAT CERTAIN lot or piece with the buildings and improvements thereon erected, situate in the Township of Schuylkill, County of Chester and State of Pennsylvania, described according to a Plan of Subdivision Chapel View Estates for Devon Financial Services, Inc. made by Chester Valley Engineers, Inc, Paoli, PA dated 3/21/1990 and last revised 7/11/1990 which plan is recorded in Chester County as Plan No. 10890, as follows:

BEGINNING at a point on the southwesterly side of Dorchester Way, a corner of Lot No. 6 as shown on said Plan; thence extending from said beginning point and along the southwesterly side of Dorchester Way the two following courses and distances; (1) on a line curving to the right having a radius of 400 feet, the arc distance of 26.35 feet to a point of compound curve and (2) on a line curving to the right having a radius of 175 feet, the arc distance of 78.65 feet to a point in the bed of a 20 foot wide water main easement (as shown on said Plan); thence extending south 55 degrees 37 feet 19 minutes west, 265.51 feet to a point; thence extending south 1 degree 30 minutes east recrossing said easement 101.30 feet to a point; thence extending south 9 degrees east 205.97 feet to a point; thence extending north 26 degrees 5 minutes 50 seconds east 296.99 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

PARCEL No. 27-6-48.5

BEING the same premises which Devon Financial Services, a Penna, corporation, by Deed dated November 22, 1996 and recorded in the Chester County Recorder of Deeds Office on December 3, 1996 in Deed Book 4113, Page 1107, granted and conveyed unto Edward L. Leasure.

PLAINTIFF: CitiBank, N.A., as
Trustee for PHHMC Mortgage Pass-Through
Certificates, Series 2005-6

VS

DEFENDANT: **EDWARD L. LEASURE**

SALE ADDRESS: 32 Dorchester Way,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **BRADLEY
J. OSBORNE, ESQ., 215-886-8790**

SALE NO. 16-4-214
Writ of Execution No. 2015-09903
DEBT \$215,700.94

ALL THAT CERTAIN unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to provisions of the Uniform Condominium Act, 68 P.A. C.S. 3101 seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 Page 1016, et seq. First Amendment to Declaration recorded in Book 7229 Page 314, Second Amendment to Declaration recorded in Book 7345 Page 2155, Third Amendment to Declaration recorded in Book 7397 Page 2310, Fourth Amendment to Declaration as set forth in Record Book 7412 Page 2209, Fifth Amendment to Declaration as set forth in Record Book 7440 Page 556, Sixth Amendment to Declaration as set forth in Book 7454 Page 037 and any and all amendments hereto. Being designated as Unit No. 328 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

BEING Parcel #38-1-227

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 328 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 within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development; thence crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into lands of the Round Hill Development herein, north 57 degrees 57 minutes 57 seconds west, a

distance of 1154.33 feet to a point; thence from said point the following ten (1) courses:

1. North 03 degrees 53 minutes 56 seconds east, a distance of 23.88 feet to a point;
2. North 83 degrees 09 minutes 17 seconds west, a distance of 1.79 feet to a point;
3. North 03 degrees 52 minutes 28 seconds east, a distance of 8.32 feet to a point;
4. North 86 degrees 07 minutes 32 seconds west, a distance of 2.73 feet to a point;
5. North 03 degrees 23 minutes 22 seconds east, a distance of 22.01 feet to a point;
6. North 85 degrees 49 minutes 30 seconds west, a distance of 2.58 feet to a point;
7. North 03 degrees 47 minutes 42 seconds east, a distance of 21.99 feet to a point;
8. North 85 degrees 45 minutes 26 seconds west, a distance of 2.63 feet to a point;
9. North 03 degrees 50 minutes 36 seconds east, a distance of 21.43 feet to a point;
10. South 86 degrees 10 minutes 19 seconds east, a distance of 3.87 feet to the place of beginning.

THENCE from said Place of Beginning continuing along exterior perimeter of the concrete foundation the following six (6) courses and distances:

1. North 86 degrees 10 minutes 19 seconds west, a distance 30.32 feet to a point;
2. North 04 degrees 55 minutes 17 seconds east, a distance of 9.54 feet to a point;
3. North 85 degrees 55 minutes 24 seconds west, a distance of 12.14 feet to a point;
4. North 02 degrees 34 minutes 42 seconds east, a distance of 12.33 feet to a point;
5. South 86 degrees 10 minutes 48 seconds east, a distance of 42.66 feet to a point;
6. South 04 degrees 06 minutes 57 seconds west, a distance of 21.92 feet to the point of beginning.

BEING Parcel No. 38-1-227

BEING the same premises which NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, by Deed dated 8/26/08 and recorded 9/15/08 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7515, Page 1287, and Instrument #10874043, granted and conveyed unto Paul E. Guinan, Sr. and Florence C. Guinan, husband and wife, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **PAUL E. GUINAN, SR. and FLORENCE C. GUINAN**

SALE ADDRESS: 328 Larose Drive, Coatesville, PA 19320

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

**SALE NO. 16-4-215
Writ of Execution No. 2015-04835
DEBT \$196,002.25**

ALL THAT CERTAIN parcel of ground situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania described according to a Record Plan of Chester Hollow Townhouses prepared for Gary Kauffman by Momenie-King Associates Consulting Engineers, dated June 28, 1986 and last revised by G.D. Houtman & Son, Inc., December 12, 1987, as follows:

TAX I.D. #: 53-006-1862.0000

PLAINTIFF: Live Well Financial, Inc.
VS

DEFENDANT: **JANET E. FEE**

SALE ADDRESS: 50 Harrison Road
E, West Chester, Pennsylvania 19380

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

**SALE NO. 16-4-216
Writ of Execution No. 2010-01445
DEBT \$326,750.89**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Tweed Crossing-Phase II made by Government Specialists, Inc. 59 South Third Street, PO Box 336 Oxford, PA 19363-0336 (610) 932-5563 and Lake Roeder Hillard and Beers – 213 Limestone Road, Oxford, PA 19363 (610) 932-3220 dated 8-19-1997 last revised 10-7-1998 and recorded as Plan #14676, as follows, to wit:

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Structured Asset Mortgage Investments II Trust, Mortgage Pass-Through Certificates, Series 2006-AR3

VS

DEFENDANT: **MICHELLE E.
NASK and GLENN E. NASK**

SALE ADDRESS: 425 Ivy Drive,
Oxford, Pennsylvania 19363

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

**SALE NO. 16-4-217
Writ of Execution No. 2013-08588
DEBT \$900,608.09**

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

BLR# 41-2-84.2D

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Rasc 2006-Emx7

VS

DEFENDANT: **JENIFER
JARAMILLO and DAVID J. JARAMILLO**

SALE ADDRESS: 503 Anthonys
Drive, Exton, PA 19341-2349

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

**SALE NO. 16-4-218
Writ of Execution No. 2015-08337
DEBT \$73,039.74**

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

BLR# 28-4-121.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **MICHELE L. ELLA**
SALE ADDRESS: 149 Old
Wilmington Road, Coatesville, PA 19320-1144

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

**SALE NO. 16-4-219
Writ of Execution No. 2015-01046
DEBT \$115,214.08**

PROPERTY situate in the Parkesburg Borough, Chester County, Pennsylvania

BLR# 8-3-169.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc.
VS

DEFENDANT: **DENNIS ERIC
KEITH MONREO ARCHEY, JR, IN HIS
CAPACITY AS ADMINISTRATOR AND
HEIR OF THE ESTATE OF DENNIS E. K.
ARCHEY a/k/a DENNIS K. ARCHEY; JAQUI
ERICA ARCHEY, IN HER CAPACITY AS**

HEIR OF THE ESTATE OF DENNIS E. K. ARCHEY a/k/a DENNIS K. ARCHEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DENNIS E. K. ARCHEY a/k/a DENNIS K. ARCHEY, DECEASED

SALE ADDRESS: 225 North Limestone Road, Parkesburg, PA 19365-1003

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

SALE NO. 16-4-220

Writ of Execution No. 2015-06343

DEBT \$450,084.84

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Sandy Hill, drawn by Commonwealth Engineers, Inc., dated February 8, 2001 and last revised June 18, 2002, said Plan recorded in Chester County in Plan Book, Page, as follows, to wit:

BEGINNING at a point on the northerly side of Sandy Lane (50 feet wide), said point being a corner of Lot No. 67 on said Plan; thence extending from said point of beginning along Lot No. 67 north 00 degrees 29 minutes 21 seconds west 155.19 feet to a point, a corner of Lot No. 69 on said Plan; thence extending along same south 75 degrees 57 minutes 29 seconds east 176.54 feet to a point on the northwesterly side of Sandy Lane; thence extending along same south 14 degrees 02 minutes 31 seconds west 17.83 feet to a point of curve on the northwesterly side of Sandy Lane; thence extending southwestwardly and westwardly along the northwesterly and northerly side of Sandy Lane along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 164.65 feet to a point of tangent on the northerly side of Sandy Lane; thence extending along same south 89 degrees 30 minutes 39 seconds west 45.42 feet to the first mentioned point and place of beginning.

CONTAINING 19,342 square feet of land.

BEING Lot No. 68 as shown on the abovementioned Plan.

SUBJECT to a utility easement extending along front portion of premises.

BEING the same premises which All County Partnership, a PA General Partnership, by Deed dated 4/13/07 and recorded 5/9/07 in the

Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7154, Page 2235, and Instrument #10752447, granted and conveyed unto Shawn A. Baylor and Monique Y. Baylor, in fee.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **SHAWN A. BAYLOR & MONIQUE Y. BAYLOR**

SALE ADDRESS: 235 Sandy Way, Coatesville, PA 19320

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

SALE NO. 16-4-221

Writ of Execution No. 2014-06366

DEBT \$290,336.18

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Martin Tract by Rouse/Chamberlin, Inc., made by Chester Valley Engineers, Inc., 159 West Lancaster Avenue, Paoli, Pa., 19301, dated 7/5/1987, last revised 8/30/1986, and recorded 8626-8528, as follows, to wit:

BEGINNING at a point on the north-easterly side of Deep Willow Drive, a corner of Lot No. 86; thence extending along Deep Willow Drive the two following courses and distances: (1) thence extending along an arc of a circle curving to the right having a radius of 320.00 feet the arc distance of 158.00 feet to a point of compound curve, and (2) still extending along an arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 45.79 feet to a point of reverse curve on the southeasterly side of Fairweather Drive; thence extending along an arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 78.63 feet to a point, a corner of Lot No. 83; thence extending south 20 degrees 53 minutes 03 seconds east along same 106.92 feet to a point, a corner of Lot No. 85; thence extending south 45 degrees 06 minutes 10 seconds west along same and crossing the Allegheny and Laurel Pipeline Co. Rights of Way 139.58 feet to the point of beginning.

CONTAINING in area 17,732 square feet, more or less.

BEING Lot 84 on said Plan.

BEING Chester County Uniform Parcel Identifier Number: 33-4K-86, being known and referred to as 428 Deep Willow Drive, Exton, Pa.

BEING the same premises which Joseph E. Brake and Mary Pat Brake, by Deed dated August 15, 2002 and recorded in the Chester County Recorder of Deeds Office on August 19, 2002 in Deed Book 5360, Page 1841 and Instrument #10117637, granted and conveyed unto Nicholas Cacchione and Jennifer Cacchione, husband and wife.

PLAINTIFF: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **NICHOLAS CACCHIONE and JENNIFER CACCHIONE**

SALE ADDRESS: 428 Deep Willow Drive, Exton, PA 19341

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

SALE NO. 16-4-223

Writ of Execution No. 2015-03900

DEBT \$128,512.13

PROPERTY situate in the West Grove Borough, Chester County, Pennsylvania
BLR# 5-2-2.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **M. MARGUERITE EICHELBERGER a/k/a MARGUERITE M. EICHELBERGER**

SALE ADDRESS: 58 Frog Hollow Lane, West Grove, PA 19390

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

SALE NO. 16-4-224

Writ of Execution No. 2014-04857

DEBT \$517,763.29

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

TAX Parcel No.: 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI and MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Bianca Court, West Grove, PA 19390

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

SALE NO. 16-4-225

Writ of Execution No. 2014-02739

DEBT \$298,501.10

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania
BLR# 34-3H-93

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LINDA STAR GLAUM a/k/a LINDA S. GLAUM and ROBERT L. GLAUM, JR.**

SALE ADDRESS: 1502 Quaker Way, Chester Springs, PA 19425-2111

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

SALE NO. 16-4-226

Writ of Execution No. 2015-00028

DEBT \$163,464.05

ALL THAT CERTAIN message and land or piece of ground, designated as No. 509 East Barnard Street. Situate on the north side of Barnard Street, Penn and Worthington Street, in the Borough of West Chester, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BOUNDED on the north by a public alley: on the east by land now or late of Joseph Bostik; on the south by Barnard Street; and on the west by land now or late of Smith.

BEING 25 feet in front of said Barnard Street and extending back of that width between parallel straight lines 120 feet 6 inches to the alley aforesaid.

CONTAINING 3.013 square feet of land be the same more or less.

BEING Parcel Number 1-6-41

BEING the same premises which The Doris M. Bond Revocable Living Trust by Doris M. Bond, by Deed dated 7/24/03 and recorded 9/3/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5868, Page 2132, granted and conveyed unto Doris A. Bond, in fee.

PLAINTIFF: U.S. Bank, N.A.

VS

DEFENDANT: **DORIS A. BOND**

SALE ADDRESS: 509 East Barnard
Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GRENE
& BIRSIC, 412-281-7650**

SALE NO. 16-4-227**Writ of Execution No. 2015-08947****DEBT \$11,689.81**

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration, including the plan attached thereto as an exhibit, dated 6/17/1981 and recorded in Misc. Deed Book 519 Page 423, and as amended by Amendments to the Declaration dated 7/21/1981 and recorded 7/22/1981 in Misc. Deed Book 523 Page 114, and further amended in Misc. Deed Book 534 Page 307 and Misc. Deed Book 594 Page 486, being and designated as Unit No. 221, together with a proportionate undivided interest in the common elements (as defined in such Declaration).

BEING known as 221 Drummers Lane,
Wayne, PA 19087

TAX ID No. 43-6A-421

RESIDENTIAL dwelling

DEFENDANT: **COURTNEY L.
MONTASTERO**

SALE ADDRESS: 221 Drummers
Lane, Wayne, Tredyffrin Township, Chester
County, PA 19087

PLAINTIFF ATTORNEY: **SCOTT F.
WATERMAN, ESQ., 610-566-6177**

SALE NO. 16-4-228**Writ of Execution No. 2014-03187****DEBT \$210,531.57**

THE Borough of Avondale, Chester
County, State of Pennsylvania. HET dwg k/a 110
W. State Street, Avondale, PA 19311.

PARCEL Number 04-03-0021.

PLAINTIFF: Wilmington Savings
Fund Society, FSB, not in its individual capacity
but solely as Trustee for the PrimeStar-H Fund I
Trust

VS

DEFENDANT: **MALONE A. BEN-****NETT and SALLY E. BENNETT**

SALE ADDRESS: 110 W. State Street,
Avondale, PA 19311

PLAINTIFF ATTORNEY: **VITTI &
VITTI & ASSOCIATES, P.C., 412-281-1725**

SALE NO. 16-4-229**Writ of Execution No. 2014-07456****DEBT \$274,416.80**

PROPERTY situate in Township of
North Coventry

TAX Parcel # 17-3-280.1

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: Carrington Mortgage
Services LLC

VS

DEFENDANT: **DONA SELLMAN
and TIMOTHY SELLMAN**

SALE ADDRESS: 1120 South
Hanover Street, Pottstown, PA 19465

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

SALE NO. 16-4-230**Writ of Execution No. 2011-12315****DEBT \$359,720.18**

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

BLR# 40-2-1330

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **FRANCIS CON-
NORS and JANICE CONNORS**

SALE ADDRESS: 101 Madison Way,
Downingtown, PA 19335-5340

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

SALE NO. 16-4-231**Writ of Execution No. 2013-11947****DEBT \$160,663.50**

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

BLR# 41-5-737

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **FRANCES M. MANTIONE**

SALE ADDRESS: 1043 Harriman Court, West Chester, PA 19380-1329

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

SALE NO. 16-4-232

Writ of Execution No. 2013-09697

DEBT \$342,399.65

ALL THAT CERTAIN unit designated as Unit No. 18 in the Condominium known as Hunters Run at Willistown Condominium situate in Upper Uwchlan Township, Chester County, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Chester County Recorder of Deeds Office which Unit is designated on the Declaration of Condominium of Hunters Run at Willistown Condominium dated December 3, 2002 and recorded in the office of the Recorder of Deeds in and for Chester County in Record Book 5483 Page 2264 and as in unrecorded Bylaws of Hunters Run at Willistown Condominium filed as Plan No. 16427

TOGETHER with a percentage interested in the Common Elements (as defined in said Declaration of Condominium of Hunters Run at Willistown Condominium and any future Amendments thereto).

PREMISES known as 12 Fawn Court
BEING UPI Number 54-8-2153

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes and to the provisions easements and covenants contained in the Declaration of Condominium.

THE grantees, for and on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Executive Board in accordance with the Uniform Condominium Act of Pennsylvania and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that this covenant shall run with and bind the Unit hereby and all subsequent owners thereof.

BLR# 54-8-2153

BEING the same premises which Eve

S. Chin granted and conveyed unto Joseph Degnan and Deborah B. Willis, as joint tenants with right of survivorship and not as tenants in common, by Deed dated August 19, 2005 and recorded September 1, 2005 in Chester County Record Book 6605, Page 1066 for the consideration of \$450,000.00.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **JOSEPH DEGNAN and DEBORAH B. WILLIS**

SALE ADDRESS: 12 Fawn Court, West Chester, PA 19382

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

SALE NO. 16-4-233

Writ of Execution No. 2014-10604

DEBT \$101,422.01

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan of "Hilltop" made by G.D. Houtman & Son, Media, Pa, dated 8/19/1997 last revised 8/2/1984 as follows, to wit:

BEGINNING at a point on the easterly side of Kelmar Avenue (50 feet wide) measured the two following courses and distances from a point of curve on the southeasterly side of Moore Road (T-415) (various widths): (1) on a line curving to the left having a radius of 25 feet the arc distance of 31.98 feet to a point of tangent on the easterly side of Kelmar Avenue; and (2) south 04 degrees 42 minutes 20 seconds east 218.71 feet to the point and place of beginning; thence extending from said beginning point along said side of Kelmar Avenue, south 04 degrees 42 minutes 20 seconds east 18 feet to a point a corner of Lot #105; thence extending along same, north 85 degrees 17 minutes 40 seconds east 100 feet to a point in the bed of a 20 feet wide driveway; thence extending along same, north 04 degrees 42 minutes 20 seconds west 18 feet to a point a corner of Lot #107; thence extending along same south 85 degrees 17 minutes 40 seconds west 100 feet to the first mentioned point and place of beginning.

BEING Lot #106 on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 20 feet wide driveway as well as a certain 10 feet wide Maintenance and Access Easement between Lots #110 and 109 on said plan as and for driveways, passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitle to the use thereof.

BEING UPI Number 42-03H-0033.0000

PARCEL No.: 42-03H-0033.0000

BEING known as: 23 Kelmar Avenue, Malvern, PA 19355

BEING the same property conveyed to William H. Humphreys, III, who acquired title by virtue of a deed from William H. Humphreys, III and Lisa Anne Garver a/k/a Lisa Anne Humphreys, husband and wife, dated April 8, 2008, recorded April 24, 2008, at Deed Book 7418, Page 1773, Chester County, Pennsylvania records.

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **LISA ANNE HUMPHREYS, aka LISA ANNE GARVER and WILLIAM H. HUMPHREYS, III**

SALE ADDRESS: 23 Kelmar Avenue, Malvern, PA 19355

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

SALE NO. 16-4-234

Writ of Execution No. 2014-09731

DEBT \$594,542.06

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

BLR# 61-5-219

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LAURIE R. JAKUBAUSKAS**

SALE ADDRESS: 214 Longwood Road, Kennett Square, PA 19345-1706

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

SALE NO. 16-4-235

Writ of Execution No. 2015-07632

DEBT \$180,721.98

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised October 17, 2000 and recorded as Plan No. 15673) (Sheets 1 to 5 inclusive) as follows, to wit:

TAX I.D. #: 16-4-271

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **AMY L. SMITH and JAMES W. SMITH, JR.**

SALE ADDRESS: 106 Country Run Drive, Coatesville, Pennsylvania 19320

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

SALE NO. 16-4-236

Writ of Execution No. 2014-00548

DEBT \$160,919.16

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

ALL THAT CERTAIN lot or tract of land being situate in the Borough of South Coatesville County of Chester and the Commonwealth of Pennsylvania said tract being shown as Lot 5S on a Final Subdivision/Land Development Plan prepared for Coatesville Area Hope VI Project Cambria Park prepared by D C Gohn Associates Inc on 5/24/2001 and last revised 11/21/2002 bounded and described as follows to wit

BEGINNING at a point on the north right of way line of Montclair Avenue at the intersection with the west line of Cambria Heights Lane as shown on the above referenced Final Subdivision/Land Development Plan thence along the same on a line curving to the left having radius of 3 492 32 feet and an arc length of 60 95 feet to a point at the southeast corner of lands of now or formerly Nickolas and Lena Dematteo thence along the same north 33 degree 59 minutes 53 seconds west 127 06 feet to a point in the south line of

Lot 10S thence along same and along Lot 11S north 56 degrees 00 minutes 07 seconds east 60 86 feet to a point in the west line of Cambria Heights Lane thence along same south 33 degrees 59 minutes 53 seconds east 123 89 feet to a point on the north side of Montclair Avenue at the intersection with the west line of Cambria Heights Lane the point or place of beginning.

BEING Lot 5S on said Plan.

BEING UPI Number 9-2-78.1F

BEING known as: 38 Montclair Avenue aka 38A Montclair Avenue, Coatesville, PA 19320

BEING the same property conveyed to Andre Figueroa and Tia M. Lawson who acquired title by virtue of a Deed from CJD Group, LLC, dated November 8, 2011, recorded March 29, 2012, at Deed Book 8390, Page 1328, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TIA M. LAWSON**

SALE ADDRESS: 38 Montclair Avenue aka 38A Montclair Avenue, Coatesville, PA 19320

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

SALE NO. 16-4-237

Writ of Execution No. 2015-01214

DEBT \$374,488.07

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

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West-Section II made by Henry S. Conroy, Inc., dated November 14, 1969 and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive, (50 feet wide), said point being measured the four following courses and distances from a point of curve on the easterly side of Noel Circle (50 feet wide): (1) leaving Noel Circle on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point on the northerly side of Devon Drive, (2) along Devon Drive, north 79 degrees 43' 9" west, 534.56 feet to a point of curve, (3) on the arc of a

circle curving to the left having, a radius of 1025 feet, the arc distance of 119.91 feet to a point, and (4) north 86 degrees 25' 20" west, 373.37 feet to a point and the place of beginning; thence extending from said beginning point along Devon Drive, north 86 degrees 25' 20" west, 100.00 feet to a point; a corner of Lot No. 78; thence along Lot No. 78 north 3 degrees 34' 40" east, 200.00 feet to a point in the line of Lot No. 67; thence partly along Lot No. 66 south 86 degrees 25' 20" 67 east, 100.00 feet to a point; a corner of Lot No. 80; thence along Lot No. 80, south 3 degrees 34' 40" west, 200.00 feet to the first mentioned point and place of beginning.

BEING UPI Number 33-05J-0303.0000

PARCEL No.: 33-05J-0303.0000

BEING known as: 357 Devon Drive, Exton, PA 19341

BEING the same property conveyed to Robert C. Kent and Lisa Kent, husband and wife, who acquired title by virtue of a Deed from Thomas E. Clifford and Marguerite A. Clifford, his wife, dated December 13, 2007, recorded January 30, 2008, at Deed Book 7356, Page 1887, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **ROBERT C. KENT**

SALE ADDRESS: 357 Devon Drive, Exton, PA 19341

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

SALE NO. 16-4-238

Writ of Execution No. 2014-11165

DEBT \$287,099.46

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

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Pickering Knoll" made by Hiltner and Hitchcock, Registered Surveyor dated May 1926, and recorded in Plan Book 1, Page 247, as follows, to wit:

BEGINNING at a point of the north-easterly side of Anderson Avenue (60 feet wide) which point is measured along the northeasterly side of Anderson Avenue the distance of 1365.56 feet southeastwardly from the intersection of the center line of State Road (60 feet wide) and the

northeasterly side of Anderson Avenue; thence beginning point and along Lot 617 on said Plan north 43 degrees 49 minutes east 125 feet to a point in line of lands now or late of Truman D. Wade; thence along said lands south 46 degrees 11 minutes east 78.49 feet to a point in line of lands now or late of A.W. Klay; thence along said lands south 45 degrees 57 minutes west 125.08 feet to a point on the northeasterly side of Anderson Avenue; thence along the same north 46 degrees 11 minutes west 730.84 feet to the first mentioned point and place of beginning.

BEING Lot #15 Section "A" on said Plan

BEING UPI Number 15-018-0009.0000

PARCEL No.: 15-018-0009.0000

BEING known as: 24 Anderson Avenue, Phoenixville, PA 19460

BEING the same property conveyed to Marc F. Novia, married, and Donna D. Novia, married, as tenants by the entireties, who acquired title by virtue of a Deed from Thomas E. Mulhall and Eileen T. Mulhall, his wife, dated May 17, 1988, recorded May 20, 1988, at Deed Book 1148, Page 401, Chester County, Pennsylvania Records.

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

VS

DEFENDANT: **DONNA D. NOVIA**

SALE ADDRESS: 24 Anderson Avenue, Phoenixville PA 19460

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

SALE NO. 16-4-239

Writ of Execution No. 2015-06696

DEBT \$188,152.91

PROPERTY situate in Township of West Caln

TAX Parcel # 28-09-0054-0000

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CRYSTAL HANDY and DANIEL A. HANDY**

SALE ADDRESS: 556 Wagontown Road, Coatesville, PA 19320

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

SALE NO. 16-4-240

Writ of Execution No. 2014-00954

DEBT \$226,092.83

PROPERTY situate in Township of Valley

TAX Parcel #38-1-90

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **MONUE H. NAYOU-VAYE and SPENCER S. VAYE**

SALE ADDRESS: 133 Larose Drive, Coatesville, PA 19320

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

SALE NO. 16-4-241

Writ of Execution No. 2014-07167

DEBT \$268,325.25

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of East Pikeland in the County of Chester and Commonwealth of Pennsylvania more particularly described as follows:

BEGINNING at a point on the southeasterly side of Beacon Drive, east (50 feet wide), which point is at the distance of 220 feet measured south 40 degrees 20 minutes west from a point formed by the intersection of the southeasterly side of Beacon Drive east (extended) with the title line in the bed of Coldstream Road (as shown on said Plan); thence extending from said beginning point south 49 degrees 40 minutes east 235 feet to a point; thence extending south 82 degrees 10 minutes west 36.33 feet to a point; thence extending south 5 degrees 37 minutes west 25.32 feet to a point; thence extending south 51 degrees 64 minutes west 65.57 feet to a point; thence extending north 54 degrees 53 minutes west 208.45 feet to a point on the southeasterly side of Beacon Drive east, aforesaid; thence extending along the same the 2 following courses and distances: (1) on a line curving to the right having a radius of 300 feet the arc distance of 52.35 feet to a point of tangent; and (2) north 40 degrees 20 minutes east 80 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on said Plan.

TITLE to said premises vested in William A. Morshead and Kristi Dodd Morshead by Deed from Charles P. Gabrill, Jr. and Janet

Christopher dated 02/02/2006 and recorded 02/10/2006 in the Chester County Recorder of Deeds in Book 6762, Page 266.

PLAINTIFF: Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB

VS

DEFENDANT: **WILLIAM A. MORSEHEAD and KRISTI DODD MORSHEAD**

SALE ADDRESS: 163 East Beacon Drive, Phoenixville, PA 19460

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

SALE NO. 16-4-242

Writ of Execution No. 2014-05875

DEBT \$414,366.76

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, including a two-story dwelling and swimming pool, thereon erected, situate in the Township of West Goshen, County of Chester Commonwealth of Pennsylvania, described according to a Subdivision Plan for "Comp Builders, Inc.", prepared by N.M. Lake and Associates, Inc., Civil Engineers and Land Surveyors, Oxford, PA, Plan No. 9074 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester as Plan No. 11255, bounded and described as follows, to wit:

BEGINNING at a point, a 3/4 inch iron pipe set on the northeasterly side of Grubbs Mill Road (50 feet wide), said point being a corner of Lot No. 2, as shown on said Plan; thence extending from said beginning point and along the northeasterly side of Grubbs Mill Road the three (3) following courses and distances: (1) crossing the head of a certain 30 feet wide access easement north 32 degrees, 20 minutes, 00 seconds west 93.01 feet to a point; (2) north 33 degrees, 53 minutes, 33 seconds west 11.58 feet to a point; and (3) north 01 degrees, 16 minutes, 00 seconds west 125.00 feet to a point, a corner of lands now or late of Glenn Reiss and Patricia Miller; thence leaving the said northeasterly side of Grubbs Mill Road and extending along said lands now or late of Glenn Reiss and Patricia Miller north 71 degrees, 04 minutes, 56 seconds east 292.44 feet to a point, a corner of lands now or late of James F. Glass and

Regina L. Glass; thence extending along said lands now or late of James F. Glass and Regina L. Glass south 38 degrees, 25 minutes, 23 seconds east 200.90 feet to a point, a concrete monument fd. Set at the corner of the last mentioned lands and lands now or late of Thomas Darlington and Catherine C. Darlington; thence extending along said lands now or late of Thomas Darlington and Catherine C. Darlington south 38 degree, 01 minutes, 03 seconds east 98.31 feet to a point, a 3/4 inch iron pipe set at a point in line with the last mentioned lands and with a corner of Lot No. 2; thence extending along said Lot No. 2 the two (2) following courses and distances: (1) south 83 degrees, 27 minutes, 00 seconds west 296.00 feet to a point, a 3/4 inch iron pipe set, said point also being on the southeasterly side of the aforementioned 30 feet access easement; and (2) along the said 30 feet access easement, north 37 degrees, 14 minutes, 08 seconds east 117.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 1, as shown on said Plan.

BEING UPI Number 52-002-0005.0300

PARCEL No.: 52-002-0005.0300

BEING known as:. 556 Grubbs Mill Rd, West Chester, PA 19380

BEING the same property conveyed to Michael R. Olde and Vicki A. Olde, his wife who acquired title by virtue of a Deed from Doris J. Comp, dated February 7, 1996, recorded February 29, 1996, at Deed Book 3999, Page 416, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC1

VS

DEFENDANT: **VICKI A. OLDE, aka VICKI OLDE, aka VICTORIA OLDE, aka VICTORIA A. OLDE; MICHAEL R. OLDE**

SALE ADDRESS: 556 Grubbs Mill Rd, West Chester, PA 19380

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

SALE NO. 16-4-243

Writ of Execution No. 2015-01131

DEBT \$1,688,374.90

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, Chester County, Pa bounded and described according to a Subdivision Plan for Elaine M. Yeager,

made by Chester Valley Engineers, Inc., Civil Engineers & Registered Surveyors, 73 Chestnut Road, P.O. Box 447 Paoli, PA 19301 3/27/96 last revised 5/9/96 and recorded as Plan File 13424 as follows, to wit:

BEGINNING at a point in the bed of Forest Lane, a corner of Lot 1 as shown on said Plan, thence leaving said point and extending along said side of Lot 1 south 20 degrees 52 minutes, 00 seconds 461.00 feet to a point a corner of lands now or late of Lawrence and Sue Karas, thence extending along side of lands now or late of Lawrence and Sue Karas north 69 degrees 08 minutes, 00 seconds west 225.00 feet to a point in the bed of Skyline Drive, thence extending along and through said Skyline Drive north 20 degrees 52 minutes, 00 seconds east 461.00 feet to a point in the bed of Forest Lane; thence extending along and through said Forest Lane south 69 degrees 08 minutes, 00 seconds east 225.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.381 acres more or less.

BEING Lot # 1 on said Plan.

BEING Lot No. 31 as shown on said Plan.

PREMISES being: 821 Forest Lane, Malvern, PA 19355

PARCEL No. 54-2-80

BEING the same premises which Aimee Craven by Deed dated May 31, 2006 and recorded May 31, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6855 Page 1879 granted and conveyed unto Vincent Craven and Aimee Craven, husband and wife, as tenants by the entireties.

PLAINTIFF: U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR4, c/o Ocwen Loan Servicing LLC.

VS

DEFENDANT: **VINCENT CRAVEN a/k/a VINCENT CRAVEN, JR. and AIMEE CRAVEN a/k/a AIMEE FISHER CRAVEN**

SALE ADDRESS: 821 Forest Lane, Malvern, PA 19355

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

SALE NO. 16-4-244

Writ of Execution No. 2014-07449

DEBT \$113,954.33

PROPERTY situate in the Atglen Borough, Chester County, Pennsylvania

BLR# 7-3-63

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **DANIEL R. UMBLE**
SALE ADDRESS: 448 Valley Avenue,

Atglen, PA 19310-1402

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

SALE NO. 16-4-245

Writ of Execution No. 2014-10955

DEBT \$140,807.81

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit:

BEGINNING at a point on the north-easterly side of Road A (50 feet wide), a corner of Lot No. 36 on said Plan; thence from said beginning point, leaving Road A and extending along Lot 36, north 70 degrees 56 minutes 51 seconds east, 190.84 feet to a point in line of Lot No. 46 on said Plan; thence extending along Lot 46, south 19 degrees 03 minutes 09 seconds east, 105.00 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along Lot 38, south 70 degrees 56 minutes 51 seconds west 190.84 feet to a point on the northeasterly side of Road A, aforesaid; thence extending along Road A, north 19 degrees 03 minutes 09 seconds west, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

TITLE to said premises is vested in Geoffrey J. Cross and Lori J. Cross, by Deed from Martin Farm Associates, L.P., a Pennsylvania Limited Partnership, dated 08/17/2001, recorded 09/07/2001 in Book 5058, Page 984.

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

VS

DEFENDANT: **GEOFFREY J. CROSS and LORI J. CROSS**

SALE ADDRESS: 1155 Wendler

Circle, Pottstown, PA 19465

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

SALE NO. 16-4-246

Writ of Execution No. 2014-11991

DEBT \$273,172.98

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Woodcroft", made for James C. Hamilton, Inc., made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 3-20-1978, last revised 12/30/1980 recorded as Chester County Plan No. 3448, as follows, to wit:

BEGINNING at a point on the north-easterly side of Marshalltion-Thorndale Road (LR 15161) said point being a corner of lands now or late of William C. Brandon; thence from said beginning point and along said road, north 28 degrees 23 minutes 20 seconds west, 134.43 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the southeasterly side of Viking Drive, 50 feet wide; thence along the same the 2 following courses and distance: (1) north 61 degrees 36 minutes 40 seconds east, 12 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 2475 feet the arc distance of 253.99 feet to a point a corner of Lot No. 12 of said Plan; thence extending along the same, south 19 degrees 30 minutes 19 seconds east, 153.25 feet to a point a corner of lands of said William C. Brandon; thence along the same, south 61 degrees 36 minutes 40 seconds west, 260 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Michael K. Jackson and Bobbie Jackson, husband and wife by Deed from Martin C. Recchuite and Linda R. Wunderlich, Executrix of the Estate of William J. Recchuite, deceased dated 04/21/2006 and recorded 05/26/2006 in the Chester County Recorder of Deeds in Book 6853, Page 2030.

PLAINTIFF: U.S. Bank National Association, as Trustee, in trust for registered holders of Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC4

VS

DEFENDANT: **MICHAEL K. JACKSON and BOBBIE JACKSON**

SALE ADDRESS: 1374 Viking Drive, Downingtown, PA 19335

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

SALE NO. 16-4-247

Writ of Execution No. 2015-00849

DEBT \$349,434.19

ALL THAT CERTAIN unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Caln Township, Chester County, State of Pennsylvania, designated and shown on Plan of "Oak Ridge PRD" made by Lester R. Andes, P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for the Recording of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 21 Hickory Court, Building No. 4.

UNDER and subject to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 Page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of Oak Ridge PRD, dated June 23, 1987, last revised March 4, 1988, recorded April 18, 1988 in Plan File No. 8137 as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the owners, tenants and occupiers of the other lots or tract of ground in said Plan of Oak Ridge PRD.

TITLE to said Premises vested in Cameron D. Myers by Deed from Dennis S. Barnabei and Kathleen Barnabei dated 12/13/2002 and recorded 02/11/2003 in the Chester County Recorder of Deeds in Book 5567, Page 347.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4

VS

DEFENDANT: **CAMERON D. MYERS and UNITED STATES OF AMERICA**

SALE ADDRESS: 5 Hickory Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT**

W. WILLIAMS, ESQ., 856-482-1400

**SALE NO. 16-4-248
Writ of Execution No. 2015-01244
DEBT \$230,175.29**

ALL THAT CERTAIN tract, of unimproved ground, situate northerly of State Line Road (T-301) in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA, and being Lot #2 as shown on Plan No. 0331 dated August 14, 2003 last revised October 29, 2003 and described as follows:

BEGINNING at a point in the title line of State Line Road (T-301) marking the southeasterly corner of this and a southwesterly corner of land of Robert E. and Jessie V. Stone, said title line also separating the State of Maryland to the south and the Commonwealth of Pennsylvania to the north; thence leaving said point of beginning and by said title line (1) north 89 degrees, 53 minutes, 43 seconds west 118.28 feet to a point marking a southwesterly corner of this and the southeasterly corner of Lot #1 as shown on said Plan; thence leaving said title line, entering into the Commonwealth of Pennsylvania and by said Lot #1 the following nine courses and distances (2) north 00 degrees, 25 minutes 00 seconds east passing over an iron pin set 23.64 feet from the beginning of this course for a total distance of 47.58 feet to an iron pin set for a corner of this; thence (3) north 24 degrees, 18 minutes, 04 seconds east 48.00 feet to an iron pin set for a corner of this; thence (4) north 18 degrees, 44 minutes, 09 seconds west 66.58 feet to an iron pin set for a corner of this; thence (5) north 01 degrees, 20 minutes, 36 seconds west 21.59 feet to an iron pin set for a corner of this; thence (6) north 15 degrees, 11 minutes, 15 seconds east 63.12 feet to an iron pin set for a corner of this; thence (7) north 25 degrees, 01 minute, 39 seconds east 74.16 feet to an iron pin set for a corner of this; thence (8) north 03 degrees, 23 minutes, 47 seconds east 82.00 feet to an iron pin set for a corner of this and the northeasterly corner of said Lot #1; thence (9) south 87 degrees, 02 minutes, 53 seconds west 160.69 feet to an iron pin set for a corner of this; thence (10) south 68 degrees, 29 minutes, 49 seconds west 142.10 feet to an iron pin set for a corner of this the northwesterly corner of said Lot #1 and in line of lands of Robert G. Patrick; thence partly by said lands of Patrick and partly by lands of Gary D. and Freda Moore (11) north 02 degrees, 53 minutes, 30 seconds west 201.64 feet to an iron pin set for the

northwesterly corner of this and a corner of the aforementioned lands of Robert E. and Jessie V. Stone; thence by said lands of Stone the following two courses and distances (12) south 88 degrees, 19 minutes, 43 seconds east 374.08 feet to an iron pin set for the northeasterly corner of this; thence (13) south 00 degrees, 25 minutes, 04 seconds west passing over an iron pin set 23.77 feet from the end of this course for a total distance of 5176.28 feet to the point and place of beginning.

BEING Lot #2.

TITLE to said premises vested in Richard K. Smoker and Lisa J. Smoker by Deed from Tammi Jo Lepold and John C. DeRosa dated 07/28/2006 and recorded 08/03/2008 in the Chester County Recorder of Deeds in Book 6915, Page 681.

PLAINTIFF: CitiMortgage, Inc.,
Successor by Merger with ABN AMRO Mortgage Group, Inc.

VS

DEFENDANT: **RICHARD K.
SMOKER and LISA J. SMOKER**

SALE ADDRESS: 88 State Line Road,
Nottingham, PA 19362

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

**SALE NO. 16-4-249
Writ of Execution No. 2015-07827
DEBT \$581,487.05**

ALL THAT CERTAIN lot or piece of ground, situate in East Coventry Township, Chester County, Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Bethel Church Road, prepared by Bursich Associates, Inc., dated 09/17/2002, last revised 05/25/2004, as follows, to wit:

BEGINNING at a point on the northwesterly side of Wiand Lane and a common corner of this Lot and Lot 5 as shown on said Plan, thence extending from said point of beginning on the northwesterly side of Wiand Lane the two following courses and distances (1) on a line of curvature curving to the left having a radius of 225 feet, arc distance of 104.80 feet to a point (2) continuing along same along a drainage easement south 44 degrees 17 minutes 45 seconds west 70.20 feet to a point, a corner of lands now or late Robin Lyons, thence extending along same north 45 degrees 42 minutes 15 seconds west 209.56 feet to a point, thence crossing a 10 feet wide temporary grading easement for future construction and along said easement a line curving to the left having a radius of 225 feet, the arc distance of 124.87 feet to a

point a corner of Lot No. 5, thence crossing said easement south 19 degrees 01 minute 02 seconds east 335.74 feet to a point on the northwesterly side of Wiand Lane, the first mentioned point and place of beginning.

BEING known as Lot No. 4 on said Plan.

TITLE to said Premises vested in John T. Rossman and Jami Becker Rossman, husband and wife by Deed from Bethel Church Estates, L.P., a Pennsylvania Limited Partnership dated 08/31/2005 and recorded 09/13/2005 in the Chester County Recorder of Deeds in Book 6616, Page 919.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWMBS 2005-HYB7)

VS

DEFENDANT: **JOHN T. ROSSMAN and JAMI BECKER ROSSMAN**

SALE ADDRESS: 120 Wiand Lane, Spring City, PA 19475

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

SALE NO. 16-4-250

Writ of Execution No. 2011-13696

DEBT \$368,034.18

PROPERTY situate in the Township of Honey Brook, Chester County, Pennsylvania

BLR# 22-9-39.25L

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **WILLIAM S. WATERS and MIA D. JAMES WATERS**

SALE ADDRESS: 200 Pine Tree Drive, Honey Brook, PA 19344-1263

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

SALE NO. 16-4-251

Writ of Execution No. 2014-06238

DEBT \$347,561.81

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Lots for Annabelle Jackson and James Warnick, prepared by Robert W. Mattox, PLS, Inc., Drexel Hill, PA,

dated 11/10/2001, last revised 11/22/2002 and recorded in Plan #16781, as follows, to wit:

BEGINNING at a point on the south-easterly side of Prospect Avenue, a corner of Lot No. 3; thence extending from said beginning along the said southeasterly side of Prospect Avenue north 80 degrees 25 minutes 00 seconds east 85 feet to a point, a corner of lands now or late of Kistler; thence extending along same and along lands now of late of Jones, south 3 degrees 20 minutes 42 seconds east 145 feet to a point, a corner of Lot No. 3; thence extending along same the 2 following courses and distances: (1) south 80 degrees 25 minutes 00 seconds west 85 feet to a point and (2) north 03 degrees 20 minutes 42 seconds west 145 feet to the first mentioned point and place of beginning.

CONTAINING 12,292 square feet.

BEING on Lot No. 1 on said Plan.

TITLE to said Premises vested in Jose Yanez and Teresa Yanez, husband and wife by Deed from Robert J. Gizzio and Holly L. Gizzio, husband and wife dated 08/11/2006 and recorded 08/22/2006 in the Chester County Recorder of Deeds in Book 6932, Page 1741.

PLAINTIFF: Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC10, Mortgage Pass Through Certificates, Series 2006-OC10

VS

DEFENDANT: **JOSE YANEZ and TERESA YANEZ**

SALE ADDRESS: 292 Prospect Avenue, Downingtown, PA 19335

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

SALE NO. 16-4-252

Writ of Execution No. 2012-09474

DEBT \$351,283.14

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Lot Line Revision of Bailey Station, dated 8/21/2002 last revised 7/23/2004 and recorded a Plan No. 17194 as follows, to wit:

BEGINNING at a point on the easterly side of Westerham Road, a corner of Lot 63W on said Plan,

THENCE extending along said Lot, north 82 degrees 24 minutes 12 seconds east 84.87 feet to a point 11, corner of Lot 61W,

THENCE extending along said Lot,

south 07 degrees 35 minutes 48 seconds east 100.00 feet to a point on the northerly side of Honeymead Road,

THENCE extending along same, south 82 degrees 24 minutes 12 seconds west 59.87 feet to a point of curve,

THENCE extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the easterly side of Westerham Road,

THENCE extending along same the two following courses and distances, (1) north 07 degrees 35 minutes 48 seconds west 73.58 feet to a point of curve, and (2) on the arc of a circle running to the right having a radius of 175.00 feet the arc distance of 1.42 feet to the first mentioned point and place of beginning.

BEING Lot 62W on said Plan.

PARCEL No.: 39-4-464

BEING known as: 2885 Westerham Road, Downingtown, PA 19335.

BEING the same property conveyed to Charles Neal and Sharie Neal, husband and wife, who acquired title by virtue of a Deed from B. Station Reserve, LLC, dated November 29, 2006, recorded January 5, 2007, at Book/Page 7051, Page 1110, Chester County, Pennsylvania Records, Commonwealth of Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1

VS

DEFENDANT: **CHARLES NEAL and SHARIE NEAL**

SALE ADDRESS: 2885 Westerham Road, Downingtown, PA 19335

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

SALE NO. 16-4-253

Writ of Execution No. 2014-01627

DEBT \$229,511.83

ALL THAT CERTAIN unit situate in the Township of Tredyffrin County of Chester and State of Pennsylvania, described in accordance with a title plan of Oak Knoll made by Henry S. Conrey Inc. Division of Chester Valley Engineers, Paoli, PA dated 8/3/1979 last revised 6/2/1980 and recorded at West Chester as Plan No. 3140.

BEING Building G Unit 56 as shown on the above Plan.

TOGETHER with the free and common use, right, liberty and privilege of the roadways and parking areas as shown by the above

plan as a means of ingress, egress and regress at all times hereafter forever.

TOGETHER with the free and common use, right, liberty and privilege of the remainder of the premises of Oak Knoll Associates Inc. of which this is a part, except for those portions of said remaining premises occupied by other units and their appurtenances attached thereto, as a means of ingress, egress and regress at all times hereafter forever.

COUNTY Parcel Number 43-10K-256
BLR# 43-10K-256

BEING the same premises which Hugh Gallagher granted and conveyed unto William B. Sklaroff by Deed dated February 24, 2004 and recorded March 11, 2004 in Chester County Record Book 6088, Page 1531 for the consideration of \$265,000.00.

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

VS

DEFENDANT: **WILLIAM B. SKLAROFF**

SALE ADDRESS: 56 Oak Knoll Drive, Berwyn, PA 19312

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

SALE NO. 16-4-254

Writ of Execution No. 2014-06630

DEBT \$152,891.79

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon situate in Caln Township, Chester County, Pennsylvania as shown on Plan of Subdivision for Hidden Forest made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated July 6, 1984, and last revised December 7, 1984 and recorded as Plan No. 5391 and Plan No. 5392 as more fully described as follows, to wit:

BEGINNING at a point on the southerly side of Katherine Lane (50.00 feet wide) said point also marking a corner of Lot No. 50 on said Plan; thence from said beginning point along the southerly side of Katherine Lane the two (2) following courses and distances: (1) north 79 degrees 59 minutes 30 seconds east, 28.19 feet to a point of curve, thence (2) on the arc of a circle curving to the right, having a radius of 300.00 feet, the arc distance of 62.66 feet to a point; thence along Lot No. 48 on said Plan, south 01 degrees 57 minutes

30 seconds west, 102.38 feet to a point; thence south 790 degrees 59 minutes 30 seconds west, 69.17 feet to a point; thence along Lot No. 50 on said Plan, north 10 degrees 00 minutes 30 seconds west, 106.67 feet to the first mentioned point and place of beginning.

BEING UPI Number 39-3H-49

PARCEL No.: 39-3H-49

BEING known as: 207 Katherine Lane, Coatesville, PA 19320

BEING the same property conveyed to David E. Grove and Charmaine Grove, husband and wife, who acquired title by virtue of a Deed from Stephen L. John and Christiana M. John, husband and wife, dated August 26, 2003, recorded October 8, 2003, at Deed Book 5928, Page 466, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3

VS

DEFENDANT: **CHARMAINE GROVE**

SALE ADDRESS: 207 Katherine Lane, Coatesville, PA 19320

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

SALE NO. 16-4-255

Writ of Execution No. 2013-06623

DEBT \$645,824.57

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

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

ALL THAT CERTAIN lot or piece of ground situate in Birmingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Radley Run, Phase III prepared by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors dated 4/13/82 and revised 5/14/1982 and recorded in Chester County as Plan Number 4010-18 as follows, to wit:

BEGINNING at a point on the south-easterly side of a cul-de-sac at the end of Bottom Lane (50 feet wide), a corner of Lot 89 on said Plan; thence from the beginning extending along said Lot south 76 degrees 46 minutes 17 seconds

east 210.00 feet to a point, in line of open space on said plan; thence extending along said open space the two following courses and distance” (1) south 54 degrees 24 minutes 49 seconds west 344.34 feet to a point, and (2) north II degrees 02 minutes 16 seconds east 116.00 feet to a point on the south-easterly side of aforesaid cul-de-sac at the end of Bottom Lane; thence extending along said cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 52.36 feet to the first mentioned point and place of beginning.

CONTAINING 30,313 square feet more or less.

BEING Lot 90 on said Plan.

BEING UPI Number 65-4E-51

PARCEL No.: 65-4E-51

BEING known as: 1008 Bottom Lane, West Chester, PA 19382-8070

BEING the same property conveyed to Robert J. Hughes, Jr. and Mary Ann Hughes, his wife, as tenants by the entireties, who acquired title by virtue of a Deed from John H. Thompson, dated April 16, 1985,

RECORDED April 23, 1985, at Deed Book L65, Page 524, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-3

VS

DEFENDANT: **ROBERT J. HUGHES, JR.**

SALE ADDRESS: 1008 Bottom Lane, West Chester, PA 19382-8070

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

SALE NO. 16-4-256

Writ of Execution No. 2014-04213

DEBT \$158,089.29

ALL THAT CERTAIN tract of land with the dwelling thereon erected, situated in the Borough of Parkesburg, County of Chester and State of Pennsylvania, known and designated as No. 518 West Second Avenue, bounded and described as follows to wit:

BEGINNING at a point in the center line of Second Avenue, formerly Highland Avenue, a corner of land of Mae V. Connell and distant two hundred fifty-six feet westwardly from the west curb line of Culvert Street extended, measuring along the center line of Second Avenue; thence along said Connell's land south ten degrees twenty-three minutes east, one hundred ninety-five feet to a point in the center line of Spruce Alley; thence

along the same north seventy-nine degrees thirty-seven minutes east, twenty-four and fifty-four one-hundredths feet to a point, a corner of land of H. Boyd Cowan and Mary M. Cowan, husband and wife; thence along the same and passing through the center of the middle dividing partition between the house erected on the lot herein conveyed and the house erected on the lot immediately adjoining it on the east, north ten degrees twenty-three minutes west, one hundred ninety-five feet to a point in the center line of Second Avenue aforesaid; thence along the same south seventy-nine degrees thirty-seven minutes west, twenty-four and fifty-four one-hundredths feet to the place of beginning.

CONTAINING four thousand seven hundred eighty-five square feet of land, be the same more or less.

UPI Number: 8-5-196

BEING the same premises which Mark A. Parker and Dawn C. Porter f/k/a Dawn C. Dunlap, husband and wife, by Deed dated 08/17/2009 and recorded 08/19/2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7753, Page 386, granted and conveyed unto Jodi M. Knox and Jason E. Knox.

BEING known as: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

PARCEL No.: 8-5-196

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, NA Successor by Merger to BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing

VS

DEFENDANT: **JODI M. KNOX and JASON E. KNOX**

SALE ADDRESS: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

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

SALE NO. 16-4-257

Writ of Execution No. 2013-10998

DEBT \$868,217.32

PROPERTY situate in Township of Thornbury

TAX Parcel #66-4A-6

IMPROVEMENTS: a residential dwelling

PLAINTIFF: U.S. Bank, NA, as Legal Title Trustee for Truman 2013 SC4 Title Trust

VS

DEFENDANT: **VIRENDRA B. PATEL**

SALE ADDRESS: 227 William Penn Boulevard, West Chester, PA 19382

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

SALE NO. 16-4-258

Writ of Execution No. 2014-03245

DEBT \$243,010.20

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

TAX Parcel No.: 39-03-0085.0800

PLAINTIFF: U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1

VS

DEFENDANT: **SHANNON E. MAJERLE, KNOWN HEIR OF CINDI ELIZABETH MAJERLE a/k/a LIZ MAJERLE a/k/a ELIZABETH MAJERLE and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CINDI ELIZABETH MAJERLE a/k/a LIZ MAJERLE a/k/a ELIZABETH MAJERLE, LAST RECORD OWNER**

SALE ADDRESS: 208 Johnathan Drive a/k/a 208 Jonathan Drive, Coatesville, PA 19320

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

SALE NO. 16-4-259

Writ of Execution No. 2015-05476

DEBT \$116,314.15

PROPERTY situate in the Parkesburg Borough, Chester County, Pennsylvania BLR# 8-4-54

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARLENE B. LASBY a/k/a ARLENE LASBY, DECEASED**

SALE ADDRESS: 150 North Church

Street, Parkesburg, PA 19365-1160.

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

**SALE NO. 16-4-261
Writ of Execution No. 2014-12622
DEBT \$160,439.49**

PROPERTY situate in the Coatesville
City, Chester County, Pennsylvania
BLR# 16-9-250

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Financial
Pennsylvania, Inc.

VS

DEFENDANT: **UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PER-
SONS, FIRMS, OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST FROM
OR UNDER MARY A. THOMAS, DECEASED**

SALE ADDRESS: 752 Madison Street,
Coatesville, PA 19320-2934

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

**SALE NO. 16-4-262
Writ of Execution No. 2014-09699
DEBT \$233,578.64**

PREMISES A

ALL THAT CERTAIN lot of land situ-
ate in the Village of Toughkenamon, Township of
New Garden, County of Chester and State of
Pennsylvania, being bounded and described
according to a survey made by Arthur Crowell,
Registered Surveyor, August 1953, as follows, viz:

BEGINNING at a point in the middle
of a 20 feet wide private lane, being the northwest
corner of lot of land belonging to Clarence Potter;
thence along the middle of said 20 feet wide pri-
vate lane, north 3 degrees 37 minutes west, 50 feet
to a corner of land of Eugene D'Amico; thence by
said land of Eugene D'Amico, passing over an iron
pin set 11.4 feet distant from the center of said 20
feet wide private lane, north 86 degrees 52 minutes
east, 579.7 feet to line of land of Angelo Fabiucci;
thence by said Fabiucci's land, due south 50 feet to
an iron pin, the northeast corner of land of
Clarence Potter; thence along land of said Clarence
Potter, passing over an iron pin set 31 feet distant
from center of said 20 feet wide private lane, south
86 degrees 52 minutes west, 576.5 feet to the point
and place of beginning.

TOGETHER with the right and privi-
lege to the said Grantees, their heirs and assigns, to
use in common with Antonio Mattoselo, his heirs
and assigns, the aforementioned private lane 20
feet in width, as extending along the west side of
the herein described premises.

EXCEPTING THEREOUT AND
THEREFROM all that certain lot or tract of land
conveyed by Deed from Bill Sexton and Nellie
Sexton, his wife, to Anthony D'Amico and
Michael D'Amico, both single men, dated May 4,
1963 and recorded in Chester County in Deed
Book S-35 Page 210, situate in New Garden
Township, Chester County, Pennsylvania, bounded
and described according to a survey made by
Arthur Crowell, Registered Surveyor, dated May
15, 1962, as follows:

BEGINNING at the southeast corner of
lot of Anthony D'Amico and Michael D'Amico, in
line of land of Angelo Fabiucci; thence by line of
same, south 50 feet to an iron pin a corner of land
of Eugene D'Amico et ux; thence by line of same,
south 86 degrees 52 minutes west, 233 feet to an
iron pin; thence by land of Bill Sexton et ux, north
50 feet to line of land of Anthony D'Amico and
Michael D'Amico; thence by same north 86
degrees 52 minutes east, 233 feet to place of begin-
ning.

PREMISES B

ALL THAT CERTAIN lot or tract of
land situate in New Garden Township, Chester
County, Pennsylvania, bounded and described
according to a survey made by Arthur Crowell,
Registered Surveyor, dated May 15, 1962, as fol-
lows:

BEGINNING at the northwest corner
of lot about to be conveyed by Bill Sexton et ux to
Anthony D'Amico and Michael D'Amico; thence
by line of lands of Bill Sexton et ux and Anthony
D'Amico and Michael D'Amico, south 86 degrees
52 minutes west, 253.5 feet to an iron pin; thence
by land of Anthony D'Amico and Michael
D'Amico, north 25 feet; thence by same north 86
degrees 52 minutes east, 145 feet to an iron pin and
south 80 degrees 9 minutes east, 111.3 feet to place
of beginning.

PREMISES C

ALL THAT CERTAIN lot or tract of
land situate in New Garden Township, Chester
County, Pennsylvania, bounded and described
according to a survey made by Arthur Crowell,
Registered Surveyor, dated May 15, 1962, as fol-
lows:

BEGINNING at the southwest corner
of Lot about to be conveyed by Bill Sexton et ux to
Anthony D'Amico and Michael D'Amico; thence

by land of Eugene D'Amico et ux, south 10 feet; and by same, south 86 degrees 52 minutes west, 253.5 feet; thence north 10 feet to the south line of land of Bill Sexton; thence along part of said south line of land of Sexton, north 86 degrees 52 minutes east, 253.5 feet to place of beginning.

BEING Chester County UPI No. 60-1-109.

BEING the same premises which Patricia L. Reiter, Donna J. Abel and Karen E. Wisniewski, by Deed dated August 21, 2006 and recorded August 28, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6938, Page 809, granted and conveyed unto Marilyn T. Obrofta a/k/a Marilyn T. Obrafta and Ross Causey, III.

BEING known as: 110 Center Street, Toughkenamon, PA 19374

PARCEL No.: 60-1-109

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **MARILYN T. OBROFTA a/k/a MARILYN T. OBRAFTA**

SALE ADDRESS: 110 Center Street, Toughkenamon, PA 19374

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

SALE NO. 16-4-263

Writ of Execution No. 2014-11912

DEBT \$404,279.37

ALL THAT CERTAIN tract of land situated in Caln Township Chester County, Pennsylvania, bounded and described according to a new description made by J. W. Harry, C.E. September 10, 1948, as follows:

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **JOSEPH D. NATALIE, JR.**

SALE ADDRESS: 1553 Fisherville Road, Coatsville, PA 19320

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

SALE NO. 16-4-264

Writ of Execution No. 2014-08277

DEBT \$370,969.49

PROPERTY situate in the Chester County, Willistown Township, Pennsylvania

BLR# 54-03-0098

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7

VS

DEFENDANT: **JAMES V. DIANTONIO**

SALE ADDRESS: 1 Eisenhower Drive, Malvern, PA 19355-2905

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

SALE NO. 16-4-265

Writ of Execution No. 2013-08365

DEBT \$127,322.32

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

BLR# 29-7J-33

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **SUSAN L. VAUGHAN and JASON K. VAUGHAN**

SALE ADDRESS: 28 Woodbrook Drive, a/k/a 28 Woodbrooke Drive, West Brandywine, PA 19320-1324

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

SALE NO. 16-4-268

Writ of Execution No. 2014-04764

DEBT \$443,323.11

PROPERTY situate in Township of Charlestown

TAX Parcel #35-5-28.1

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. sbm to Harleysville National Bank and Trust Company

VS

DEFENDANT: **SUSAN H. HAGNER and WILLIAM R. HAGNER**

SALE ADDRESS: 514 Clothier Springs Road, Malvern, PA 19355

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

**SALE NO. 16-4-269
Writ of Execution No. 2013-03809
DEBT \$321,374.29**

PROPERTY situate in Township of
Upper Uwchlan

TAX Parcel #32-2-48

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: PNC Bank, National
Association, Successor by Merger to National City
Mortgage, A Division of National City Bank

VS

DEFENDANT: **BRIAN L.
SCHMIDT**

SALE ADDRESS: 2024 Garrison
Drive, Chester Springs, PA 19425

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

**SALE NO. 16-4-270
Writ of Execution No. 2014-06817
DEBT \$233,835.14**

PROPERTY situate in East Coventry
Township

TAX Parcel #18-01-0092.010

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: U.S. Bank National
Association (Trustee for the Pennsylvania Housing
Finance Agency, Pursuant to a Trust Indenture
dated as of April 1, 1982)

VS

DEFENDANT: **RUTH E. JACKSON
and STEPHEN M. JACKSON**

SALE ADDRESS: 729 Old Schuylkill
Road, Pottstown, PA 19465

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

**SALE NO. 16-4-271
Writ of Execution No. 2014-07493
DEBT \$693,063.84**

ALL THAT CERTAIN lot of land situ-
ate in the Township of Franklin, County of
Chester, and State of Pennsylvania, bounded and
described according to a Final Subdivision Plan for
“Auburn Hills”, made by Hillcrest Associates,
Inc., dated 4/23/2002, last revised 11/21/2002 and
recorded 5/16/2003 as Plan #16614, as follows, to
wit:

BEGINNING at a point on the north-
westerly side of Lavender Hill Lane (50 feet wide),
said point being a corner of Lot #4 (as shown on
said Plan); thence from said point of beginning
extending along said lane the 2 following courses
and distances; 1) south 58 degrees 09 minutes 36
seconds west 82.95 feet to a point of curve; thence
2) One a line curving to the left having a radius of
175.00 feet an arc distance of 104.00 feet to a
point; being a corner of Lot #2; thence leaving said
road extending along Lot #2 north 65 degrees 53
minutes 20 seconds west 181.12 feet to a point in
line of lands now or late of Wilkinson
Kemblsville, Inc., being a corner of Lot #2;
thence extending partially along said lands north
03 degrees 00 minutes 32 seconds east 258.06 feet
to a point, being a corner of Lot #4; thence leaving
said lands extending along Lot #4 south 53 degrees
57 minutes 34 seconds east 358.21 feet to the first
mentioned and place of beginning.

BEING Lot #3 on the above mentioned
Plan.

PARCEL No.: 72-03-0014.020

UPI #: 72-3-14.2

CURRENT/Prior Deed Reference:
Deed from Wilkinson Heritage, L.L.C., a
Pennsylvania Limited Liability Company to
Michael J. Glackin and Sandra P. Glackin, husband
and wife dated 9/1/2006 recorded on 10/5/2006 at
DBV 6973, Page 2274.

UPI# 72-4-14.2

PLAINTIFF: The Bank of New York
Mellon FKA The Bank of New York, as Trustee for
the Certificateholders of the CWMB, Inc., CHL
Mortgage Pass-Through Trust 2007-15 Mortgage
Pass-Through Certificates, Series 2007-15

VS

DEFENDANT: **MICHAEL J.
GLACKIN and SANDRA P. GLACKIN**

SALE ADDRESS: 103 Lavender Hill
Lane, Landenberg, PA 19350

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

**SALE NO. 16-4-272
Writ of Execution No. 2014-12314
DEBT \$74,240.60**

ALL THAT CERTAIN, lot or land, situ-
uate in the City of Coatesville, County of Chester
and State of Pennsylvania on which is located in
the west house of a block of two brick dwelling
houses, designated as Lot 210 Charles Street,
bounded and described as follows:

BEGINNING at a point on the south
curb line of Charles Street a corner of land of Mary

Campbell Price distant 394 feet 6 inches east of the curb lines of Strode Avenue; thence along the south curb line of Charles Street, north 76 degrees, 53 minutes east 24 feet 3 1/4 inches to a corner of land now or late of Oscar McCorkle; thence by the same and passing through the middle dividing partition in said block of two brick dwelling houses, south 13 degrees, 46 minutes east, 150 feet to the north line of a 20 feet wide alley; thence by the same 76 degrees, 53 minutes west 24 3 1/4 inches to a corner of land of the said Mary Campbell Price; thence by the same and passing through the center of the east wall of the house on said land of Mary Campbell Price, north 13 degrees, 46 minutes west 140 feet to the place of beginning.

CONTAINING three thousand six hundred and forty square feet of land, more or less.

BEING UPI #16-4-200

BEING the same premises which Jennifer, A. Miller, by Deed dated 12-3-03 and recorded 12/19/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6015, Page 1263, granted and conveyed unto John M. Muhic and Anita M. Robbins, in fee.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: ANITA M. ROBBINS and JOHN M. MUHIC

SALE ADDRESS: 210 Charles Street, Coatesville, PA 19320

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

SALE NO. 16-4-274

Writ of Execution No. 2015-03050

DEBT \$718,453.36

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

BLR# 61-06-0036.010

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: J. FREIFELDER a/k/a J. CURTIS FREIFELDER

SALE ADDRESS: 121 Gideon Drive, Kennett Square, PA 19348

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

SALE NO. 16-4-275

Writ of Execution No. 2012-10280

DEBT \$112,139.73

ALL THAT CERTAIN parcel of land situate in the City of West Chester, County of Chester and State of Pennsylvania bounded and described as follows:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by recording in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania of the Declaration dated 12/7/1984 and recorded 12/7/1984, in Miscellaneous Deed Book 633 Page 352.

TOGETHER with an undivided interest in the common areas and together with other rights and easements and subject to other easements, terms and conditions as disclosed and incorporated by Deed recorded 11/12/1986 in Deed Book 518, Page 433.

BEING Parcels #53-6-768

BEING the same premises which Robert J. Rafferty and Deborah A. Rafferty, husband and wife, by Deed dated 3/29/91 and recorded 4/1/91 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 2357, Page 520, granted and conveyed unto Joseph P. Yori, Jr. in fee.

PLAINTIFF: US Bank NA

VS

DEFENDANT: JOSEPH YORI, JR.

SALE ADDRESS: 2208 Eagle Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: GRENNEN & BIRSIC, 412-281-7650

SALE NO. 16-4-276

Writ of Execution No. 2013-10328

DEBT \$938,752.91

ALL THAT CERTAIN parcel of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Clover Mill Business Park made by Roland A. Dunlap dated 12/20/1979, last revised 4/18/1980 and recorded in the Recorder of Deeds Office at West Chester, Pennsylvania, in Plan #3037 as follows to wit:

BEGINNING at a point on the south-

easterly side of Clover Mill Road, a corner of Lot #13, on said Plan; thence from the beginning extending along said Lot south 45 degrees 06 minutes 37 seconds east 329.93 feet to a point on the northwesterly side of Clover Mill Circle (50 feet wide); thence extending along same south 44 degrees 53 minutes 23 seconds west 239.55 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 215.62 feet to a point of tangent; thence extending north 36 degrees 16 minutes 44 seconds west 163.07 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 40.00 feet, the arc distance of 58.58 feet to a point of tangent on the southeasterly side of Clover Mill Road, aforesaid; thence extending along same north 47 degrees 38 minutes 00 seconds east 296.94 feet to the first mentioned point and place of beginning.

CONTAINING 2.633 acres more or less.

BIENG Lot #12 on said Plan.

CHESTER County Tax Parcel #41-4-34.

BEING the same premises which Central and Western Chester County Industrial Development Authority, by Deed dated January 8, 1993 and recorded February 4, 1993, in the Recorder of Deeds Office, in and for Chester County, Pennsylvania, in Record Book 3496, Page 18, granted and conveyed unto Steven P. Keares and Catina S. Keares also known as Katina S. Keares, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2

VS

DEFENDANT: **STEVEN KEARES a/k/a STEVEN P. KEARES and CATINA KEARES a/k/a KATINA KEARES a/k/a KATINA S. KEARES a/k/a CATINA S. KEARES**

SALE ADDRESS: 633 Jeffers Circle, Exton, PA

PLAINTIFF ATTORNEY: **PETER E. MELTZER, ESQ., 267-295-3363**

SALE NO. 16-4-277

Writ of Execution No. 2014-07575

DEBT \$316,510.73

PROPERTY situate in Willistown Township

TAX Parcel #54-8-337

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **GEORGE DESENBURG**

SALE ADDRESS: 147 Hedgerow Lane, West Chester, PA 19380

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

SALE NO. 16-4-278

Writ of Execution No. 2015-00414

DEBT \$142,442.20

PROPERTY situate in Township of Valley

TAX Parcel #38-05C-0006.0000

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERATY OF: Crystal G. Brown

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

DEFENDANT: **CRYSTAL G. BROWN**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

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

SALE NO. 16-4-279

Writ of Execution No. 2015-04321

DEBT \$163,429.14

PROPERTY situate in Township of Caln

TAX Parcel #39-4E-208

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERATY OF: Brandon N. Melton

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

VS

DEFENDANT: **BRANDON N. MELTON**

SALE ADDRESS: 2535 Clothier Street, Barley Sheaf, Coatesville, PA 19320

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

SALE NO. 16-4-281
Writ of Execution No. 2014-00165
DEBT \$75,918.10

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

ALL THAT CERTAIN brick message and lot of land, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north curb line of Charles Street at a corner of land now or late of A. J Ford, 257 feet west of the west curb line of Charles Street; thence measuring along the north curb line of Church Street south 76 degrees 55 minutes west 18.5 feet to corner of land now or late of Susan M. Peter; thence along said Peters land north 13 degrees 5 minutes west, 160.56 feet to the south line of Harmony Street; thence by the same north 76 degrees 55 minutes east, 18.5 feet to another corner of land now or late of A. J. Ford; thence by the same south 13 degrees 5 minutes east, 160.56 feet to the place of beginning.

CONTAINING 2,970 square feet of land be the same more or less.

BEING UPI Number 16-004-0169.0000

PARCEL No.: 16-004-0169.0000

BEING known as: 227 Charles Street, Coatesville, PA 19320

BEING the same property conveyed to Kevin J. Mitchell and Stacey K. Mitchell, husband and wife, who acquired title by virtue of a Deed from Sandy Steen, Administratrix of the Estate of Charles H. March, Jr. deceased, dated March 30, 2006, recorded April 6, 2006, at Deed Book 6807, Page 223, Chester County, Pennsylvania records.

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSMC Mortgage-Backed Pass-Through Certificates, Series 2006-7

VS

DEFENDANT: **KEVIN J. MITCHELL**

SALE ADDRESS: 227 Charles Street, Coatesville, PA 19320

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

SALE NO. 16-4-282
Writ of Execution No. 2015-08862
DEBT \$107,151.80

PROPERTY situate in the West Grove Borough, Chester County, Pennsylvania
 BLR# 05-02-0032.010

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
 VS

DEFENDANT: **MARC E. NEEDLES**

SALE ADDRESS: 125 Chatham Road, West Grove, PA 19390-1233

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

SALE NO. 16-4-283
Writ of Execution No. 2014-10551
DEBT \$162,512.59

PROPERTY situate in the Oxford Borough, Chester County, Pennsylvania
 BLR# 6-9-10

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
 VS

DEFENDANT: **LINDA I. BODDY**

SALE ADDRESS: 447 Hodgson Street, Oxford, PA 19363-1719

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

SALE NO. 16-4-284
Writ of Execution No. 2015-07336
DEBT \$136,416.16

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

TAX Parcel No.: 14-4-333

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-11, Asset-Backed Certificates, Series 2006-11

VS

DEFENDANT: **MICHAEL GALIN-SKY a/k/a MICHAEL J. GALINSKY and KATHLEEN RALSTON**

SALE ADDRESS: 45 Central Avenue, Spring City, PA 19475

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

SALE NO. 16-4-285
Writ of Execution No. 2015-07331
DEBT \$68,359.41

PROPERTY situate in the Lower Oxford Township, Chester County, Pennsylvania
BLR# 56-10A-23
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Gsmgs Mortgage Loan Trust 2006-Rp2
VS

DEFENDANT: **TYRONE G. JONES**
a/k/a TYRONE GARY JONES and DARCEL H. JONES a/k/a DARCEL HAYNES JONES

SALE ADDRESS: 112 Park Lane,
Lincoln University, PA 19352-1730

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

SALE NO. 16-4-286
Writ of Execution No. 2015-07021
DEBT \$87,284.77

PROPERTY situate in Township of East Pikeland
TAX Parcel #26-3-503
IMPROVEMENTS: a residential dwelling.

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

VS
DEFENDANT: **MARC J. FERRARA**
a/k/a MARC FERRARA

SALE ADDRESS: 1402 Stirling Court
Unit #76, Kimberton Knoll, Phoenixville, PA 19460

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

SALE NO. 16-4-287
Writ of Execution No. 2013-03202
DEBT \$190,436.80

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

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to

a Final Subdivision Plan for William E. Warren, et ux by John D. Stapleton, III, dated 9/8/88, said Plan recorded in Chester County as Plan #8850 as follows, to wit:

BEGINNING at a point on the easterly ultimate right of way line of North Sandy Hill Road (T-43) (25 feet wide on the easterly side thereof), said point being in line of lands now or late of Richard M. Armstrong, Jr.; thence extending from said point of beginning along said lands north 47 degrees 53 minutes 20 seconds east 246.27 feet to a point a corner of Lot #2 on said Plan; thence extending along same the 2 following courses and distances: (1) south 42 degrees 06 minutes 40 seconds east 243.46 feet to a point a corner and (2) south 58 degrees 37 minutes 00 seconds west 417.64 feet to a point on the easterly ultimate right of way line of North Sandy Hill Road; thence extending along same the 2 following courses and distances: (1) north 04 degrees 30 minutes 00 seconds east 172.37 feet to a point a corner and (2) north 02 degrees 45 minutes 00 seconds west 61.20 feet to the first mentioned point and place of beginning.

BEING UPI Number 28-5-60.01
PARCEL No.: 28-005-0060.0100
BEING known as: 540 North Sandy Hill Road, Coatesville, PA 19320
BEING the same premises which Charles K. Atkinson and Sandra L. Atkinson, by Deed dated May 7, 2008 and recorded June 4, 2008 in and for Chester County, Pennsylvania in Book 7448, Page 1139, granted and conveyed unto Diane Gonzalez and Vanessa Entress.

PLAINTIFF: Wells Fargo Bank, N.A.
VS
DEFENDANT: **DIANE GONZALEZ**
SALE ADDRESS: 540 North Sandy Hill Road, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

SALE NO. 16-4-288
Writ of Execution No. 2014-00590
DEBT \$423,904.22

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

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of General Development Corporation made by Urwiler and Walter, Inc. dated August 1, 1979, last revised March 22, 1974, and recorded in Plan Book 67, Page 11, as follows, to wit:

BEGINNING at a point on the title line in the bed of Strasburg Road a corner of Lot No. 23 on said Plan said point being located north 74 degrees 58 minutes 39 seconds east measured along the said title line 385.00 feet from its intersection of the center line of Springhouse Lane; thence extending from said point of beginning and along the said title line of Strasburg Road (the three following courses and distances) (1) north 74 degrees 58 minutes 39 seconds east 44.70 feet to a point; (2) north 82 degrees 52 minutes 39 seconds east 281.48 feet to a point; and (3) south 85 degrees 40 minutes 21 seconds east 40.00 feet to a corner of Lot No. 25; thence extending along the same leaving the bed of Strasburg Road and crossing the southwest side thereof south 9 degrees 31 minutes 35 seconds east 520.66 feet to a point in line of Lot No. 19 as shown on said Plan; thence extending along the same south 89 degrees 1 minute 40 seconds west 300.00 feet to a corner of Lot No. 20 as shown on said Plan; thence extending along the same south 74 degrees 58 minutes 39 seconds west 24.00 feet to a corner of Lot No. 23; thence extending along the same north 14 degrees 10 seconds west crossing the southeast side of Strasburg Road 497.39 feet to a point on the title line in the bed of same, being the first mentioned point and place of beginning.

BEING Lot No. 24

CONTAINING 4.013 acres

BEING the same premises which Donald J. Metcalf, a single man, by Deed dated 5/22/2001 and recorded 6/13/2001 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4981, Page 355, granted and conveyed unto Kathleen A. Earley, a single woman.

PARCEL #15-4R-37

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

VS

DEFENDANT: **KATHLEEN A. EARLEY**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, Pa. 19380

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

SALE NO. 16-4-289

Writ of Execution No. 2008-03009

DEBT \$196,556.83

ALL THAT CERTAIN message and lot or piece of land with the building and improvements erected thereon, hereditaments and appur-

nances situate in the Township of North Coventry, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

TAX I.D. #: 17-7-16

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust 2004-11 and Mortgage Loan Pass-Through Certificates, Series 2004-11

VS

DEFENDANT: **ORVILLE R. MARCH, JR. a/k/a ORVILLE R. MARCH, III**
SALE ADDRESS: 903 Cherry Hill Lane, Pottstown, Pennsylvania 19465

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

SALE NO. 16-4-290

Writ of Execution No. 2014-11707

DEBT \$104,989.14

ALL THAT CERTAIN tract of land, with the hereditaments and appurtenances, thereon erected, situate in the Township of West Caln, County of Chester and State of Pennsylvania, more particularly bounded and described according to a survey by Edgar Laub, Registered Surveyor, dated December 7, 1968 as follows:

BEGINNING at a P.K. nail in a public macadam road, a corner of Tract #1 in said Deed; thence by a public dirt road (T407) north 83 degrees, 31 minutes west, 427.85 feet to an iron pin; thence by other lands in Tract #2 north 17 degrees, 35 minutes, 30 seconds east, 155.01 feet to a spike in the first mentioned road; thence by said road (leading from the reservoir to Coatesville) south 62 degrees, 36 minutes east, 426.06 feet to the point of beginning.

CONTAINING 0.739 acres of land be the same more or less.

BEING Parcel #28-9-47.1

BEING the same premises which Michael J. McKay, fee owner and Amy H. McKay, equitable owner, by Deed dated 4/25/12 and recorded 5/1/12 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8415, Page 1123, granted and conveyed unto Ronald A. Zaleski, a married individual, in fee.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **RONALD A. ZALESKI**

SALE ADDRESS: 121 Zaleski Road, Coatesville, Pa. 19320

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

SALE NO. 16-4-291
Writ of Execution No. 2014-08463
DEBT \$4,666,594.60

PROPERTY situate in Easttown Township, Chester County
 BLR UPI# 55-3-47.1
 IMPROVEMENTS: a residential dwelling

PLAINTIFF: John Fuchs
 VS

DEFENDANT: **BRUCE P. EARLE and MARGARET H. EARLE**

SALE ADDRESS: 222 Sugartown Road, Easttown Township, Chester County, Devon, PA 19333

PLAINTIFF ATTORNEY: **MAX L. LIEBERMAN, ESQ., 610-397-1820**

SALE NO. 16-4-292
Writ of Execution No. 2014-08454
DEBT \$4,666,594.60

PROPERTY situate in Easttown Township, Chester County
 BLR UPI# 55-3-47
 IMPROVEMENTS: a residential dwelling

PLAINTIFF: John Fuchs
 VS

DEFENDANT: **ROSEDON HOLDING COMPANY LP and HOLLY McCORD HART**

SALE ADDRESS: 224 Sugartown Road, Easttown Township, Chester County, Devon, PA 19333

PLAINTIFF ATTORNEY: **MAX L. LIEBERMAN, ESQ., 610-397-1820**

SALE NO. 16-4-293
Writ of Execution No. 2012-06858
DEBT \$743,636.48

PROPERTY situate in the West Pikeland Township, Chester County, Pennsylvania
 BLR# 34-1-111
 IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

SALE NO. 16-4-294
Writ of Execution No. 2014-01720
DEBT \$553,235.25

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

TAX Parcel No.: 50-6A-164

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBBS, Inc. Alternative Loan Trust, Mortgage Pass-Through Certificates, Series 2002-17

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT SABATINO a/k/a ROBERT C. SABATINO, DECEASED and PAMELA L. SABATINO, KNOWN HEIR OF ROBERT SABATINO a/k/a ROBERT C. SABATINO**

SALE ADDRESS: 1126 Maryland Circle, Downingtown, PA 19335

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

SALE NO. 16-4-295
Writ of Execution No. 2012-05132
DEBT \$181,088.52

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected hereditaments and appurtenances situated in the Township of East Brandywine, County of Chester, State of Pennsylvania bounded and described according to a Plan of Property for Ferguson & Flynn Enterprises, Inc. made by William F. Steiner & Assoc., Inc. Architects & Planners, dated 8/10/72 and last revised 10/9/75 as follows:

BEGINNING at an iron pin on the southerly side of Ridgewood Circle (50' wide), the northeasterly corner of Lot #61 on the above-mentioned plan, which iron pin is located a distance of 225.00 feet, as measured along the southerly side of said Ridgewood Circle by a bearing of south 66

degrees 56 minutes 30 seconds east, from a point on the title line in the bed of North Bailey Road (T-442), thence extending from the point of beginning, along the southerly side of Ridgewood Circle, the following three (3) courses and distances, to wit: (1) south 66 degrees 56 minutes 30 seconds east, 75.00 feet to a concrete monument; (2) by a line curving (erroneously cited as curbing on current deed) to the right having a radius of 391.53 feet, for an arc distance of 184.50 feet to a point; and (3) south 39 degrees 56 minutes 30 seconds east, 33.71 feet to a point, a corner of Lot #37 on said Plan; thence extending by Lot #37, the following three (3) courses and distances, to wit: (1) south 33 degrees 11 minutes 36 seconds west, 273.00 feet to a point; (2) by a line curving to the right, having a radius of 50.00 feet, for an arc distance of 157.08 feet to a point; and (3) south 43 degrees 52 minutes 20 seconds west, 188.62 feet to an iron pin on line of land retained by the grantors herein; thence by the grantor's remaining land, north 79 degrees 59 minutes 40 seconds west, for a distance of 106.00 feet to an iron pin, a corner of Lot #60 on said Plan; thence extending by Lot #60 and Lot #61, north 23 degrees 03 minutes 30 seconds east, for a distance of 603.42 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2.909 acres of land be the same more or less.

BEING Lot #38 as shown on said Plan.

BEING Chester County UPI #30-5K-24.

BEING Parcel #30-05K-0024

BLR# 30-5K-24

BEING the same premises which Stephen D. Bennett, Executor of the Estate of Marion E. Bennett, deceased, granted and conveyed unto Kim Gilbert Prior and Maxine Prior, as joint tenants with right of survivorship and not as tenants in common, by Deed dated February 28, 2001 and recorded March 2, 2001 in Chester County Record Book 4904, Page 2117 for the consideration of \$178,000.00.

PLAINTIFF: Branch Banking and Trust Company, successor in interest to Susquehanna Bank

VS

DEFENDANT: **KIM GILBERT PRIOR and MAXINE PRIOR**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335

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

SALE NO. 16-4-296
Writ of Execution No. 2014-09182
DEBT \$452,107.86

PROPERTY situate in Township of Warwick

TAX Parcel #19-04-0126

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Alayne P. Green and David K. Royer

PLAINTIFF: Capital One, N.A., as Successor by Merger to Ing Bank, FSB
 VS

DEFENDANT: **ALAYNE P. GREEN and DAVID K. ROYER**

SALE ADDRESS: 141 Mine Hole Road, Elverson, PA 19520

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

SALE NO. 16-4-297
Writ of Execution No. 2012-00511
DEBT \$339,830.94

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

TAX Parcel No.: 50-5A-343

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 16-4-298
Writ of Execution No. 2015-08078
DEBT \$86,743.94

PROPERTY situate in the North Coventry Township, Chester County, Pennsylvania

BLR# 17 3D 82

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA
 VS

DEFENDANT: **CRYSTAL LEE DASCHER**

SALE ADDRESS: 349 South Hanover Street, Pottstown, PA 19465-7023

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

SALE NO. 16-4-299
Writ of Execution No. 2014-11236
DEBT \$531,351.47

PROPERTY situate in Township of New Garden

TAX Parcel #60-006-0534.0000

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: John Skross and Kristina Skross

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE1, Asset-Backed Certificates Series 2006-HE1

VS

DEFENDANT: **JOHN SKROSS and KRISTINA SKROSS**

SALE ADDRESS: 614 Sandys Parish Road, Landenberg, PA 19350

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

SALE NO. 16-4-300
Writ of Execution No. 2012-09511
DEBT \$229,366.97

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan made by G.D. Houtman and Son, C.E., Paoli, Pennsylvania dated July 1954, as follows:

BEGINNING at a point in the west line of Grubb Road, said point being north 26 degrees 36 minutes west 133.46 feet along the west line of Grubb Road from a point marking the intersection of the west line of Grubb Road with the title line of the West Chester-Paoli Road, Route 202; thence extending from said beginning point along lands of said Andrew Peterson, of which this was a part, south 63 degrees 40 minutes west 218.67 feet to a point in line of lands late of Russell Murphy; thence along the said lands and along the center line of proposed but not opened 50 feet wide road known as Duffryn Avenue north 26 degrees 20 minutes west 128 feet to a point; thence extending along the south line of Lot No. 231, as shown on Duffryn Plan, north 63 degrees 40 minutes east 218.07 feet to a point in the west line of Grubb

Road; thence along the west line of Grubb Road south 26 degrees 36 minutes east 128 feet to the first mentioned point and place of beginning.

TITLE to said Premises vested in Joseph D. Carpenter by Deed from Joseph D. Carpenter and Casilda A. Carpenter dated 09/14/1999 and recorded 09/21/1999 in the Chester County Recorder of Deeds in Book 4638, Page 818.

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP

VS

DEFENDANT: **JOSEPH D. CARPENTER**

SALE ADDRESS: 48 Grubb Road, Malvern, PA 19355

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

SALE NO. 16-4-301
Writ of Execution No. 2015-09537
DEBT \$379,599.15

ALL THAT CERTAIN parcel of land situate in Upper Oxford Township, Chester County, Pennsylvania, being Lot No. 5 as shown on the Final Subdivision Plan prepared for David L. Nelson, prepared by Crossan-Raimato, Inc., Professional Land Surveyors, dated September 13, 2002 and recorded in Chester County, Pennsylvania as Plan No. 16418, bounded and described as follows:

BEGINNING at a point on the westerly side of University Road, 25' from the center thereof, on the northerly side of a 315' wide Philadelphia Electric Company right-of-way, marking the southeasterly corner of the herein described lot and the northeasterly corner of Lot #4 on the above reference Plan; thence leaving the said point of beginning, along the said Lot # 4, along the said northerly Philadelphia Electric Company right-of-way line, south 77° 00' 40" west 424.67' to an point in line of lands now or formerly of Melvin Z and Arlene W Horst; thence along the said lands now or formerly of Melvin Z and Arlene W Horst north 07° 59' 15" east 298.95' to a point marking the southwesterly corner of Lot # 6 on the above referenced Plan; thence along the said Lot # 6, south 81° 01' 41" east 397.84' to a point on the westerly side of the aforementioned University Road, thence along the said westerly side of University Road by a curve to the left, having a radius of 12,228.99', through a central angle of 00° 39' 23" and arc distance of 140.10' to the first mentioned point and place of beginning.

CONTAINING within the said described metes and bounds: 2.0000 acres of land, be the same more or less.

BEING Lot 5 on said Plan.

PREMISES being: 170 University Road, Lincoln University, PA 19352-1608

PARCEL No. 57-07-0014.01E

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated December 31, 2003 and recorded January 9, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6035 Page 221, granted and conveyed unto Stephen Martin and Cynthia Martin, husband and wife.

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: CYNTHIA MARTIN, STEPHEN MARTIN and THE UNITED STATES OF AMERICA

SALE ADDRESS: 170 University Road, Lincoln University, PA 19352-1608

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

SALE NO. 16-4-302

Writ of Execution No. 2013-10878

DEBT \$132,156.02

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

BLR# 30-2N-46-23

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Sasco 2008-Rf1

VS

DEFENDANT: KELLE MERICLE

SALE ADDRESS: 12 Delancey Place, Downingtown, PA 19335-1031

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

SALE NO. 16-4-303

Writ of Execution No. 2012-04878

DEBT \$244,410.74

PROPERTY situate in the London Grove Township, Chester County, Pennsylvania
BLR# 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-FvI

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. 16-4-305

Writ of Execution No. 2013-05784

DEBT \$267,885.77

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

BLR# 30-6-23.4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Legal Title Trustee for Lvs Title Trust I

VS

DEFENDANT: SHARI HARDIN and DARRYL G. FERRON

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

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

SALE NO. 16-4-306

Writ of Execution No. 2014-02598

DEBT \$1,403,352.23

ALL THAT CERTAIN lot or piece of ground situate in the Township of Pocopson, Chester County, Pennsylvania, bounded and described according to a survey by George E. Register, Jr. & Sons, Inc., dated August 30, 1976, as taken from Plan V-43, and being House Tract on

said Plan, as follows, to-wit:

TAX I.D. #: 63-3-112

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN P. SASSI
and KAREN B. SASSI**

SALE ADDRESS: 1780 Lenape
Unionville Road, West Chester, Pennsylvania
19382

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

SALE NO. 16-4-307

Writ of Execution No. 2015-09933

DEBT \$6,405.00

ALL THAT CERTAIN Unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration, including the plan attached thereto as an Exhibit, dated 6/17/1981 and recorded in Misc. Deed Book 519 Page 423, and as amended by Amendments to the Declaration dated 7/21/1981 and recorded 7/22/1981 in Misc. Deed Book 523 Page 114, and further amended in Misc. Deed Book 534 Page 307 and Misc. Deed Book 594 Page 486, being and designated as Unit No. 279, together with a proportionate undivided in interest in the Common Elements (as defined in such Declaration).

BEING known as 279 Drummers Lane,
Wayne, PA 19087

TAX ID No. 43-06A-0479

RESIDENTIAL dwelling

PLAINTIFF: Glenhardie
Condominium Association

VS

DEFENDANT: **JOSEPH PLUM-
MER and JOSEPH PLUMMER, JR., EXECU-
TOR OF ESTATE OF MARIE PLUMMER**

SALE ADDRESS: 279 Drummers
Lane, Wayne, Tredyffrin Township, Chester
County, PA 19087

PLAINTIFF ATTORNEY: **SCOTT F.
WATERMAN, ESQ., 610-566-6177**

SALE NO. 16-4-308

Writ of Execution No. 2015-09538

DEBT \$382,274.40

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Franklin, County of Chester, State of Pennsylvania, bounded and described according to a final subdivision plan of property owned by Calvin L. Volk and Sallie M. Volk, made by Crossan-Raimato, professional land surveyors, dated 7/7/1989 and last revised 10/18/1989 and recorded in Chester County as Plan No. 9940, as follows, to wit:

BEGINNING at a point on the title line of South Guernsey Road (T-364), a corner of Lot No. 3 as shown on said Plan; thence from said beginning point through the title line of South Guernsey Road, north 00 degrees 03 minutes 30 seconds west, 309.95 feet to a point, a corner of Lot No. 1; thence along Lot No. 1, north 89 degrees 56 minutes 30 seconds east, 311.08 feet to a point, a corner of Lot No. 3; thence along Lot No. 3, the two (2) following courses and distances: (1) south 00 degrees 03 minutes 30 seconds east, 309.95 feet, and (2) south 89 degrees 56 minutes 30 seconds west, 311.08 feet to the first mentioned point and place of beginning. Being Lot No. 2 as shown on said Plan

BEING UPI #72-002-0002.0200

PREMISES being: 613 South
Guernsey Road, West Grove, PA 19390-9600

BEING the same premises which
Calvin L. Volk and Sallie M. Volk by Deed dated March 9, 1990 and recorded March 15, 1990 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1919 Page 391, granted and conveyed unto Arthur W. Paviglianiti and Karen L. Paviglianiti, his wife, as tenants by entireties.

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for Ameriquist
Mortgage Securities, Inc., Asset-Backed Pass-
Through Certificates, series ARSI 2006-M3, c/o
Ocwen Loan Servicing LLC

VS

DEFENDANT: **ARTHUR W.
PAVIGLIANITI and KAREN L. PAVIGLIANI-
TI**

SALE ADDRESS: 613 South
Guernsey Road, West Grove, PA 19390-9600

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

SALE NO. 16-4-309
Writ of Execution No. 2015-03546
DEBT \$324,493.14

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

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **MARY E. WINTER, SHANA M. WINTER and WILLIAM WINTER**

SALE ADDRESS: 436 Wrigley Blvd., Cochranville, PA 19330

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

SALE NO. 16-4-311
Writ of Execution No. 2014-08516
DEBT \$5,203.22

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester, and State of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, by Recording in the Office for the Recording of Deeds, in and for the County of Chester of the Declaration dated 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 Page 352 and a First Amendment thereto recorded in Misc. Deed Book 669 Page 29, and a Declaration Plan dated 12/7/1984 in Misc. Deed Book 663 Page 352 being and designated on such Declaration Plan as Unit N. 2307 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended together with an initial proportionate and divided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

BEING known as 2307 Pondview Drive

BEING Parcel/Lot 53-06-0569.00.

BEING the same premises which Barbara Driscoll, by Deed dated the 29th day of December, 1998 and recorded on January 13, 1999 in the Office for the Recording of Deeds of Chester County, PA, in Book 4490 Page 1736 granted and conveyed unto Lisa A. Marcozzi, in fee.

BEING known as 2307 Pondview

Drive, as shown on said Plan.

UPI #53-6-0569

TAX ID No. 53-06-0569

SUBJECT to mortgage

BLR No. 53-6-0569

PLAINTIFF: Goshen Valley III

VS

DEFENDANT: **LISA ANNE MAR-**

COZZI

SALE ADDRESS: 2307 Pondview Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GLENN MICHAEL ROSS, ESQ., 215-643-7200**

SALE NO. 16-4-312
Writ of Execution No. 2015-07828
DEBT \$150,289.55

PROPERTY situate in the Chester County, Oxford Borough, Commonwealth of Pennsylvania

BLR# 6-5-276.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MARCIA ROBINSON and GENE A. ROBINSON a/k/a GENE ROBINSON, JR.**

SALE ADDRESS: 741 Broad Street, Oxford, PA 19363-1622

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

SALE NO. 16-4-313
Writ of Execution No. 2015-05481
DEBT \$204,046.36

PROPERTY situate in the Chester County, Oxford Borough, Commonwealth of Pennsylvania

BLR# 6-9-85

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP

VS

DEFENDANT: **DAVID A. RICHARDS and TRACEY J. RICHARD**

SALE ADDRESS: 753 South Street, Oxford Borough, PA 19363-0000

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

563-7000

SALE NO. 16-4-314**Writ of Execution No. 2015-03763****DEBT \$200,057.01**

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

BLR# 47-06-0012.090

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for Ameritrust
Mortgage Securities Inc., Asset-Backed Pass-
Through Certificates, Series 2005-R11

VS

DEFENDANT: **ROBERT M.
KNECHT, IN HIS CAPACITY AS ADMINIS-
TRATOR AND HEIR OF THE ESTATE OF
VIRGINIA M. KNECHT, MELISSA M.
KNECHT, IN HER CAPACITY AS HEIR OF
THE ESTATE OF VIRGINIA M. KNECHT,
KIMBERLY M. MAMMEL, IN HER CAPAC-
ITY AS HEIR OF THE ESTATE OF VIR-
GINIA M. KNECHT, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PER-
SONS, FIRMS, OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST FROM
OR UNDER VIRGINIA M. KNECHT,
DECEASED**

SALE ADDRESS: 570 Pheasant Run,
Coatesville, PA 19320-4638

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

SALE NO. 16-4-315**Writ of Execution No. 2015-09958****DEBT \$187,926.08**

PROPERTY situate in the Valley
Township, Chester County, Pennsylvania

BLR# 38-2F-25

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAWN P. MAIORA-
NO**

SALE ADDRESS: 16 Pinckney Drive,
Coatesville, PA 19320-5928

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

SALE NO. 16-4-316**Writ of Execution No. 2015-10482****DEBT \$290,372.77**

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

BLR# 47-04-0595.0000

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Hbsc Bank USA N.A., as
Trustee on Behalf of Ace Securities Corp. Home
Equity Loan Trust and for The Registered Holders
of the Ace Securities Corp. Home Equity Loan
Trust 2007-He1 Asset Backed Pass-Through
Certificates

VS

DEFENDANT: **OSCAR C.
HENDRY, JR. a/k/a OSCAR C. HENDRY and
KATRINA M. HENDRY a/k/a KATRINA S.
SEGAR a/k/a KATRINA S. HENDRY**

SALE ADDRESS: 101 Osprey Lane,
a/k/a 101 Osprey Way, Coatesville, PA 19320-
4365

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

SALE NO. 16-4-317**Writ of Execution No. 2014-09738****DEBT \$123,703.54**

PROPERTY situate in the Modena
Borough, Chester County, Commonwealth of
Pennsylvania

BLR# 10-5-5.2

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Bank of America, N.A.,
Successor by Merger to BAC Home Loans
Servicing, LP fka Countrywide Home Loans
Servicing, LP

VS

DEFENDANT: **KIE C. PAK and
MARY NGUYEN a/k/a MARY X. NGUYEN**

SALE ADDRESS: 61 South
Brandywine Avenue, Coatesville, PA 19320-4443

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

SALE NO. 16-4-318
Writ of Execution No. 2015-02258
DEBT \$426,366.29

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

BLR# 69-05-0037.120

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **PERRY A. SBRAC-CIA**

SALE ADDRESS: 132 Blackburn Drive, Nottingham, PA 19362-9632

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

SALE NO. 16-4-319
Writ of Execution No. 2015-03912
DEBT \$168,819.72

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveczky Associates, Ltd. Land Planners and Engineers, Exton, Pennsylvania, dated 9/23/1988 and last revised 4/20/1992 and recorded in Chester County as Plan No. 11618 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Thia Court said point being a mutual corner of Lot 33 and Lot 34 (the herein described lot) said point being located in a utility and access easement; thence leaving Thia Court and said easement and along Lot 33 south 84 degrees 29 minutes 20 seconds west 117.33 feet to a point in line of Lot 25; thence along Lot 25 and partially along Open Space north 00 degrees 56 minutes 10 seconds east 42.27 feet to a point a corner of Open Space; thence along said Open Space north 84 degrees 29 minutes 20 seconds east 67 feet to a point a corner of Lot 35; thence along Lot 35 south 65 degrees 48 minutes 9 seconds east 57316 feet to a point on the right-of-way line of Thia Court and crossing into a utility and access easement; thence continuing in and along said easement and along said right-of-way on the arc of a circle curving to the left having a radius of 117 feet the arc distance of 14.26 feet to the first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Parcel ID No. 38-04-0053

UPI # 38-4-53

BEING the same premises which Lisa Battista a/k/a Lisa L. Battista by Deed dated October 2, 2006 and recorded October 6, 2006 in the Recorder of Deeds Office in and for Chester County in Book 6975, Page 328 granted and conveyed unto Peter J. Turner and Michelle N. Turner, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the Adjustable Rate Mortgage Trust 2007-1, Adjustable Rate Mortgage-Backed Pass Through Certificates, Series 2007-1

VS

DEFENDANT: **PETER J. TURNER and MICHELLE N. TURNER**

SALE ADDRESS: 257 Thia Court, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-855-9521.**