

NOTICES

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

NOTICE OF FILING ACCOUNTS

ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, AUGUST 5, 2015

Courtroom 15 at 9:00 A.M. PREVAILING TIME

THE HONORABLE MARK L. TUNNELL

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.

GUARDIANSHIP OF OSCAR R. FLANEGAN	1568-0057
FIRST AND INTERIM ACCOUNT OF: WELLS FARGO BANK, N.A., GUARDIAN ATTORNEY(S): PAUL LAWRENCE FELDMAN, ESQUIRE	
ESTATE OF RICHARD I. GILBERT, DECEASED	1509-0581
FIRST AND FINAL ACCOUNT OF: WILLIAM D. GILBERT, EXECUTOR ATTORNEY(S): DONALD F. KOHLER JR, ESQUIRE	
IN RE: JOHN G. LEWIS, TRUST	1515-1261
FIRST ACCOUNT OF: SUSQUEHANNA TRUST & INVESTMENT COMPANY, TRUSTEE ATTORNEY(S): KENDRA D. MCGUIRE, ESQUIRE	
IN RE: CHARLES J. BAKER, TRUST	1515-1286
FIRST AND FINAL ACCOUNT OF: PHOENIXVILLE FEDERAL BANK AND TRUST, TRUSTEE ATTORNEY(S): WHITNEY PATIENCE O’REILLY, ESQUIRE	

GUARDIANSHIP OF MARIAN B. BRUCE	1514-2094
FIRST AND FINAL ACCOUNT	
OF: DNB FIRST, N.A., GUARDIAN	
ATTORNEY(S):	
STACEY W. MCCONNELL, ESQUIRE	

GUARDIANSHIP OF DAVID B. REEVES	1587-0581
FIRST AND FINAL ACCOUNT	
OF: WELLS FARGO BANK, N.A., GUARDIAN	
ATTORNEY(S):	
MURRAY S. ECKELL, ESQUIRE	

ESTATE OF MARGARET F. TATNALL, DECEASED	1515-1313
FIRST AND FINAL ACCOUNT	
OF: BRYN MAWR TRUST COMPANY, TRUSTEE	
ATTORNEY(S):	
J. STODDARD HAYES, JR., ESQUIRE	

IN RE: EMMETT R. TATNALL, TRUST	1515-1314
FIRST AND FINAL ACCOUNT	
OF: BRYN MAWR TRUST COMPANY, TRUSTEE	
ATTORNEY(S):	
J. STODDARD HAYES, JR., ESQUIRE	

ESTATE OF CHARLES H. COX JR, DECEASED	1512-1439
FIRST AND FINAL ACCOUNT	
OF: BRYN MAWR TRUST COMPANY, EXECUTOR	
JAMES D. BERNHARDT, EXECUTOR	
ATTORNEY(S):	
J. STODDARD HAYES, JR., ESQUIRE	

IN RE: CHARLES H. COX JR, TRUST	1515-1312
FIRST AND FINAL ACCOUNT	
OF: BRYN MAWR TRUST COMPANY, TRUSTEE	
ATTORNEY(S):	
J. STODDARD HAYES, JR., ESQUIRE	

IN RE: RACHEL T. COX, TRUST	1511-0812
FIRST AND FINAL ACCOUNT	
OF RESIDUARY TRUST	
OF: BRYN MAWR TRUST COMPANY, TRUSTEE	
ATTORNEY(S):	
J. STODDARD HAYES, JR., ESQUIRE	

ESTATE OF ROMAYNE J. FISHER, DECEASED	1508-1342
SECOND AND FINAL ACCOUNT	
OF: ALAN J. JARVIS, EXECUTOR	
FAY LEE MONTE, EXECUTOR	
PATTI S. SPENCER, EXECUTOR	
ATTORNEY(S):	
PATTI S. SPENCER, ESQUIRE	

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 15-05515**

NOTICE IS HEREBY GIVEN that the name change petition of Ashley L Wanner was filed in the above-named court and will be heard on September 28, 2015 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 26, 2015

Name to be changed from: Ashley L Wanner
to: Ashley L Salazar

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. 15-06143**

NOTICE IS HEREBY GIVEN that the name change petition of Jennifer Lynne Hartnett was filed in the above-named court and will be heard on October 5, 2015 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 10, 2015

Name to be changed from: Jennifer Lynne Hartnett
to: Jennifer Lynne Hartnett-Parsons

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. 15-06157**

NOTICE IS HEREBY GIVEN that the name change petition of Vallabhdas Gordhanbhai Patel was filed in the above-named court and will be heard on October 12, 2015 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 13, 2015

Name to be changed from: Vallabhdas Gordhanbhai Patel
to: Vallabh Gordhanbhai Patel

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 Articles of Incorporation were filed with the Pennsylvania Department of State for SOL INVICTUS INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on June 10, 2015 for JS Digital Productions, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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

BACHNER, Ruth E., late of Honey Brook Township. Craig L. Snyder, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

BERDOULAY, Robert P., late of West Nottingham Township. Alan M. Berdoulay, care of DONALD B. LYNN, Jr., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, Jr., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

CARR, Howard, late of West Fallowfield Township. James Richey, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, P.O. Box 381, Oxford, PA 19363, atty.

DANCE, Ruth G., late of Caln Township. Joan A. Meade, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Ste. 13, Downingtown, PA 19335, personal representative, Executor. BARRY S. RABIN, Esquire, The Law Office of Barry S. Rabin, 797 E. Lancaster Avenue, Ste. 13, Downingtown, PA 19335, atty.

DEHORATIUS, Raphael F., late of Tredyffrin Township. Margaret Petroka, and Mark Dehoratius, care of LYNDIA R. O'BRIEN, Esquire, 1108 Seaton Ross Road, Wayne, PA 19087, Executors. LYNDIA R. O'BRIEN, Esquire, 1108 Seaton Ross Road, Wayne, PA 19087, atty.

DENK, Jane W., a/k/a Marjorie J.W. Denk, late of Tredyffrin Township. Sally Denk Hoey and Patricia Ann Smith, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrices. LOUIS N. TETI, Esquire, MacElree Harvey, LTD, 17 W. Miner Street, West Chester, PA 19382, atty.

DUNN, Mark Spencer, late of Millsboro, DE. Matthew S. Dunn, care of RICHARD M. HELLER, Esquire, 200 West Front Street, Media, PA 19063-3101, Executor. RICHARD M. HELLER, Esquire, 200 West Front Street, Media, PA 19063-3101, atty.

GARLAND, Naomi, a/k/a Naomi V. Garland, late of Westtown Township. Bruce Garland, care of ROBERT H. LOUIS, Esquire, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, Executor. ROBERT H. LOUIS, Esquire, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, atty.

GIORDANO, Emma R., late of Paoli, PA. Frances A. Faralli, care of ANTHONY J. BELDECOS, Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Executrix. ANTHONY J. BELDECOS, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

HASSON, John T., a/k/a John Thomas Hasson, late of East Brandywine Township. Colleen M. Bacsakai, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, 17 W. Miner Street, West Chester, PA 19382, atty.

HEITZMAN, Jr., Robert S., late of West Vincent Township. Roberta H. Moore, 303 Greenridge Road Glenmoore PA 19343 and Robert S. Heitzman, III, 870 Dowlin Forge Road, Downingtown, PA 19335, care of DANIEL R. FALLON, ESQUIRE, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, Executor. DANIEL R. FALLON, ESQUIRE, Esquire, Same, 1100 Bondsville Road, Downingtown, PA 19335, atty.

HODGSON, James A., late of West Chester, PA. William Hodgson, Jr., care of STEVEN M. ROMANO, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, Executor. STEVEN M. ROMANO, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, atty.

JORDAN, W. Donald, a/k/a W.D Jordan, late of West Chester Borough. Guy F. Matthews, care of JOSEPH L. MONTE, JR., Esquire, 344 W. Front Street, Media, PA 19063, Executor. JOSEPH L. MONTE, JR., Esquire, 344 W. Front Street, Media, PA 19063, atty.

MATECKI, Bernadette, late of West Goshen Township. Joseph M. Matecki and Thomas P. Matecki, care of MARITA M. HUTCHINSON, Esquire, 1197 Wilimington Pike, West Chester, PA 19382, Executors. MARITA M. HUTCHINSON, Esquire, 1197 Wilimington Pike, West Chester, PA 19382, atty.

MCCREIGHT, Marguerite G., a/k/a MG McCreight, a/k/a Margie McCreight, late of West Pikeland Township. Andrew N. McCreight, 199 David Road, Chester Springs, PA 19425, Administrator.

OVERDORF, Maria, late of West Chester. Joanna Diamond, 68 Lakeview Drive, New Egypt, NJ 08533, Executrix.

PALMERIO, Paul J., late of Willistown Township. Antionette C. Kruc, care of JOHN S. CUSTER, JR., Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Executrix. JOHN S. CUSTER, JR., Esquire, Custer & Custer, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

PELUSO, Sr., Michael Angelo, late of Coatesville. Susquehanna Trust and Investment Company, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market Street, West Chester, PA 19381, Administrator. STACEY WILLITS ESQUIRE, LAMB MCERLANE, 24 E. Market Street, West Chester, PA 19381, atty.

RIVERA, Isaias, late of New Castle County, DE. Isaac Rivera, care of CHRISTOPHER G. FURLONG, Esquire, 89-2 West State Street, Avondale, PA 19311, Administrator. CHRISTOPHER G. FURLONG, Esquire, 89-2 West State Street, Avondale, PA 19311, atty.

ROSENSTEIN, Ronald I., a/k/a Ronald Ivan Rosenstein, late of Tredyffrin Township. Mason Avrigian, care of LOUIS N. TETI, Esquire, MacElree Harvey LTD. 17 W. Miner Street, West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey LTD, 17 W. Miner Street, West Chester, PA 19382, atty.

SMITH, Iva Mae, a/k/a Iva M. Smith, late of Honey Brook Township. Laura Mae Klase, care of GUY F. MATTHEWS, Esquire, 344 W. Front Street, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell Sparks, P.C. 344 W. Front Street, Media, PA 19063, atty.

SZWEDA, Leonard F., late of Kimberton. Carol Szweda, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

TANDARICH, Mary D., late of Coatesville. Bernard F. Tandarich, 1502 Eagle Ridge Drive Downingtown PA 19335, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WILLIAMS, Bonita A., late of West Caln Township. Stephen James Williams and Stewart Bryan Williams, care of SHILPA P. KHARVA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executors. SHILPA P. KHARVA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

2nd Publication

ABELT, Ralph A., late of West Whiteland Township, PA. William Abelt, care of DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063 Executor. DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

BIVINS, Steve, late of Honey Brook Township. Jesse Bivins, 283 Brandamore Rd. Brandamore, PA 19316 Executor. CHRISTOPHER M. BROWN, Esquire, 21 W. Third St., Media, PA 19063, atty.

BUSHAY, Judith L., late of Tredyffrin Township (Devon)(Chester County). Pamela B. Fahy, care of JENNIFER L. DAMELIO, Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609 Executor. JENNIFER L. DAMELIO, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

DEHAVEN, Ken L., a/k/a Kenneth Lincoln DeHaven, late of East Marlborough Township. Robin Hartman, care of CYNTHIA BOYER BLAKESLEE, Esquire, 231 West Main Street, Leola, PA 17540 Executor. CYNTHIA BOYER BLAKESLEE, Esquire, 231 West Main Street, Leola, PA 17540, atty.

DIMIDIO, Robert L., late of East Brandywine Township. Christopher R. DiMidio, care of ROBERT J. BRESLIN, JR., Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015 Executor. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

EASTBURN, Anna Jane, late of the Township of West Caln, Chester County, PA. Susan Eastburn, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, West Chester, PA 19382 Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

KANE, William John, late of Paoli. Regina K. Honore, 10 Dunbar Drive, Princeton Junction, NJ 08550 and Veronica K. Pratt, 122 Church Streets, Malvern, PA 19355, Executrices.

KAY, Paul Edward, late of the Township of Caln, Chester County, PA. Honai Liethen, care of HOWARD C. PRESSMAN, Esquire, 712 W. MacDade Blvd., Milmont Park, PA 19033 Executrix. HOWARD C. PRESSMAN, Esquire, Pressman & Doyle, LLC, 712 W. MacDade Blvd., Milmont Park, PA 19033, atty.

LIPPOLT, Claire A., late of Penn Township. Jacqueline Cohen, care of DAVID B. MYERS, Esquire, P. O. Box 384, Kennett Square, PA 19348 Executrix. DAVID B. MYERS, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

MAUER, Ruth P., late of the Borough of West Chester, Chester County, PA. Sharon Mauer, care of JANET M. COLLITON, Esquire, 790 East Market St., Ste. 250, West Chester, PA 19382-4806 Executrix. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 East Market St., Ste. 250, West Chester, PA 19382-4806, atty.

MCDADE, Lois M., late of East Nottingham Township. Michael K. McDade, 122 Oxford Road, Oxford, PA 19363 Executor. KENNETH R. PYLE, Esquire, The Law Office of Kenneth R. Pyle, P.C., 63 S. 3rd St., Ste. 1, Oxford, PA 19363-1603, atty.

STANTZ, Theresa E., late of Charlestown Township, Chester County, PA. Colleen Heim, 4568 Conestoga Road, Elverson, PA 19520, Executrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High St., Pottstown, PA 19464-5426, atty.

VISCHER, JR., Thomas J., late of the Township of Easttown, Chester County, PA. PNC Bank, N.A., Executor, Attn: Peggy Feldman, V.P., 1600 Market St., 6th Fl. Philadelphia PA 19103. JAMES L. HOLLINGER, Esquire, Smith, Aker, Grossman & Hollinger, LLP, 60 East Penn Street, P. O. Box 150, Norristown, PA 19404, atty.

VON KUMMER, Ruth L., late of the Borough of West Chester, Chester County, PA. William J. Crawford, Jr. care of RICHARD G. GREINER, Esq. 212 North Queen Street, Lancaster, PA 17603, Administrator. RICHARD G. GREINER, Esq., Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

3rd Publication

BRZOSKA, John L., late of North Coventry Township. Maureen Brzoska, 1794 Cold Spring Rd., Pottstown, PA 19465 Administratrix. PATRICIA H. FRANKEL, Esquire, #257 2000 Cambridge Ave, Wyomissing, PA 19610, atty.

CENTRONE, Barbara J., a/k/a Barbara Centrone, late of Tredyffrin Township, Chester County. Anthony L. Centrone, Jr., care of THOMAS W. FLYNN, III, Esquire, 124 Bloomingdale Ave., P. O. Box 8333, Wayne, PA 19087 Executor. THOMAS W. FLYNN, III, Esquire, Crawford Diamond Flynn LLC, 124 Bloomingdale Ave., P. O. Box 8333, Wayne, PA 19087, atty.

D'ANNUNZIO, E. Jane, a/k/a Jane D'Annunzio, late of Downingtown, Chester County, Pa., 19335. Thomas M. D'Annunzio, 11 Wood Lane, Malvern, PA 19355 Executor.

FOX, III, James T., late of East Pikeland Township, Chester County, Pennsylvania. James T. Fox, IV, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460 Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

GRASSO, Diana Claire, a/k/a Dee Grasso, late of Downingtown. Lois A. Grasso, 327 N. Woodmont Drive, Downingtown, PA 19335 Administratrix.

HEINEKEN, Margaret M., late of West Goshen Township. Wendy Katz Heineken, 19 Devonshire Drive, Westampton, NJ 08060 Executrix. DONALD F. KOHLER, JR., Esquire, Kohler Law Offices, LLC, 27 S. Darlington St., West Chester, PA 19382, atty.

HODGE, Dolores H., a/k/a Dolores Roslyn Hodge, late of Caln Township. John A. Hodge, 112 Ayerwood Drive, Downingtown, PA 19335 Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

LEASE, Margaret A., a/k/a Margaret Mayo Lease, a/k/a Margaret Arnold Lease, late of Borough of West Grove. Susan Federowicz, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015 Executrix. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

MAHER, JR., Joseph E., late of West Chester / E. Goshen. Joseph E. Maher III, 641 Barton Run Blvd., Marlton, NJ 08053 Executor.

MCWILLIAMS, Virginia E., late of Valley Township, Chester County, Pennsylvania. Herbert W. McWilliams, Jr., care of ROBERT S. SUPPLEE, Esquire, 329 S. High St., West Chester, PA 19382-3336 Executor. ROBERT S. SUPPLEE, Esquire, 329 S. High St., West Chester, PA 19382-3336, atty.

REEVES, June Nesbitt Thurber, late of West Brandywine Township, PA. June "Sami" Lawler and Deborah Lawler, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063 Executrices. CARRIE WOODY, Esquire, Woody Law Offices, P.C., 110 West Front Street, Media, PA 19063, atty.

RHODES, Diane C., late of Valley Township, Chester County, Pennsylvania. Rebecca R. Howell, 140 Creamery Rd., Coatesville, PA 19320 Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

ROBINSON, Catherine G., late of Caln Township. John Robinson, Jr., 71 Foundry Street, Coatesville, PA 19320 Administrator.

WILLIAMS, Charles E., late of Oxford Borough. Larry R. Williams, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363 Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

YANG, Judy Hsiu, a/k/a Hsiu-Chih Chen, late of Taipei City, Republic of China. Andrew C. Yang, 17 Llewelyn Ct. Whippany, NJ 07981-1716 Administrator. THOMAS MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW**

No. 2015-01179-RC

SUSQUEHANNA BANK,
Plaintiff,

vs.

ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM R.
ROOT, DECEASED, AND VINCENT J. ROOT, HEIR OF WILLIAM R. ROOT, Defendants.

NOTICE

TO: ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM R. ROOT,
DECEASED, WHO MAY BE THE HEIRS AT LAW AND EQUITABLE OWNERS OF PREMISES
LOCATED AT 102 NORTH FIVE POINTS ROAD, CHESTER COUNTY, PENNSYLVANIA

TYPE OF ACTION: CIVIL ACTION/AMENDED COMPLAINT

You are hereby notified that on June 30, 2015, Plaintiff, Susquehanna Bank, filed an Amended Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2015-01179-RC, wherein Plaintiff seeks a judgment against you in the amount of \$101,137.15. plus interest, attorneys' fees and costs.

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

If you wish to defend against the claims set forth in the Amended Complaint, you must take action within twenty (20) days after this Amended Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Amended Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

Barry N. Handwerger, Esquire
Counsel for Plaintiff
Zimmerman, Pfannebecker, Nuffort & Albert, LLP
22 South Duke Street
Lancaster, PA 17602
(717) 299-0711

**Notice of Action in
Mortgage Foreclosure
In the Court of Common Pleas of Chester County, Pennsylvania Civil Action-Law
No. 15-00444**

GMAT Legal Title Trust 2014-1, U.S. Bank National Association, as Legal Title Trustee
Vs.
Warren J. Windham

Notice
To: Warren J. Windham

You are hereby notified that on January 20, 2015, Plaintiff GMAT Legal Title Trust 2014-1, U.S. Bank National Association, as Legal Title Trustee. 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. 15-00444. Wherein Plaintiff seeks possession of the property located at 440 Taylor Road Downingtown, PA 19335 whereupon your property will be in possession of the Plaintiff. 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

Notice to Defend: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim of relief requested by the plaintiff. You may lose money or property or other rights important to you.

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
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(724) 692-7375

CIVIL ACTION LAW
COURT OF COMMON PLEAS
CHESTER COUNTY

Number 15-00126

LSF8 Master Participation Trust
v.
United States of America and Stacy Spott

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Stacy Spott

Your house (real estate) at **460 Park Road, Downingtown, Pennsylvania 19335** is scheduled to be sold at Sheriff's Sale on **October 15, 2015** at **11:00 a.m.** in the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380 to enforce the court judgment of \$455,169.09 obtained by LSF8 Master Participation Trust against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to LSF8 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS**

**Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street
P.O. Box 3191
West Chester, Pennsylvania 19381
(610) 429-1500**

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff
123 S. Broad St., Ste.

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 2014-10536-RC

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.

Vs.

TRACY ADAMS KIRK and DANIEL F. KIRK

NOTICE TO: DANIEL F. KIRK and TRACY ADAMS KIRK A/K/A TRACY ADAMS-KIRK A/K/A TRACY KIRK A/K/A TRACY L. KIRK
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 339 MOUNT PLEASANT ROAD, A/K/A 2440 MOUNT PLEASANT ROAD, OXFORD, PA 19363

Being in EAST NOTTINGHAM TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 69-06-0080.010

Improvements consist of residential property.

Sold as the property of TRACY ADAMS KIRK and DANIEL F. KIRK

Your house (real estate) at 339 MOUNT PLEASANT ROAD, A/K/A 2440 MOUNT PLEASANT ROAD, OXFORD, PA 19363 is scheduled to be sold at the Sheriff's Sale on 09/17/2015 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$103,630.86 obtained by, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

2nd Publication of 3

The Treon Revocable Living Trust Dtd. 3/11/1993 and any Amendments Thereto.

Charlotte W. Treon, Deceased, Late of West Goshen Township, Chester County.

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Jeffrey M. Treon, Stephen M. Treon and Kim Mark Treon, Trustees, c/o Duke Schneider, Esq., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660. Or to their Attorney: Duke Schneider, Esq., MacElree Harvey, Ltd., 17 W. Miner Street, P.O. BOX 660, West Chester, PA 19381-0660.

2nd Publication of 3

ALICE E. LAMMING TRUST DATED JANUARY 4, 1984, AS AMENDED.

ALICE E. LAMMING, Deceased

Late of Township of Penn, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to R. TROY KENDRICK, JR., TRUSTEE, 7700 Forsyth Blvd., Ste. 1100, St. Louis, MO 63105,

Or to his Attorney:

R. TROY KENDRICK, JR

STINSON LEONARD STREET LLP

7700 Forsyth Blvd., Ste. 1100

St. Louis, MO 63105

Sheriff Sale of Real Estate

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, August 20, 2015** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, September 21, 2015**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

1st Publicationm

SALE NO. 15-8-605

Writ of Execution No. 2015-02030

DEBT \$164,439.89

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

TAX Parcel no.: 57-8-40.4H

PLAINTIFF: Newlands Asset Holding

Trust

VS

DEFENDANT: **DAVID C. COOPER and KIMBERLY M. COOPER and JOHN T. HILFERTY II**

SALE ADDRESS: 2 Springdale Place, Upper Oxford Township, PA 19352

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

SALE NO. 15-8-607

Writ of Execution No. 2012-10323

DEBT \$160,544.62

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 Bavis and Wray, Civil Engineers and Surveyors, known and designated as Lot No. 50 on the Plan of Overlook Park, Section "B" (sub-division Plan No. 2) dated October 8, 1948 and revised October 15, 1948 and January 20, 1949, said plan being recorded in the Office for the Recording of Deeds in West Chester on January 23, 1949 in Plan Book #2, page 87, being more fully described as follows, to wit:

BEGINNING at a point on the southeasterly side of Carson Street said point being the three following courses and distances from that point formed by the intersection of the southwest-erly side Carson Street (50 feet wide) with the southeasterly side of Manavon Street (50 feet wide) if both were extended; (1) south 48° 29' 45" east, 130 feet to a point of curve; (2) thence by the arc of a circle having a radius of 75 feet and curving in a counter clockwise direction toward the east the arc distance of 117.82 feet to a point of tangency on the southeasterly side of Carson Street; (3) thence along said side of Carson Street, north 41° 30' 15" east, 131 feet to the place of beginning; thence still along the said side of Carson Street, north 41° 30' 15" east, 55 feet to a point; thence south 48°29'45" east, 135 feet to a point; thence south 41°30'15" west, 55 feet to a point, thence north 48° 29' 45" west, 135 feet to the first mentioned point and place of beginning.

BEING known as 114 Carson Street, Phoenixville, PA 19460

BEING the same premises which Matthew R. Yancik and June W. Yancik, his wife, by Deed dated 3/3/1975 and recorded 3/3/1975 in the Office of the Recorder of Deeds in and for Chester County in Deed Book E-45, Page 20, granted and conveyed unto John A. Gething and Barbara Ann R. Gething, his wife.

PARCEL No.: 15-14-300

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JOHN A. GETHING and BARBARA A. GETHING a/k/a BARBARA ANN R. GETHING**

SALE ADDRESS: 114 Carson Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, ESQ., 215-942-9690**

SALE NO. 15-8-608
Writ of Execution No. 2014-05391
DEBT \$195,411.71

ALL THOSE CERTAIN lot or parcel of land situate in the Township of East Brandywine, Chester County, Pennsylvania, described as Lot Number Eleven A (11A), in accordance with a Plan thereof, known as "Viewhaven" made December 30, 1954 and December 27, 1955 by Howard H. Ranck, Registered Surveyor, as follows, to wit:

BEGINNING at a point on a title line in the bed of a public road, leading from Guthriesville to Hopewell Church a distance of one thousand two hundred eleven and four tenths (1,211.4) feet measured on a bearing of north seventy-five (75) degrees fifty-five (55) minutes east along said title line in the bed of the public road from its point of intersection with the title line of lands of Frank E. Water; thence extending from said point of beginning along Lot Number Eleven (11) north nineteen (19) degrees fifty-seven (57) minutes west two hundred six and six tenths (206.6) feet; thence south eighty-six (86) degrees twenty-seven (27) minutes east two hundred twenty (220) feet to a point on the title line in the bed of another public road leading to Lyndell; thence along the title line in the bed of the last mentioned public road, south three (3) degrees thirty-three (33) minutes west one hundred forty-six and three tenths (146.3) feet to a point of its intersection with the first mentioned public road; thence along the title line in the bed of the first mentioned public road south seventy-five (75) degrees fifty-five (55) minutes west one hundred forty-four and one tenths (144.1) feet to the point and place of beginning.

CONTAINING thirty-one thousand one hundred thirty-four (31,134) square feet be the same more or less.

TITLE to said premises vested in Timothy A. Miller by Deed from Barbara Jean Broyles dated 04/30/2001 and recorded 05/02/2001 in the Chester County Recorder of Deeds in Book 4947, Page 9.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **TIMOTHY A. MILLER**

SALE ADDRESS: 199 Hopewell Road, Downingtown, PA 19335

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

SALE NO. 15-8-609

Writ of Execution No. 2014-08051
DEBT \$175,139.55

ALL THAT CERTAIN message and tract of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, which is more fully described as follows:

TAX I.D. #: 39 04E 0151 00 00

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **NORMA A. CLARK**
SALE ADDRESS: 2571 Dupont Street, Coatesville, Pennsylvania 19320

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

SALE NO. 15-8-610

Writ of Execution No. 2012-01799
DEBT \$301,510.92

PREMISES "A"

ALL THAT CERTAIN tract or piece of ground, situate in the Township of West Bradford County of Chester and State of Pennsylvania, as shown on a subdivision plan of Summit Ridge, Section 3 made for Clairemont Development Corp. by Henry S. Conrey, Inc. Division of Chester Valley Engineers, dated 8/23/1997 and last revised 8/29/1978 as more fully described as follows, to wit:

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in the Township of West Bradford, County of Chester, Pennsylvania, bounded and described according to Site Plan of Lots 8, 9 and 10 for Summit Ridge, made by Henry S. Conrey, Inc. dated October 14, 1978 and last revised January 15, 1979 as follows, to wit:

TAX I.D. #: 50-5B-108 & 50-5B109.1

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **BRENDA LOY MANUEL aka BRENDA L. KIRTLAND and MARK J. SMITH**

SALE ADDRESS: 1315 Park View Lane, Downingtown, Pennsylvania 19335

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

SALE NO. 15-8-611**Writ of Execution No. 2014-08052****DEBT \$234,186.37**

ALL THAT CERTAIN lot of land, with the building erected thereon situate in the City of Coatesville, County of Chester and State of Pennsylvania, known as Lot No. 49 in H. Graham Rambo's Walnut and Oak Streets Addition to Coatesville, Pennsylvania, bounded and described as follows, to wit:

TAX I.D. #: 16-5-347

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-22

VS

DEFENDANT: **DEDRA PATTERSON**

SALE ADDRESS: 124 South 4th Avenue, Coatesville, Pennsylvania 19320

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

SALE NO. 15-8-612**Writ of Execution No. 2014-05275****DEBT \$137,983.82**

ALL THAT CERTAIN tract of land, being Lot Nos. 214 and 215, on a plan of lots known as Drumpaller, Coatesville, Chester County Pennsylvania, a map or plan of which is recorded in the Office for the Recording of Deeds in and for Chester County Pennsylvania, in Plan Book No. 1 Page 78 more particularly bounded and described as follows.

TAX I.D. #: 16-7-240

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTINA COTSEFAS and WILLIAM C. HALL**

SALE ADDRESS: 157 South 10th Avenue, Coatesville, Pennsylvania 19320

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

SALE NO. 15-8-613**Writ of Execution No. 2015-01813****DEBT \$78,307.17**

PROPERTY situate in Township of Tredyffrin

TAX Parcel #43-4D-2

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: William H.

Mitchell

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **WILLIAM H. MITCHELL**

SALE ADDRESS: 1768 South Forge Mountain Drive, Tredyffrin Township, PA 19481

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

SALE NO. 15-8-614**Writ of Execution No. 2015-01585****DEBT \$145,614.80**

PROPERTY situate Township of West Goshen

TAX Parcel #52-01N-0012

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Christopher J. Cassidy and Jeanne M. Cassidy

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **CHRISTOPHER J. CASSIDY and JEANNE M. CASSIDY**

SALE ADDRESS: 1229 Clearbrook Road, West Chester, PA 19380

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

SALE NO. 15-8-615**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 in 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, P.C., 610-328-2887**

SALE NO. 15-8-616
Writ of Execution No. 2014-12313
DEBT \$72,382.10

ALL THAT CERTAIN lot of land, upon which is erected the west house of a block of three brick dwelling houses, designated as No. 350 Harmony Street, with the hereditaments and appurtenances, thereon situated in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the south curb line of Harmony Street, a corner of land now or late of the Drippe Sisters; thence along the said south curb line of Harmony Street, north eighty degrees and forty-six minutes east, seventeen and five-tenths feet to a point, a corner of land of Lawrence Murphy and Marie Murphy his wife; thence along the same, and passing through the center of the middle dividing partition between the house on the lot hereby, conveyed and the house on the lot immediately adjoining on the east, south nine degrees and fourteen minutes east one hundred and sixteen feet to a point in the north line of an alley; thence along the north line of said alley, south eighty degrees and forty-six minutes west, twenty-three and thirty-seven one-hundredths feet to a point in the line of land now or late of Drippe Sisters; thence along the same, north six degrees and twenty minutes west, one hundred and sixteen and fifteen one-hundredths feet to the place of beginning.

CONTAINING 2370.46 square feet of land, be the same more or less.

TITLE to said premises vested in

Robert G. Pate by Deed from Patrick M. Langan and Camella S. Langan, a/k/a, Carmella S. Langan dated 01/29/2009 and recorded 02/19/2009 in the Chester County Recorder of Deeds in Book 7593, Page 2262.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **ROBERT G. PATE**
SALE ADDRESS: 530 Harmony
Street, Coatesville, PA 19320

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

SALE NO. 15-8-617
Writ of Execution No. 2014-04641
DEBT \$180,675.52

PROPERTY situate in Borough of
Coatesville

TAX Parcel #16-7-66

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: The Bank of New York
Mellon, as Trustee for CIT Mortgage Loan Trust
2007-1, by Caliber Home Loans, Inc., f/k/a
Vericrest Financial, Inc., as it's attorney in fact
VS

DEFENDANT: **MILDRED KNIGHT
and BROOKS B. KNIGHT**

SALE ADDRESS: 1000 Olive Street,
Coatesville, PA 19320

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

SALE NO. 15-8-618
Writ of Execution No. 2013-07650
DEBT \$314,720.31

PROPERTY situate in Township of
Charlestown

TAX Parcel #35-1H-34

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: Green Tree Consumer
Discount Company
VS

DEFENDANT: **KYLE
FLICKINGER**

SALE ADDRESS: 191 Maryhill Road,
Phoenixville, PA 19460

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

SALE NO. 15-8-619
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 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.

BLR # 65-4E-51

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

BEING the same premises which John H. Thompson, by Deed dated April 16, 1985 and recorded April 23, 1985 in and for Chester County, Pennsylvania, in Deed Book Volume L65, Page 524, granted and conveyed unto Robert J. Hughes, Jr. and Mary Ann Hughes, his wife, as tenants by the entireties.

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: **ZUCKER,**

GOLDBERG & ACKERMAN, LLC, 908-233-8500

SALE NO. 15-8-620
Writ of Execution No. 2015-00414
DEBT \$142,442.20

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

ALL THAT CERTAIN lot of land designated as Lots Nos. 59 and 60 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

BEGINNING at a state on the south side of Main Street, a corner of Lot No. 58, now or late of Walter D. Carlin and Mary Newlin Carlin; thence by the said south line of Main Street north 70 degrees 7 minutes east, 106 feet to a stake, a corner of Lot No. 61, now or late of Edward H. Young; thence by said Lot No. 61 south 19 degrees 53 minutes east, 150 feet to a stake in the north line of Mifflin Street; thence by the said north line of Mifflin Street south 70 degrees 7 minutes west, 100 feet to a stake, a corner of said Lot No. 58; thence by said Lot No. 58 north 19 degrees 53 minutes west, 150 feet to the place of beginning.

CONTAINING 15,000 square feet of land, be the same more or less

BLR # 38-5C-6

BEING known as: 967 West Main Street a/k/a Main Street, Coatesville, PA 19320.

BEING the same premises which Sarah L. Lyons, by Deed dated April 28, 1997 and recorded May 7, 1997 in the for Chester County, Pennsylvania, in Deed Book Volume 4173, Page 375, granted and conveyed unto Crystal G. Brown.

PLAINTIFF: U.S. Bank, N.A., Successor Trustee to Bank of America, National Association, as s/b/m to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE10

VS

DEFENDANT: **CRYSTAL G. BROWN**

SALE ADDRESS: 967 West Main Street a/k/a Main Street, Coatesville, PA 19320

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

SALE NO. 15-8-621
Writ of Execution No. 2013-07483
DEBT \$739,151.66

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

ALL THAT CERTAIN piece or parcel of land situate in Franklin Township, Chester County, Pennsylvania, being Lot I as shown on the Plan of Valley View Estate and being more particularly and described in accordance with a survey by Van DeMark and Lynch, Inc., Civil Engineers and Surveyors, dated November 27, 1973, as follows, to wit:

BEGINNING at a point on the northerly side of Hill Lane, at 30 feet wide, said point being located the following 2 courses and distances from the intersection of the northerly side of Hill Lane and the centerline of School 1 Louise Road, (1) south 62 degrees 2 minutes west, 333.60 feet to a concrete monument; (2) south 59 degrees 50 minutes 40 seconds west, 270.59 feet to the common corner for Lots 1 and 2; thence from the point of beginning south 59 degrees 50 minutes 40 seconds west, 250.75 feet along the northerly side of Hill Lane to lands now or formerly of L'Larry R. Solway; thence along said lands now or formerly of Harry R. Solway, north 33 degrees 57 minutes 00 seconds west, 749.26 feet to lands now or formerly of Dwight O. Woollens; thence along said lands north 64 degrees 24 minutes 30 seconds east, 252.88 feet to a corner for Lot 2; thence along Lot 2 south 33 degrees 57 minutes 00 seconds east, 729.09 feet to the point and place of beginning.

LOTS 1 and 2 are subject to the restrictions there shall be no further re-subdivision on private right of way known as Hill Lane.

TOGETHER with the free and common use, right, liberty and privilege of a certain private driveway, passageway and water course at all times hereafter, forever, in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and entitled to the use thereof: as is more particularly set out in a certain deed from Frederic A. Lang and wife, to David R. Wright and wife. Dated June 14, 1966 and recorded in Chester County in Deed Book A, Volume 37, Page 567.

BLR # 72-2-19.2

BEING known as: 118 Pheasant Hill Lane, Landenberg, PA 19350-1526.

BEING the same premises which Unlimited Holding, LLC, by Deed dated August

18, 2005 and recorded September 7, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6610, Page 791, granted and conveyed unto Joseph Flinn and Linda Flinn, husband and wife.

PLAINTIFF: US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR7

VS

DEFENDANT: **JOSEPH FLINN**

SALE ADDRESS: 118 Pheasant Hill Lane, Landenberg, PA 19350-1526

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

SALE NO. 15-8-622
Writ of Execution No. 2014-00891
DEBT \$302,590.48

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

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

THE improvements thereon being known as No. 217 North New Street.

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

TAX ID: 1-8-129

TITLE is vested in Mildred F.

Cornelius, Maurice Loper, II, by Deed from Maurice Loper, II, Administrator of the Estate of Mildred F. Cornelius, dated June 11, 2014, recorded June 11, 2014 in the Chester County Clerk/Register's Office in Deed Book 8936, Page 40.

PLAINTIFF: Generation Mortgage Company

VS

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

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

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

SALE NO. 15-8-623

Writ of Execution No. 2013-10998

DEBT \$868,217.32

ALL THAT CERTAIN lot or piece of ground situate in the Township of Thornbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Penn Oak Country Club Estates, Section I and II, made by Howard L. Robertson, Inc., Civil Engineer, dated 02/14/1974, revised 06/11/1974 and last revised 07/10/1986 and recorded as Plan #6648 as follows, to wit:

BEGINNING at a point on the south side of William Penn Boulevard, said point also being a corner of Lot #10 as shown on said Plan; thence extending along William Penn Boulevard the 3 following courses and distances; (1) north 55° 27' 33" east, 105 feet to a point of tangent; (2) on the arc of a circle curving to the left, having a radius of 370 feet, the arc distance of 119.95 feet to a point of tangent; and (3) north 36° 53' 5" east, 35.25 feet to a corner of Lot #8, thence extending along same, south 53° 6' 55" east, 270 feet to a corner of lands now or formerly of Penn Oaks Country Club; thence extending along the same the 2 following courses and distances; (1) south

36° 53' 5" west, 126.39 feet to a point and (2) south 52° 48' 25" west, 222.70 feet to a corner of Lot #10; thence outstanding along the same, north 34° 32' 27" west, 276 feet to the first mentioned pint and place of beginning.

BEING Lot #9 on said Plan.

TAX ID: 66-4A-6

TITLE is vested in Virendra B. Patel and Rita V. Patel (deceased), by Deed from Virendra B. Patel, dated 05/21/2008, recorded 06/05/2008 in the Chester County Clerk's Register's Office in Deed Book 7449, Page 1109.

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. 15-8-624

Writ of Execution No. 2014-11433

DEBT \$155,042.26

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 single family residence situate in the Borough of Phoenixville County of Chester and State of Pennsylvania, being Dwelling Unit T 183 Building T8 as shown on record plan of Westridge as prepared by Robert F. Harsch and Associates Inc. and recorded as exhibit "G" of declaration of covenants and easements, restrictions and conditions as hereinafter set forth said unit being designated as a lower townhouse unit which is on and including all that certain lot or piece of ground more fully bounded and described as follows, to wit:

BEGINNING at a point said point being the northwestern corner of said lot said point being the 11 following courses and distances from the intersection of the centerline of Westridge Drive with the intersection of Westridge Place north, both as shown on said Plan (1) south 43 degrees 33 minutes 00 seconds east 86.24 feet to a point (2) by the arc of a curve bearing to the left having a radius of 188.00 feet and an arc distance of 64.49 feet to a point of tangent (3) north 26 degrees 47 minutes 41 seconds east 21.93 feet to a point (4) by the arc of a curve bearing to the right having a radius of 9.00 feet and an arc distance of

12.21 feet to a point of tangent (5) north 06 degrees 05 minutes 49 seconds east, 59.84 feet to a point (6) north 21 degrees 46 minutes 32 seconds east 9.62 feet to a point (7) north 68 degrees 13 minutes 28 seconds west 3.83 feet to a point (8) north 21 degrees 46 minutes 32 seconds east 22.75 feet to a point (9) south 68 degrees 13 minutes 28 seconds east 3.83 feet to a point (10) north 21 degrees 46 minutes 32 seconds east 19.62 feet to a point (11) south 68 degrees 13 minutes 28 seconds east, 79.33 feet to the place of beginning, also being in line of Unit T 181 Building T 8 as shown on said Plan; thence along lands designated as common area the two following courses and distances (1) north 21 degrees 46 minutes 32 seconds east 6.00 feet to a point (2) south 68 degrees 13 minutes 28 seconds east 27.47 feet to a point, also being in line of Unit T 185 building T 8 as shown on said Plan; thence along the same south 21 degrees 46 minutes 32 seconds west, 64.67 feet to a point a corner of lands designated as common area aforesaid; thence along the same the five following courses and distances (1) north 68 degrees 13 minutes 28 seconds west 3.83 feet to a point (2) north 21 degrees 46 minutes 32 seconds east 14.21 feet to a point (3) north 68 degrees 13 minutes 28 seconds west, 10.83 feet to a point (4) south 21 degrees 46 minutes 32 seconds west, 1.54 feet to a point (5) north 68 degrees 13 minutes 28 seconds west, 12.67 feet to a point, also being in line of Unit T 181 Building T 8, aforesaid; thence along the same the 2 following courses and distances (1) north 21 degrees 46 minutes 32 seconds east 46.00 feet to a point; (2) north 68 degrees 13 minutes 28 seconds west 0.33 feet to the point and place of beginning.

BLR # 15-7-252

BEING known as: 412 Westridge Drive, Phoenixville, PA 19460.

BEING the same premises which Francis X. McLaughlin and Nancy M. Shumard, by Deed dated July 1, 2009 and recorded July 8, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7716, Page 576, granted and conveyed unto Mary Yurgiewicz, as sole owner.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSHUA J. YURGIEWICZ, EXECUTOR OF THE ESTATE OF MARY L. YURGIEWICZ a/k/a MARY YURGIEWICZ**

SALE ADDRESS: 412 Westridge Drive, Phoenixville, PA 19460

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

SALE NO. 15-8-625
Writ of Execution No. 2015-01998
DEBT \$129,134.83

PROPERTY situate in Coatesville City, Chester County, Pennsylvania
 BLR# 16-6-623

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **YOLANDA RODRIGUEZ**

SALE ADDRESS: 990 Olive Street, Coatesville, PA 19320-3515

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

SALE NO. 15-8-626
Writ of Execution No. 2015-00472
DEBT \$114,378.62

ALL THAT CERTAIN tract or piece of ground with improvements, situate in the Borough of Malvern, County of Chester, Commonwealth of PA and designated s 363 East Broad Street, bounded and described as follows:

BEGINNING at a point where the north line of Broad Street (50 feet wide running east and west) intersects the west line of Broad Street (40 feet wide running north and south); thence along the north line of Broad Street, south 75 degrees 16 minutes west, 32.80 feet to a point, a corner of land of Norman H. Wanner and Ethel Wanner; thence along lands of the said Norman H. Wanner the following three courses and distances: (1) north 14 degrees 44 minutes west 23.52 feet (2) Passing through the middle of the division wall the premises erected hereon from the premises erected on the lands of Norman H. Wanner north 15 degrees 19 minutes 40 seconds west 29.91 feet; (3) north 14 degrees 44 minutes west 66.43 feet to a point in the line of lands of R.P. Mercer; thence along the lands of the said R.P. Mercer, north 75 degrees 15 minutes east 41.74 feet to a point in the west line of Broad Street; thence along the west line of Broad Street, south 10 degrees 37 minutes east 120.18 feet to the point of beginning.

TOGETHER with the common use with the former grantors, their heirs and assigns, of the cesspool and connecting pipes, located on the property adjoining this one on the west and the common duty to share equally the expense for the repair and upkeep of the said cesspool.

BEING Parcel 2-4-96

BLR# 2-4-96

BEING the same premises which Dale E. Nelson granted and conveyed unto Le M. Truong and Hao To by corrective deed dated June 2, 2005 and recorded June 16, 2005 in Chester County Record Book 6521, Page 1850 for the consideration of \$155,000.00.

NOTE – Originally took title by deed dated October 29, 2004 and recorded April 25, 2005 in Chester County Record Book 6471, Page 1428.

PLAINTIFF: Federal National Mortgage Association (“Fannie Mae”)

VS

DEFENDANT: **HAO TO and LE M. TRUONG**

SALE ADDRESS: 363 East Broad Street, Malvern, PA 19355

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

SALE NO. 15-8-627

Writ of Execution No. 2014-04047

DEBT \$142,813.83

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a map made for Wedgwood Estates made by Yerkes Associates, Inc., Surveyors, dated December 1, 1975, as follows to wit:

BEGINNING at a point in line of land of Wedgwood Estates, a corner of unit #8 on said Plan; thence along said Unit #8, south 01 degrees 56 minutes 34 seconds east 46.94 feet to a point a corner of Unit #5 on the said Plan; thence along the said Unit #5, south 88 degrees 03 minutes 26 seconds west 62.00 feet to a point in line of the said land of Wedgwood Estates; thence along the said land of Wedgwood Estates the two following courses and distances (1) north 01 degrees 53 minutes 01 seconds west 47.00 feet to a point; and (2) north 88 degrees 06 minutes 59 seconds east 61.95 feet to the first mentioned point and place of beginning.

CONTAINING 2,849.811 square feet of land more or less.

BEING Unit #7, Building D-2 on the said Plan.

TAX ID No. 39-5E-10

BEING the same premises which Judith M. Hagner, as sole owner, by Deed dated January 31, 2008 and recorded in the Chester County Recorder of Deeds Office on February 10, 2008 in Deed Book 7367, Page 1856, granted and

conveyed unto April M. Wright, as sole owner.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **APRIL M. WRIGHT**

SALE ADDRESS: 106 Argyll Court, Downingtown, PA 19335

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

SALE NO. 15-8-628

Writ of Execution No. 2012-03046

DEBT \$329,497.98

PROPERTY situate in the Westtown Township, Chester County, Pennsylvania

BLR# 67-4D-73

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital 1 Inc. Trust 2006-He2

VS

DEFENDANT: **RONALD BRETT MULLEN and JUDITH A. MULLEN**

SALE ADDRESS: 637 Picket Way, West Chester, PA 19382-5909

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

SALE NO. 15-8-629

Writ of Execution No. 2014-05303

DEBT \$189,719.36

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made April 26, 1957, by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, as follows:

BEGINNING at a spike in the middle of a public road leading from Phoenixville to Main Street, Spring City, a corner of Lot No. 13, lands recently conveyed to Howard K. Brown; thence along the center line of said road north forty-one degrees fifty minutes east one hundred feet to a spike, a corner in a fence line other lands of Irving H. Kulp, et ux; thence along said lands crossing an iron pin on line twenty feet distant south forty-eight degrees, ten minutes east two hundred twenty feet to another iron pin lands of Grantors herein; thence along same, south forty-one degrees, fifty minutes west, one hundred feet to an iron pin; a corner of Lot No. 13; thence along same, north

forty-eight degrees, 10 minutes west two hundred twenty feet to the place of beginning. (Having crossed an iron pin on line twenty feet distant from the place of beginning)

UPI #26-1-36.1

BEING the same premises which Cherie A. Reiff by Deed dated 3/14/2008 and recorded 5/7/2008 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7428, Page 3, granted and conveyed unto Matthew J. Molinaro.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MATTHEW J. MOLINARO**

SALE ADDRESS: 901 Spring City Road, Phoenixville, PA 19460

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

SALE NO. 15-8-630

Writ of Execution No. 2015-01773

DEBT \$259,491.32

ALL THAT CERTAIN tract or piece of ground.

SITUATE in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania bounded and described according to a site plan of Phase I of Bonnie Blink, made by Yerkes Associates, Inc., dated 10/23/80 last revised 5/14/81 and recorded at Chester City as Plan No. 3813 as follows, to wit:

BEGINNING at an interior point on the west curb line of Smallwood Court; said point being a corner of No. 207 Smallwood Court; thence extending from said point of beginning and along the said curb line south 2 degrees 30 minutes west 20 feet to a corner of No. 209 Smallwood Court; thence extending along the same north 7 degrees 30 minutes west crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 100 feet to a point; thence extending north 2 degrees 30 minutes east 20 feet to a corner of No. 287 Smallwood Court; thence extending along the same south 87 degrees 30 minutes east recrossing the aforesaid easements 100 feet to a point on the west curb line of Smallwood Court being the first mentioned point and place of beginning.

PARCEL No. 41-5M-206

BEING the same premises which Dean Adams and Carole Jeanne Albany n/k/a Carole Jeanne Adams husband and wife by Deed dated November 17, 2005 and recorded December 6,

2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6702 Page 522, granted and conveyed unto Dean Adams and Carole Jeanne, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8XS, Mortgage Pass-Through Certificates, Series 2007-8XS, by its servicer Ocwen Loan Servicing, LLC

VS

DEFENDANT: **CAROLE JEANNE ADAMS and DEAN ADAMS**

SALE ADDRESS: 208 Smallwood Court, West Chester, PA 19380

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

SALE NO. 15-8-631

Writ of Execution No. 2014-03428

DEBT \$157,364.20

PROPERTY situate in Borough of Downingtown

TAX Parcel #11-09-93.21

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **CARRIE A. PATTON aka CARRIE A. BABCOCK**

SALE ADDRESS: 308 Kennedy Drive, Downingtown, PA 19335

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

SALE NO. 15-8-632

Writ of Execution No. 2014-05170

DEBT \$1,113,634.07

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances thereon erected situate in the Township of West Pikeland, County of Chester, State of Pennsylvania, bounded and described according to a map of property made for Robert Burns by Hopkins and Scott, Inc., Registered Surveyors, Kimberton, PA, dated 5/15/1989, last revised 10/5/1989 and recorded 11/29/1989 as Plan #9862 as follows, to wit:

TAX I.D. #: 34-003-0007.0200

PLAINTIFF: One West Bank, N.A.

VS

DEFENDANT: **LAURA L. SOTO a/k/a LAURA L. D'GINTO**

SALE ADDRESS: 1853 Eagle Farms

Road, Chester Springs, Pennsylvania 19425

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

SALE NO. 15-8-633

Writ of Execution No. 2014-11109

DEBT \$169,467.96

PROPERTY situate in East Coventry Township

TAX Parcel #18-5-60

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **VINCENT J. KEHLER and BRITTANI N. KEHLER**

SALE ADDRESS: 71 Anderson Road, Pottstown, PA 19465

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

SALE NO. 15-8-634

Writ of Execution No. 2012-12046

DEBT \$194,849.40

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

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

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

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

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

PARCEL No.: 39-4J-34

IMPROVEMENTS: Residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **ELIZABETH SYLVESTER**

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

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

SALE NO. 15-8-635

Writ of Execution No. 2015-00828

DEBT \$234,328.44

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

UPI No. 22-8-68.3L

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **THOMAS HIGGINS and VIKKI HIGGINS**

SALE ADDRESS: 94 Dawn Lane, Honey Brook, PA 19344-9648

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

SALE NO. 15-8-636

Writ of Execution No. 1999-02035

DEBT \$15,949.63

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester and State of Pennsylvania and described according to a survey and plan thereof made by C. Raymond Weir, Engineer, Registered Surveyor or Ambler, Pennsylvania on the Tenth Day of December A.D., 1940 as follows to wit:

BEGINNING at a point in the center line of the public road leading from Charlestown

Village to Pughtown (called Charles Corners Road) (thirty-three feet wide) at the distance of three hundred twenty-eight and ninety-one one-hundredths feet measured on a line south thirty-six degrees fifty-four minutes east along the same center line thereof from its point of intersection with the center line of the public road landing from Phoenixville to Chester Springs and Downingtown (called state Highway No. 113) (thirty-three feet wide); thence extending north forty-one degrees thirty-six minutes east one hundred seventy-nine and ninety-seven one-hundredths feet to a point in the center line of said State Highway No. 113; thence extending along the same south seventy degrees five minutes east ninety-four and ninety-one one-hundredths feet to a point; thence extending south forty-one degrees thirty-six minutes west two hundred thirty-two and ninety-eight one-hundredths feet to a point in the center line of said Charles Corners Road; thence extending along the same north thirty-six degrees fifty-four minutes west ninety feet to the first mentioned point and place of beginning.

BEING House and Lot No. 7.

BEING the same premises which Carl Miller and V. Mae Miller, his wife, by Deed dated 4/10/44 and recorded in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Deed Book Volume T-21, Page 205, granted and conveyed unto Otto C. Boettger, Jr. and Loretta A. Boettger, his wife, in fee.

CONTAINING 0.4264 acres more or less

BEING Tax Parcel Number 26-2-178

LOT and dwelling

PLAINTIFF: Valley Forge Sewer

Authority

VS

DEFENDANT: **ALEX G. HALEY and LYNDIA M. HALEY**

SALE ADDRESS: 7 Coldstream Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JUAN P. SANCHEZ, ESQ., 610-430-8000**

SALE NO. 15-8-637

Writ of Execution No. 2015-00086

DEBT \$186,806.60

ALL THAT CERTAIN lot or tract or ground, situate in the West Bradford Township, Chester County, Pennsylvania, being shown as Lot No. 135 on Plan of Section Four – Crestmont Farms, made for Lee N. Manley by Chester Valley Engineers, Inc., Civil Engineers and Land

Surveyors, Paoli, Pennsylvania, dated October 29, 1957 and being more fully described as follows to wit:

TAX I.D. #: 50-5-158.5

PLAINTIFF: HSBC Bank USA, N.A.

VS

DEFENDANT: **PATRICIA A. PICKETT a/k/a PATTY A. PICKETT**

SALE ADDRESS: 1185 Woodward Road, West Chester, Pennsylvania 19380

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

SALE NO. 15-8-638

Writ of Execution No. 2014-04363

DEBT \$264,891.75

PROPERTY situate in West Grove Borough, Chester County, Pennsylvania

BLR# 5-7-35.6

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DIANE MILES a/k/a DIANE B. MILES**

SALE ADDRESS: 411 Chambers Way Unit 4, a/k/a 411 Chambers Way, West Grove, PA 19390-1301

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

SALE NO. 15-8-639

Writ of Execution No. 2014-11377

DEBT \$338,427.81

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Borough of Parkesburg, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Parkesburg Knoll, Phase I, made by Huth Engineers, Inc., dated 2-19-1987, and recorded in Chester County as Plan No. 7432-33, as follows, to wit:

TAX I.D. #: 08-005-0363.2400

PLAINTIFF: Beneficial Consumer Discount Company D/B/A Beneficial Mortgage Co. of Pennsylvania

VS

DEFENDANT: **LESLIE S. DENSON and MICHAEL L. DENSON**

SALE ADDRESS: 504 West Street, Parkesburg, Pennsylvania 19365

PLAINTIFF ATTORNEY: **McCABE,**

WEISBERG & CONWAY, P.C., 215-790-1010**SALE NO. 15-8-640****Writ of Execution No. 2014-08597****DEBT \$538,265.87**

PROPERTY situate in Tredyffrin Township, Chester County, Pennsylvania

BLR# 43-9-349

IMPROVEMENTS thereon: condominium unit

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Thornburg Mortgage Securities Trust 2006-5

VS

DEFENDANT: **MAUREEN****WEXLER and LAWRENCE WEXLER**

SALE ADDRESS: 150 Daylesford Boulevard, Berwyn, PA 19312-2525

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

SALE NO. 15-8-641**Writ of Execution No. 2014-03113****DEBT \$239,620.03**

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a map and plan made for Earl M. Boyer made by Edgar Lamb, Registered Surveyor, Cochranville, Pennsylvania, dated August 18, 1978, as follows, to wit:

TAX I.D. #: 68-002-0014.1K

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ANGELA HOUCK**

SALE ADDRESS: 292 Glen Roy Road, Nottingham, Pennsylvania 19362

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

SALE NO. 15-8-642**Writ of Execution No. 2014-00892****DEBT \$173,417.24**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in West Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Plan of Grace Community Church made by N.M. Lake and Associates, Inc., Oxford, PA dated 9/1/1995 and last revised 10/25/1995 and recorded as Plan File No. 13337 as follows, to wit:

TAX I.D. #: 36-005-0063.02D0

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CHARLES R. PRANGE and JULIE L. PRANGE a/k/a JULIE PRANGE**

SALE ADDRESS: 3979 Upper Valley Road, Parkesburg, Pennsylvania 19365

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

SALE NO. 15-8-643**Writ of Execution No. 2014-05629****DEBT \$178,934.58**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by J. Vernon Keech, R.S., October 19, 1950, as follows, to wit:—

BEGINNING at a point on the center line of Strasburg Road at a corner of land now or late of Myron T. Roger & Thelma V. Roger, his wife; thence along said land passing over an iron pin north 08 degrees 43 minutes east 319.82 feet to an iron pin in line of land now or late of Theodore S. Stevens; thence along said land south 88 degrees 30 minutes east 110.00 feet to an iron pin a corner of land now or late of C. L. Haskins; thence along said land south 08 degrees 34 minutes west 333.30 feet passing over a concrete marker to a point on the center line of Strasburg Road; thence along the same north 81 degrees 28 minutes west 110.00 feet to the first mentioned point and place of beginning.

BEING known as 2211 Strasburg Road.

BEING Parcel #47-05-0057

BEING UPI #47-5-57

BLR# 47-5-57

BEING the same premises which William E. Harker and Katherine Castor f/k/a Katherine Harker, formerly husband and wife, granted and conveyed unto William E. Harker, individually by Deed dated May 23, 2013 and recorded December 23, 2013 in Chester County Record Book 8864, Page 1311 for no consideration.

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

VS

DEFENDANT: **KATHERINE HARKER and WILLIAM E. HARKER**

SALE ADDRESS: 2211 Strasburg Road, Coatesville, PA 19320

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

SALE NO. 15-8-644**Writ of Execution No. 2014-10084****DEBT \$587,391.43**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of New Daleville, prepared by Lake, Roeder, Hillard & Associates, Land Surveyors, dated 1/26/04, last revised 12/16/04 and recorded in Chester County as Plan #17287 as follows, to wit:

TAX I.D. #: 46-2-255

PLAINTIFF: Structured Asset Mortgage Investments II Inc., Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2006-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **CAROLINE FEUCHT and DAVID W. KING**

SALE ADDRESS: 401 Wrigley Boulevard, Cochranville, Pennsylvania 19330

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

SALE NO. 15-8-645**Writ of Execution No. 2015-00171****DEBT \$311,236.43**

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

UPI# 53-2-538

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial

Pennsylvania, Inc.

VS

DEFENDANT: **JAMES J. RUGGIERO, SR. a/k/a JAMES RUGGIERO, SR.**

SALE ADDRESS: 538 Franklin Way, West Chester, PA 19380-5709

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

SALE NO. 15-8-646**Writ of Execution No. 2013-10361****DEBT \$396,880.38**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made by Milton R. Yerkes, Civil Engineers, of Bryn Mawr, Pennsylvania, on September 4, 1930, as follows, to wit:

BEGINNING at a spike in the middle line of Warren Avenue, said spike is at the distance of 631.58 feet measured north 17 degrees, 30 minutes west, along the middle line of Warren Avenue from its intersection with the middle line of Lancaster Avenue (formerly Lincoln Highway in its old location); thence along the middle line of Warren Avenue, north 17 degrees, 30 minutes west, 100 feet to a spike; thence leaving Warren Avenue by land of Michael Fitzgerald, north 72 degrees, 30 minutes east 127.52 feet to a point in line of land now or late of William H. Fritz; thence by same, south 25 degrees 04 minutes east, 100.88 feet to a point; thence by land of John Sewell, south 72 degrees, 30 minutes west 140.80 feet to the place of beginning.

BEING the same premises which Walter A. Newman, Jr. and L. Marguerite Newman, by Deed dated March 19, 2004 and recorded March 31, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6405, Page 1629, granted and conveyed unto Dana A. Scheponek.

BEING known as: 227 Warren Avenue, Berwyn, PA 19312

PARCEL No.: 55-2H-118

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DANA A. SCHEPONEK**

SALE ADDRESS: 227 Warren

Avenue, Berwyn, PA 19312
 PLAINTIFF ATTORNEY: **POWERS,
 KIRN & ASSOCIATES, LLC, 215-942-2090**

SALE NO. 15-8-647
Writ of Execution No. 2015-01412
DEBT \$372,757.88

PROPERTY situate in West Goshen
 Township, Chester County, Pennsylvania
 BLR# 52-2-5.13
 IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: Santander Bank, N.A.
 VS
 DEFENDANT: **FREDERICK RAP-
 POLD and ERICA RAPPOLD**
 SALE ADDRESS: 1163 MacPherson
 Drive, West Chester, PA 19380-3813
 PLAINTIFF ATTORNEY: **PHELAN
 HALLINAN DIAMOND & JONES, LLP, 215-
 563-7000**

SALE NO. 15-8-648
Writ of Execution No. 2014-05810
DEBT \$196,566.68

ALL THAT CERTAIN message and
 tract of land with the hereditaments and appurte-
 nances, situate in Caln Township, (erroneously
 described in former conveyances as Valley
 Township), Chester County, Pennsylvania, bound-
 ed and described as follows:

TAX I.D. #: 39-4A-6
 PLAINTIFF: HSBC Bank USA,
 National Association, as Trustee for the holders of
 the Deutsche Alt-A Securities, Inc. Mortgage Loan
 Trust, Mortgage Pass-Through Certificates Series
 2007-OA4

VS
 DEFENDANT: **NICHOLAS BUCCI**
 SALE ADDRESS: 2609 East Kings
 Highway, Coatesville, Pennsylvania 19320
 PLAINTIFF ATTORNEY: **McCABE,
 WEISBERG & CONWAY, P.C., 215-790-1010**

SALE NO. 15-8-649
Writ of Execution No. 2013-08147
DEBT \$197,081.58

PROPERTY situate in the Sadsbury
 Township, Chester County, Pennsylvania
 BLR# 37-4-53.51
 IMPROVEMENTS thereon: residential
 dwelling
 PLAINTIFF: Nationstar Mortgage

LLC
 VS
 DEFENDANT: **SEAN W. O'DON-
 NELL**

SALE ADDRESS: 607 Bedrock Road,
 Coatesville, PA 19320-1675
 PLAINTIFF ATTORNEY: **PHELAN
 HALLINAN DIAMOND & JONES, LLP, 215-
 563-7000**

SALE NO. 15-8-650
Writ of Execution No. 2014-09020
DEBT \$256,284.23

ALL THAT CERTAIN lot or piece of
 ground with the buildings and improvements
 thereon erected, situate in the Township of
 Franklin, County of Chester and State of
 Pennsylvania described in accordance with a Plan
 or Property owned by Robert A. McMillan, et al
 made by Goerge E. Regester, Jr & Sons, Inc.
 Registered Land Surveyors dated 6/12/1972 as fol-
 lows, to wit:

BEGINNING at a spike in the title line
 in the bed of Township Road (T-303) known as
 Walker Road a corner Lot No. 4 on said Plan;
 thence from said beginning point and extending
 along Walker Road, south 67 degrees 12 minutes
 west, 150.13 feet to a point a corner of a 50 feet
 wide right of way, as shown on said Plan; thence
 along the same north 22 degrees 48 minutes west,
 250 feet to a point a corner of other lands of Robert
 A. McMillan, et al; thence extending along the
 same north 67 degrees 12 minutes east, 150.13 feet
 to an iron pin a corner of Lot No. 4 on said Plan;
 thence extending along the same, south 22 degrees
 48 minutes east, 250 feet to a point in the bed of
 Walker Road, the first mentioned point and place
 of beginning.

BEING Lot No. 5 on said Plan
 BEING UPI No. 72-5-39.5
 BEING the same premises which
 Douglas E. Weaver and Sherry A. Weaver by Deed
 dated 10/18/2004 and recorded 10/22/2004 in the
 Office of the Recorder of Deeds in and for the
 County of Chester, in Deed Book 6315, Page 742,
 granted and conveyed unto Andrew Brignola and
 Kelly Brignola.

PLAINTIFF: U.S. Bank Trust National
 Association
 VS
 DEFENDANT: **ANDREW BRIGNO-
 LA and KELLY BRIGNOLA**
 SALE ADDRESS: 124 Walker Road,
 Landenberg, PA 19350
 PLAINTIFF ATTORNEY: **SHAPIRO**

& DeNARDO, LLC, 610-278-6800

SALE NO. 15-8-651

Writ of Execution No. 2012-09949

DEBT \$113,587.68

PROPERTY situate in Township of
Tredyffrin

TAX Parcel #53-5-672/43-5-672

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: The Bank of New York
Mellon, F/K/A The Bank of New York, as
Successor-in-Interest to JPMorgan Chase Bank,
N.A., F/K/A JPMorgan Chase Bank as Trustee for
Bear Stearns Asset Backed Securities Trust 2003-
SD1, Asset-Backed Certificates, Series 2003-SD1
VS

DEFENDANT: **JEANNE C. SOM-
MER**

SALE ADDRESS: 1027 Valley Forge
Road, Unit # 527 a/k/a 527 Old Forge Crossing,
Devon, PA 19333

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

SALE NO. 15-8-652

Writ of Execution No. 2013-06488

DEBT \$673,827.29

PROPERTY situate in Township of
Charlestown

TAX Parcel #35-5-26

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: JPMorgan Chase Bank,
National Association
VS

DEFENDANT: **MARY ELLEN
ERICKSON**

SALE ADDRESS: 4243 Howells
Road, Malvern, PA 19355

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

SALE NO. 15-8-653

Writ of Execution No. 2014-04743

DEBT \$245,202.30

ALL THAT CERTAIN tract of land,
with the hereditaments and appurtenances, there-
on, lot or piece of ground situate in West
Brandywine Township, County of Chester,
Commonwealth of Pennsylvania, bounded and
described according to a plan made August 18,
1969, by Berger and Hayes, Inc., Consulting
Engineers and Surveyors, as follows:

BEGINNING at a point on the south
side of Hurley Road, T-411, a corner of land
belonging to the Coatesville Area School District;
thence along the land belonging to the Coatesville
Area School District, south twelve degrees, thirty-
eight minutes, three seconds west, two hundred
seventy-nine and ninety-six one-hundredths feet to
a point, a corner of land belonging to John O. Platt;
thence along the land belonging to John O. Platt,
the following three courses and distances to wit:
(1) north seventy-seven degrees, twenty-one min-
utes, fifty-seven seconds west, two hundred forty-
nine and thirty-four one-hundredths feet to a point;
thence (2) by a curve to the left having a radius of
one hundred fifty feet an arc of fifty-seven and
thirty-three one-hundredths feet the chord thereof
being fifty-six and ninety-nine one-hundredths feet
on a course of north one degrees, forty-one min-
utes, three seconds east to a point; thence (3) north
nine degrees, fifteen minutes, fifty-seven seconds
west, eighty-five and eighty-two one-hundredths
feet to a point; thence by a curve to the right hav-
ing a radius of twenty-five feet an arc of thirty-nine
and twenty-seven one-hundredths feet the chord
thereof being thirty-five and thirty-six one-hun-
dredths feet on a course of north thirty-six degrees,
fifty-seven minutes, three seconds east to a point
on the aforesaid south side of Hurley Road, T-411;
thence along the said south of Hurley Road, T-411,
and being twenty-five feet parallel from the center
line of Hurley Road, T-411, north eighty degrees,
forty-four minutes, three and two tenths seconds
east, two hundred ninety-nine and ninety-five one-
hundredths feet to the first mentioned point and
place of beginning.

CONTAINING 61.290 square feet or
1.407 acres of land be the same more or less.

PARCEL No. 29-7-166.2

BEING the same premises which
Manor Homes, Inc. a Pennsylvania Corporation,
by Deed dated September 12, 2008 and recorded in
the Chester County Recorder of Deeds Office on
December 1, 2008 in Deed Book 7552, Page 2056,
granted and conveyed unto Kristina Kulp.

PLAINTIFF: JPMorgan Chase Bank,
National Association
VS

DEFENDANT: **KRISTINA KULP**

SALE ADDRESS: 292 Hurley Road,
Coatesville, PA 19320

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

SALE NO. 15-8-654
Writ of Execution No. 2014-08662
DEBT \$103,382.29

PROPERTY situate in North Coventry Township
 TAX Parcel #17-03D-0067
 IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **MICHAEL D. MAGGIO**

SALE ADDRESS: 58 West Main Street, Pottstown, PA 19465
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 15-8-655
Writ of Execution No. 2010-09551
DEBT \$179,108.23

PROPERTY situate in City of Coatesville
 TAX Parcel #16-6-902
 IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **JESSE E. HINCKLEY**

SALE ADDRESS: 126 South 5th Avenue, Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

SALE NO. 15-8-656
Writ of Execution No. 2010-06879
DEBT \$483,301.28

PROPERTY situate in Township of Schuylkill
 TAX Parcel #27-8C-11
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, as Successor by Merger to LaSalle Bank, National Association, as Trustee for WAMU Mortgage Pass-Through Certifications Series 2007-HY3

Trust

VS

DEFENDANT: **BORIS DUD-CHENKO, JR. and NANCY WEEKS DUD-CHENKO**

SALE ADDRESS: 240 Oakwood Lane, Valley Forge, PA 19481

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

SALE NO. 15-8-657
Writ of Execution No. 2014-08050
DEBT \$76,155.29

PROPERTY situate in Borough of West Chester
 TAX Parcel #01-05-0428
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **TONOA T. JACOBS**

SALE ADDRESS: 235 East Market Street, West Chester, PA 19382

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

SALE NO. 15-8-658
Writ of Execution No. 2015-01273
DEBT \$231,670.36

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of Edgewood Manor, made by Slack, Dearmit and Hayes, engineers and surveyors, Coatesville, Pennsylvania, dated January 2, 1963 and last revised December 6, 1965, and recorded in Plan Book 16 Page 28, as follows, to wit:

BEGINNING at a point on the north side of Windsor Lane (fifty – 50 feet wide), said point being measured the two (2) following courses and distances from a point of curve on the south side of Bailey Road (fifty – 50 feet wide): (1) leaving said Bailey Road on the arc of a circle curving to the left having a radius of twenty-five (25) feet the arc distance of thirty-nine and forty-two one-hundredths (39.42) feet to a point of tangent on the said north side of Windsor Lane and (2) extending along said side of Windsor Lane south eighty-nine degrees twenty-nine minutes forty seconds east (S. 89 degrees 29' 40" E.) three hundred thirty-two and twenty-six one-hundredths (332.26) feet to a

point, a corner of Lot #13 and proposed twenty (20) feet wide storm water easement and place of beginning; thence leaving said beginning point and extending along the east side of said easement north no degrees thirty minutes twenty seconds east (N. 0 degrees 30' 20" E.) two hundred (200) feet to a point, a corner of lots numbers 4 and 5; thence along Lot #5 south eighty-nine degrees twenty-nine minutes forty seconds east (s. 89° 29' 40" e.) eighty-five (85) feet to a point, a corner of Lots 5, 6 and 11; thence along Lot #11 south no degrees thirty minutes twenty seconds west (S. 0 degrees 30' 20" W.) two hundred (200) feet to a point on the said north side of Windsor Lane; thence extending along said side of Windsor Lane north eighty-nine degrees twenty-nine minutes forty seconds west (N. 89° 29' 40" W.) eighty-five (85) feet to the first mentioned point and place of beginning.

BEING Lot #12 section c on said Plan.
TAX ID 39-46-72

COMMONLY known as 3209 Windsor Lane, Thorndale, PA 19372 however, by showing this address no additional coverage is provided

BEING the same premises which Tebur Kepiro and Marsha Kepiro, his wife, by Deed dated December 22, 1977 and recorded in the Chester County Recorder of Deeds Office on December 22, 1977 in Deed Book 52, Page 400, granted and conveyed unto Ronald C. Jason and Mary P. Jason, his wife, as tenants by the entireties.

PLAINTIFF: Siwell, Inc. dba Capital Mortgage Services of Texas

VS

DEFENDANT: **MARY P. JASON**

SALE ADDRESS: 3209 Windsor Lane, Thorndale, PA 19372

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

SALE NO. 15-8-659

Writ of Execution No. 2015-01455

DEBT \$149,507.56

PROPERTY situate in Kennett Township

TAX Parcel #62-02J-0003

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **DOROTHY N. CONNOLLY and FREDERICK P. MRAZ**

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

PLAINTIFF ATTORNEY: **KML LAW**

GROUP, P.C., 215-627-1322

SALE NO. 15-8-660

Writ of Execution No. 2015-00089

DEBT \$152,913.51

ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected situated in the Township of Schuylkill, County of Chester, and State of Pennsylvania, and known as Lot No. 6 Plot D, on a Plan of Building Lots known as Pickering Knoll, which said Plan has been duly recorded in the Recorder's Office in and for the County of Chester in Plan Book No.1, Page 247, more particularly bounded and described as follows:

BEGINNING at a point 62.5 feet in a northwesterly direction along the building line of Russell Road, from the northwesterly building line corner of Melvin Road and Russell Road which point is on the dividing line between Lots No. 6 and 7 Plot D; thence along the northwesterly building line of Russell Road a distance of 62.5 feet to the point between Lots No. 5 and 6 Plot D; thence in a southwesterly direction along Lots No. 2-3-4-5 Plot D, 200 feet to a point along Lot No. 1 Plot D; thence in a southeasterly direction along Lot No. 1 Plot D, 62.5 feet to a point dividing Lots No. 6 and 7 Plot D; thence in a northeasterly direction between Lots No. 6 and 7 Plot D, 200 feet to the place of beginning.

CONTAINING 12,500 square feet of land be the same more or less.

BEING Lot No. 6 Plot D on a plan of building lots of Pickering Knoll.

UPI No. 27-5D-17

BEING the same premises which Susan C Swalm k/n/a Susan C Swalm Schmidtbauer and John Schmidtbauer, by Deed dated December 13, 2006 and recorded December 26, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7041, Page 1491, granted and conveyed unto Kurt Zerbe

BEING known as: 40 Russell Road, Phoenixville, PA 19460

PARCEL No.: 27-5D-17

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **KURT ZERBE**

SALE ADDRESS: 40 Russell Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **POWERS,**

KIRN & ASSOCIATES, LLC, 215-942-2090

SALE NO. 15-8-661
Writ of Execution No. 2015-00821
DEBT \$156,922.86

ALL THAT CERTAIN message and tract of land, with the hereditaments and appurtenances, thereon erected, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being known as 402 Ridge Avenue, Stenning Hills, bounded and described according to Plan thereof made by Reeder and Magarity, Darby, Penna., May 31, 1955 as follows:

SITUATE on the southeasterly side of Ridge Avenue (50 feet wide) at the distance of 1,115.76 feet measured south 81 degrees 15 minutes west, along same from its intersection with the southwesterly side of South Union Street (50 feet wide) both lines extended.

CONTAINING in front or breadth on the southeasterly side of Ridge Avenue, measures south 81 degrees 15 minutes west, 78 feet and extending of that width in length or depth south-eastwardly between parallel lines at right angles to Ridge Avenue 150 feet to the south line of a certain 20 feet wide right of way for water main, being the bordering limit.

BEING Parcel Number 3-6-13

BEING the same premises which Hector Gonzales and Mary C. Rhoades granted and conveyed unto Hector Gonzales and Mary C. Rhoades by Deed dated August 2, 2006 and recorded August 4, 2006 in Chester County Record Book 6916, Page 723 for the consideration of \$1.00

BLR# 3-6-13

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

VS

DEFENDANT: **HECTOR J. GONZALEZ a/k/a HECTOR GONZALEZ**

SALE ADDRESS: 402 Ridge Avenue, Kennett Square, PA 19348

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

SALE NO. 15-8-662
Writ of Execution No. 2010-10904
DEBT \$350,518.66

ALL THAT CERTAIN lot, piece or parcel of land known as Lot No. 15, Holliday Farms Development, located on the southerly side of Sill's Mill Road, Kennett Township, Chester County, Pennsylvania, more particularly bounded

and described as follows, to wit:

BEGINNING at a point on the westerly side of Huntsman Path (40 feet wide) said point being located south 11 degrees 57 minutes 7-1/2 seconds west one hundred eighty-three and thirty-eight thousandths (183.038) feet from the southerly end of a junction curve having a radius of 20 feet formed by the southerly side of Patricia Lane (40 feet wide) with the westerly side of Huntsman Path, said point being a corner of Lot No. 10; thence from said beginning point along Lot No. 10 north 81 degrees 43 minutes 19 seconds west two hundred sixty-eight and one-tenths (268.1) feet to a corner of Lot No. 11 and Lot No. 14; thence thereby along Lot No. 14 south 8 degrees 05 minutes west two hundred eighty-three and ninety-seven hundredths (283.97) feet to a point on the northerly side of Deerfield Road (40 feet wide); thence thereby along the northerly side of said road south 81 degrees 55 minutes east two hundred forty-two and one-tenth (242.1) feet to a point; thence by the arc of a circle deflecting to the right having a radius of 50 feet; length of arc 37.403 feet to a point on the westerly side of Huntsman Path, said point on Huntsman Path being north 53 degrees 05 minutes 30 seconds east thirty-six and five hundred thirty-seven thousandths (36.537) feet from the last mentioned point; thence along westerly side of Huntsman Path. North 8 degrees 6 minutes east two hundred fifty-seven and twenty-four hundredths (257.24) feet to the place of beginning.

CONTAINING 1.7349 acres of land, more or less.

UNDER and subject to certain covenants, conditions, agreements, restrictions, reservations and limitations as set forth in Deed Book Q-24, Vol. 588, at Page 537.

BEING the same premises which Melvin F. Wood and Dorothy L. Wood, by Deed dated June 15, 1977 and recorded June 20, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book D-51, Page 362, granted and conveyed unto Alma M. Surratt

BEING known as: 569 Huntsman Path, Kennett Square, PA 19348-2513

PARCEL No.: 62-4-175

IMPROVEMENTS: residential property.

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9

VS

DEFENDANT: **ALMA M. SURRATT**
 SALE ADDRESS: 569 Huntsman

Path, Kennett Square, PA 19348-2513

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

SALE NO. 15-8-663

Writ of Execution No. 2015-00973

DEBT \$283,949.81

ALL THAT CERTAIN second floor dwelling Unit #18 having a floor elevation of 398.68 feet above sea level on U.S.G.S. Datum, located in Phase I of Subdivision Plan of Bradford Square, East Bradford Township, County of Chester and State of Pennsylvania made by Brubacher Ex. Inc. Narvon, PA., one thereof (Building Locations) dated 9/27/1984 and the other thereof (As-Built Building Plans) dated 09/28/1984 and revised 10/17/1984, more fully described as follows, to wit:

BEGINNING in the center line of the party wall between Units Nos. 18 and 20, thence along the center line of aforementioned party wall, south 14 degrees 37 minutes 15 seconds east, a distance of 32 feet: thence along the exterior of dwelling Unit No 18., the 15 following courses and distances (1) south 75 degrees 22 minutes 45 seconds west, a distance of 22.23 feet (2) south 14 degrees 37 minutes 15 seconds east, a distance of 2 feet (3) south 75 degrees 22 minutes 45 seconds west, a distance of 9.67 feet (4) north 14 degrees 37 minutes 15 seconds west, a distance of 2.83 feet (5) north 39 degrees 37 minutes 15 seconds west, a distance of 2.83 feet (6) north 14 degrees 37 minutes 15 seconds west, a distance of 3.50 feet (7) north 30 degrees 22 minutes 45 seconds east, a distance of 2.83 feet (8) north 14 degrees 37 minutes 15 seconds west, a distance of 6 feet (9) south 75 degrees 22 minutes 45 seconds west, a distance of 2 feet (10) north 14 degrees 37 minutes 15 seconds west, a distance of 6.50 feet (11) north 75 degrees 22 minutes 45 seconds east, a distance of 2 feet (12) north 14 degrees 37 minutes 15 seconds west, a distance of 10.50 feet (13) north 75 degrees 22 minutes 45 seconds east, a distance of 13.50 feet (14) south 14 degrees 37 minutes 15 seconds east, a distance of 6 feet and (15) north 75 degrees 22 minutes 45 seconds east, a distance of 18.50 feet to the place of beginning.

ALSO all that certain first floor entrance, beginning at a point on the exterior wall of building Unit No. 17, said point being 11.08 feet from the center line of party wall between Units Nos. 17 and 18, thence along Building Unit 17, south 75 degrees 22 minutes 45 seconds west, a distance of 7.16 feet, thence along the exterior of first floor entrance way for Building Unit No. 18,

the 3 following courses and distances (1) south 14 degrees 37 minutes 15 seconds east, a distance of 5 feet to a point; (2) north 75 degrees 22 minutes 45 seconds east, a distance of 7.16 feet to a point and (3) north 14 degrees 17 minutes 15 seconds west, a distance of 5 feet to a point, the place of beginning.

UNDER and subject to Declaration of Covenants, Easements, Conditions and Restrictions in Misc. Deed Book 656 Page 365 amended and supplemented.

BEING Parcel #51-5-417

BEING the same premises which E. Gregory Holmberg, by Deed dated 3/27/2001 and recorded 4/6/2001 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4927, Page 0679, granted and conveyed unto Cherri J. Morrell.

PLAINTIFF: U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE2

VS

DEFENDANT: **CHERRI MORRELL a/k/a CHERRI J. MORRELL**

SALE ADDRESS: 706 Scotch Way, West Chester, PA 19382

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

SALE NO. 15-8-664

Writ of Execution No. 2014-04981

DEBT \$112,708.91

PROPERTY situate in the City of Coatesville, Chester County, Pennsylvania
BLR# 16-9-383

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **LARASHIA F. HAMMOND**

SALE ADDRESS: 223 Union Avenue, Coatesville, PA 19320-3031

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

SALE NO. 15-8-665

Writ of Execution No. 2014-00998

DEBT \$407,482.94

PROPERTY situate in East Whiteland Township, Chester County, Pennsylvania
BLR# 42-4-278.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association as Trustee for JP Alt 2006-S2

VS

DEFENDANT: **SUSAN J. MOYER and ERIN B. McDONNELL**

SALE ADDRESS: 6 Kerry Lane #9, a/k/a 6 Kerry Lane, Malvern, PA 19355-2160

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

SALE NO. 15-8-666

Writ of Execution No. 2014-04042

DEBT \$254,097.02

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Nantmeal, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan belonging to Allen J. and Roberta J. Wills, prepared by Ronald A. Dunlap, Registered Surveyor, Brandmore, Pennsylvania, dated 09/12/1980 and last revised 04/05/1981 and recorded at Chester County as Plan Number 4310 as follows, to wit:

BEGINNING at a point on the westerly side of a 50 feet wide access easement to Lots Nos. 3, 4 and 5; said access easement to be a part of Lot No. 5, as shown on said Plan; said point of beginning being measured the three following courses and distances from the intersection of said access easement with Millard Road: (1) north 40 degrees, 44 minutes, 25 seconds west, 247.67 feet to a point; (2) north 25 degrees, 36 minutes, 35 seconds west, 84.76 feet to a point; (3) north 06 degrees, 19 minutes, 11 seconds west, 69.96 feet to the point and place of beginning; said beginning point also being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along line of Lot No. 2, south 76 degrees, 23 minutes, 01 second west, 158.16 feet to a point in line of lands of Charles Hickey; thence extending along same, north 29 degrees, 54 minutes west, 412.91 feet to a point a corner of Lot No. 4, north 85 degrees, 48 minutes, 16 seconds east, 322.28 feet to a point on the aforementioned 50 feet wide access easement; thence extending along same, south 06 degrees, 19 minutes; 11 seconds east, 346.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

TOGETHER with the use of a 50 feet wide access easement to Lots Nos. 3, 4 and 5 as shown on Plan recorded at Chester County, dated

09/12/1980, recorded 04/15/1981 and recorded as Plan No. 4310.

BEGINNING at a point of intersection of said 50 feet wide access easement with the westerly side of Millard Road; thence extending from said point of beginning along the southwesterly and westerly side of said access easement the following three courses and distances; (1) north 40 degrees, 44 minutes, 25 seconds west, 247.67 feet to a point; (2) north 25 degrees, 36 minutes, 35 seconds west, 84.76 feet to a point; (3) north 06 degrees, 19 minutes, 11 seconds west, 516.36 feet to a point; thence extending south 51 degrees, 19 minutes, 11 seconds east, 70.71 feet to a point on the easterly side of said access easement; thence extending along said easterly side of said easement the following three courses and distances; (1) south 06 degrees, 19 minutes, 11 seconds east, 452.69 feet to a point; (2) south 25 degrees, 36 minutes, 35 seconds east, 69.62 feet to a point; (3) south 40 degrees, 44 minutes 25 seconds east, 204.17 feet to a spike on the northwesterly side of Millard Road; thence extending along the northwesterly and westerly side of Millard Road to the following two courses and distances; (1) south 28 degrees, 24 minutes, 00 seconds west, 16.42 feet to a point; (2) south 07 degrees, 20 minutes west, 46.54 feet to the first mentioned point and place of beginning.

BEING the bed of a 50 feet wide access easement to Lots Nos. 3, 4 and 5 and to be a part of Lot No. 5 as shown on said Plan.

SUBJECT to proportionate part of the maintenance of said access, easement, cartway as noted on survey.

THE owners of Lots Nos. 3, 4 and 5 shall be equally responsible for all future maintenance of the access cartway. This restriction shall not affect any of the said lots until such time as the lot is developed. This restriction shall be a covenant running with the land and shall bind the owners their heirs and assigns.

BEING the same premises which Allen J. Wills and Roberta J. Wills, his wife, by Deed dated 5/12/1983 and recorded 5/23/1983 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book K61, Page 353, granted and conveyed unto Peter Sorensen and Eleanor Sorensen, his wife.

PLAINTIFF: Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Series MLCC 2003-B

VS

DEFENDANT: **ELEANOR SORENSEN, ELEANOR J. SORENSON and**

PETER SORENSEN

SALE ADDRESS: 290 Millard Road,
Elverson, PA 19520

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

SALE NO. 15-8-667

Writ of Execution No. 2013-00450

DEBT \$1,222,135.57

ALL THAT CERTAIN message and trace of land situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a survey made April 1923, T.G. Colesworthy, County Surveyor for Chester County, as follows:

BEGINNING at an iron pin in the middle of the public road know as Little Shilo Road, which divided West Goshen and Westtown Townships at a corner of land of Ellsworth Hawkins; thence leaving the road and by the Hawkins Land north, twenty-two degrees, one minute west two hundred, ninety five and six tenths feet to a marble stone a corner of land of Robert L. Morgan; thence by the same north twenty-two degrees, fifteen minutes west, four hundred, thirty-five and eight tenths feet to an iron pin, a corner or land of Morgan; thence by SA IIC land formerly of George J. Hoopes, south sixty-nine degrees, forty-seven minutes, west, six hundred, twenty-five and five tenths feet to an iron pin in the middle of the public road known as Five Points Road, leading from the first mentioned road to the public road, known as Westtown Road leading from Greenmount Selmol; thence along the public road, known as Five Point Road and still by other land of Morgan, formerly Hoopes, south twenty-two degrees, six minutes east, seven hundred, fifty-six and nine tenths feet to an iron pin at the intersection of the odd title line of the Township Line Road, known as Little Shilo Road, first mentioned, thence along the middle line of the same north sixty-seven degrees twenty-seven minutes east, six hundred and twenty-six feet to the first mentioned point of beginning.

CONTAINING 10.683 acres of land more or less.

UNDER AND SUBJECT, nevertheless to certain agreements as now of record.

BEING UPI #52-6-22

BEING the same premises which Dorothea M. Nussbaumer by Deed dated April 22, 2003 and recorded May 2, 2003 in Chester County in Record Book 5679 Page 1066 conveyed unto Christopher J. Nussbaumer and Renee Nussbaumer, in fee.

PLAINTIFF: TD Bank, N.A.

VS

DEFENDANT: **CHRISTOPHER J. NUSSBAUMER, RENEE NUSSBAUMER, h/w, JOACHIM H. NUSSBAUMER, WINNIFRED J. NUSSBAUMER, and DOROTHEA NUSSBAUMER IVERSON**

SALE ADDRESS: 881 South Five Points Road West Goshen Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **SCOTT M. KLEIN, ESQ., 610-436-4400**

SALE NO. 15-8-668

Writ of Execution No. 2015-00122

DEBT \$127,242.50

ALL THAT CERTAIN lot or tract of land, situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in or near the middle of the public road leading from Lyndell to Little Washington, said place of beginning being one hundred and seventeen feet northwest of another point in the said road, a corner of land of Price I. Gray; thence along said road, north fifty degrees and forty minutes west, two hundred nine and seven tenths feet to an iron pin; thence still along said road, north sixty-six degrees and thirteen minutes west, one hundred four and five tenths feet to another iron pin in or near the middle of said road; thence along the remaining land of the said Alexander J. Jefferis and wife, the next five courses and distances; south twenty-six degrees and thirteen minutes west, three hundred eighty-four and three tenths feet, said line passing over an iron pipe set in said line twenty feet from the beginning thereof; thence south sixty-three degrees and forty-seven minutes east, two hundred twenty-one and seventy-six hundredths feet to an iron pin; thence north twenty-six degrees and thirteen minutes east three hundred fourteen feet to an iron pipe; thence south seventy degrees and twenty minutes east, eighty-four and three tenths feet to an iron pipe near the edge of the said public road; thence north thirty-six degrees and forty-three minutes east, seventeen and seven tenths feet to the place of beginning.

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

PARCEL ID No. 30-2-31

PLAINTIFF: DNB First, N.A.

VS

DEFENDANT: **ROBERT E. BROWN, II, EXECUTOR FOR THE ESTATE**

OF ROBERT E. BROWN

SALE ADDRESS: 848-850 Little Washington Road, Lyndell, Pennsylvania 19354

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQ., 610-374-7320**

SALE NO. 15-8-669

Writ of Execution No. 2010-09676

DEBT \$2,555,638.73

ALL THAT CERTAIN lot or parcel of ground with the building and improvements thereon erected, hereditaments and appurtenances located in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania described according to a map and plan thereof made for the Bell Telephone Company of Pennsylvania under date of the 30th day of April A.D. 1906 by N.R. Rambo, Esq., Borough Surveyor at West Chester, Pennsylvania.

BEING the same premises which Bell Partners a PA General Partnership by its general partners Studdard Investment Company, a PA Corporation and SW Associates, a PA Limited Partnership, by Deed dated 07/03/2002 and record 07/18/2002 in the County of Chester in Deed Book 5333 Page 1644 conveyed unto 102 E. Market L.P., a PA Limited Partnership, in fee.

PARCEL No. 1-9-319

PLAINTIFF: First CornerStone Bank
VS

DEFENDANT: **102 E. MARKET,**

L.P.

SALE ADDRESS: 102 E. Market Street, West Chester, PA

PLAINTIFF ATTORNEY: **PHILLIP D. BERGER, ESQ., 610-668-0800**

SALE NO. 15-8-670

Writ of Execution No. 2014-06623

DEBT \$242,040.16

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Fresh Meadows for Raymond Pompeii, made by Chester Valley Engineers, Inc., Paoli, Pa., dated 1/24/1984, last revised 4/10/1985, recorded 6/27/1985 in Plan File #5640, as follows, to wit:

BEGINNING at a point on the southerly side of Albermarle Grove, a corner of Lot #54 hence extending from said beginning point along Lot #54, south 17 degrees 52 minutes 52 seconds

west passing through the bed of a 20 feet wide water easement 274.44 feet to a point a corner of Lot 83, said point also being in line of land of Clare A. Dimick; thence extending along Lot #83, north 33 degrees 45 minutes 6 seconds west 156.99 feet to a point a corner of Lot #52j; thence extending along the same, north 27 degrees 10 minutes 38 seconds east 187 feet to a point of curve on the southerly side of Albermarle Grove, aforesaid; thence extending along the same on the arc of a circle curving to the left having a radius of 757 feet the arc distance of 93.29 feet to the first mentioned point and place of beginning.

BEING UPI #52-3Q-310

BEING the same premises which the Tax Claim Bureau of Chester County by Deed dated and recorded on January 3, 2013 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book 8603, Page 1095 granted and conveyed unto CJD Group, LLC.

BEING the same premises which CJD Group, LLC by Deed dated December 31, 2013 and recorded on January 15, 2014 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book 8874, Page 904 granted and conveyed unto Jacqueline Vignola.

PLAINTIFF: Jagger Investments, LLC
VS

DEFENDANT: **JACQUELINE VIG-**

NOLA

SALE ADDRESS: 306 Albermarle Grove, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOEL S. TODD, ESQ., 484-483-4957**

SALE NO. 15-8-671

Writ of Execution No. 2014-10024

DEBT \$206,635.28

PROPERTY situate in the West Chester Borough, Chester County, Pennsylvania
BLR# 01-009-0641

IMPROVEMENTS thereon: residential dwelling

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

VS

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

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

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

SALE NO. 15-8-672

Writ of Execution No. 2014-00201
DEBT \$336,505.45

PROPERTY situate in the Phoenixville
 Borough, Chester County, Pennsylvania

BLR# 15-2-2.70

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Nationstar Mortgage
 LLC

VS

DEFENDANT: **KIRK BEIDEMAN**

SALE ADDRESS: 1046 Square Drive,
 Phoenixville, PA 19460-5900

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

SALE NO. 15-8-673

Writ of Execution No. 2014-06423
DEBT \$162,029.11

ALL THAT CERTAIN property situated
 in the Borough of West Grove in the County of
 Chester and Commonwealth of Pennsylvania,
 being more fully described in a Deed dated
 06/06/2005 and recorded 07/13/2005, among the
 land records of the county and state set forth
 above, in Deed Volume 6546 and Page 1747.

BEING the same premises which
 Dennis L. Miller, by Deed dated 06/06/2005 and
 recorded 07/13/2005 in the Office of the Recorder
 of Deeds in and for Chester County in Deed
 Instrument # 10551619 granted and conveyed unto
 Pamela Fanelli.

BEING known as: 7 Townview Drive,
 West Grove, PA 19390

PARCEL No.: 5-4-530

IMPROVEMENTS: residential proper-
 ty.

PLAINTIFF: LSF9 Mortgage
 Holdings, LLC

VS

DEFENDANT: **PAMELA FANELLI**

SALE ADDRESS: 7 Townview Drive,
 West Grove, PA 19390

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

SALE NO. 15-8-674

Writ of Execution No. 2012-10315
DEBT \$287,317.89

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

BLR# 37-4-10-E, 37-4-10.2

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: JPMorgan Chas Bank,
 National Association, s/b/m Chase Home Finance,
 LLC

VS

DEFENDANT: **JAMES L. FOX and**
VALERIE I. FOX

SALE ADDRESS: 343 Old Mill Road,
 Parkesburg, PA 19365-9111

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

SALE NO. 15-8-675

Writ of Execution No. 2012-04011
DEBT \$312,284.28

ALL THAT CERTAIN tract or parcel
 of land and premises lying being and situate in
 London Britain Township, County of Chester, and
 State of Pennsylvania being more particularly
 described as follows:

BEING Tax Parcel 73-002-0018.0200.

PLAINTIFF: Ventures Trust 2013-I-H-
 R by MCM Capital Partners LLC, It's Trustee

VS

DEFENDANT: **JODY D. JORDAN**

SALE ADDRESS: 203 North Bank
 Road, London Britain Twp, Pennsylvania 19350

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

SALE NO. 15-8-676

Writ of Execution No. 2013-08242
DEBT \$139,143.62

ALL THAT CERTAIN lot or piece of
 ground with the buildings and improvements
 thereon erected, situate in Valley Township,
 Chester County, Pennsylvania, bounded and
 described according to a Plan dated 4/15/1970,
 made by Berger & Hayes, Inc., Consulting
 Engineers and Surveyors, as follows, to wit:

TAX I.D. #: 38-5C-91.1

PLAINTIFF: Wells Fargo Bank, N.A.,
 Successor by Merger to Wells Fargo Home
 Mortgage, Inc.

VS

DEFENDANT: **MARY MAR-**
CHIONDO and MICHAEL MARCHIONDO

SALE ADDRESS: 957 North Madison
 Street, Coatesville, Pennsylvania 19320

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

SALE NO. 15-8-677

**Writ of Execution No. 2014-01583
DEBT \$201,063.48**

ALL THAT CERTAIN tract or parcel of land together with the improvements thereon erected situate in the Township of Honey Brook, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey of property of Joseph Dunn by A.E. Naylor, Surveyor, West Reading, PA, being known as 560 Cupola Road, as follows to wit:

TAX I.D. #: 22-8-41

PLAINTIFF: Selene Finance LP
Successor to LOANCARE, a Division of FNF
Servicing, Inc.

VS

DEFENDANT: **JOHN W. SHANK
and CATHERINE B. SHANK**

SALE ADDRESS: 560 Cupola Road,
Honey Brook, Pennsylvania 19344

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

**SALE NO. 15-8-678
Writ of Execution No. 2013-03240
DEBT \$355,715.50**

ALL THAT CERTAIN tract of land, with the dwelling house and outbuildings thereon, situate on the east side of Beaver Dam Road in Honey Brook Township, Chester County, Pennsylvania, bounded and described, according to a survey made October 20, 1961 by Donald M. Wilson, Registered Surveyor, as follows:

TAX I.D. #: 22-10-43.1

PLAINTIFF: JPMorgan Chase Bank,
National Association s/b/m to Chase Home
Finance, LLC s/b/m to Chase Manhattan Mortgage
Corporation

VS

DEFENDANT: **SAMUEL
PASCHALL, MORTGAGOR and REAL
OWNER, and KNOWN SURVIVING HEIR
OF VIRGINIA M. PASCHALL, DECEASED
MORTGAGOR and REAL OWNER and ALL
UNKNOWN SURVIVING HEIRS OF VIR-
GINIA M. PASCHALL, DECEASED MORT-
GAGOR AND REAL OWNER**

SALE ADDRESS: 900 Beaver Dam
Road, Honey Brook, Pennsylvania 19344

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