

**NOTICES**

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**CERTIFICATE OF AUTHORITY**

NONPROFIT CORPORATION DISSOLUTION NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, pursuant to the requirements of Section 5971, et seq. of the Pennsylvania Nonprofit Law of 1988 that RIVER CROSSING COMMUNITY CHURCH, INC., a non-profit religious corporation with its registered office located at 207 Main Street, Phoenixville, Chester County, PA 19460, is currently in the process of voluntarily dissolving. The post office address to which process may be sent in an action or proceeding upon any liability incurred before the filing of the Articles of Dissolution is: River Crossing Community Church, C/O Kyle Frampton, P.O. Box 374, Phoenixville, PA 19460.

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-02147**

NOTICE IS HEREBY GIVEN that the name change petition of James Richard Discola, Jr. was filed in the above-named court and will be heard on June 9, 2014, at 9:30 AM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 14, 2014

Name to be changed from: James Richard Discola, Jr. to: James Richard Joseph Flanagan

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION -  
LAW NO. 13-11127**

NOTICE IS HEREBY GIVEN that the name change petition of George Joseph Nolt and Elizabeth Scott Nolt, and their minor children was filed in the above-named court and will be heard on May 12, 2014, at 9:30 AM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 12, 2013

Name to be changed from George Joseph Nolt, Elizabeth Scott Nolt, Shay Elizabeth Nolt, Britney Rose Nolt, Hailey Love Nolt to: George Joseph Sabo, Jr., Elizabeth Scott Eichenberg Sabo, Shay Elizabeth Sabo, Britney Rose Sabo, Hailey Love Sabo

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

PAMELA A. CROWTHER, Attorney for the  
Petitioners

43 Leopold Road, Paoli, PA 19301

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 14-01817**

NOTICE IS HEREBY GIVEN that the name change petition of Marie Elise Avicolti was filed in the above-named court and will be heard on May 19, 2014, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing of Petition: March 7, 2014

Name to be changed from Marie Elise Avicolti to: Mari Elise Avicolti

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-00411-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Alla Hermila Sifuentes was filed in the above-named court and will be heard on May 19, 2014, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 17, 2014

Name to be changed from: Alla Hermila Sifuentes to: Alla Kiara Sifuentes

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 14-2033**

NOTICE IS HEREBY GIVEN that the name change petition of Andrew James Hall, Jr. was filed in the above-named court and will be heard on June 16, 2014, at 3:30 PM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 1, 2014

Name to be changed from: Andrew James Hall, Jr. to: Andrew Yerkes Rose

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

JEAN SPEISER, Attorney for the Petitioner  
134 N. Church Street, West Chester, PA 19380

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on May 1, 2014 for Stoney Brook Properties, LLC, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: the purchase and sale of real estate.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 10, 2014 for Crazy Lady Productions, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

JAMES B. GRIFFIN, Solicitor

James B. Griffin, P.C.

623 North Pottstown Pike

Exton, PA 19341

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of High Intentions Records, Inc. with its registered office at 509 Howard Rd., West Chester, PA 19380, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**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**

**COATES-COX**, Barbara Lynn, late of West Chester. Marie A. Greco, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**COWLES**, Catherine P., a/k/a Catherine T. Cowles, late of Borough of Phoenixville. Susan Woolley, care of DENISE ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. DENISE ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-8225, atty.

**HETRICK**, Eleanor M., late of East Coventry Township. Raymonda L. Valetta, 221 Laurelwood Drive, Douglassville, PA 19518, Executrix. JOHN S. HIBSCHMAN, Esquire, Barley Snyder, 50 N. Fifth St., P.O. Box 942, Reading, PA 19603-0942, atty.

**JOHNSON**, William H., Jr., a/k/a Bill Johnson, late of Kennett Square & East Goshen Township. William H. Johnson, III, 391 Concord Road, Glen Mills, PA 19342, Executor.

**KINNER**, Faye E., late of East Nottingham. Allen L. Kinner, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Executor. HARRY W. FARMER, JR., Esquire, McMichael, Heiney & Sebastian, LLC, P.O. Box 118, Oxford, PA 19363, atty.

**LAWRENCE**, Dorothy Y., late of Oxford Borough. Douglas C. Lawrence, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MAGUIRE**, Marcella E., late of West Vincent Township. Michael C. Maguire, 123 N. Iroquois Lane, Chester Springs, PA 19425, Administrator. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**PIKALOW**, Edwin S., late of East Pikeland Township. Amy Marren, 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.

**RAVDIN**, William Dickie, late of Kennett Township. Robert Finley Glenn Ravdin, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**YOUNG**, Jean E., late of Malvern Borough. Donna J. Brown, care of The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335-3315, Personal Representative. BARRY S. RABIN, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335-3315, atty.

**2nd Publication**

**BALDWIN**, Robert I., a/k/a Robert I. Baldwin, Sr., late of West Caln Township. Selena A. Baldwin, 1275 West Kings Highway, Coatesville, PA 19320, Executrix. KLING & FANNING, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**BASILIO**, Philomena R., late of Kennett Township. Patricia Ann Marcocci, 402 Tyrone Ave., Wilmington, DE 19804, Administratrix. **WILLIAM J. GALLAGHER**, Esquire, MacElree Harvey, Ltd., 211 E. State St., Kennett Square, PA 19348, atty.

**BORES**, Patricia M., a/k/a Patricia T. Morin Bores, late of Downingtown. Linda H. Urry, 5 Dowlin Forge Lane, Downingtown, PA 19335, Executrix. **THERESE L. MONEY**, Esquire, Law Office of Therese L. Money, LLC, 109 East Evans Street, Suite A, West Chester, PA 19380, atty.

**CALVACHE**, Olive Virginia, a/k/a Olive V. Calvache, late of Township of Pennsbury. Manuel Calvache, Jr., care of **GUY F. MATTHEWS**, Esquire, 344 West Front St., P.O. Box 319, Media, PA 19063, Administrator. **GUY F. MATTHEWS**, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front St., P.O. Box 319, Media, PA 19063, atty.

**COLAGRECO**, Jean B., late of Township of West Whiteland. Kathleen Hoffman and Louis Colagrecro, Jr., P.O. Box 1265, Exton, PA 19341, Executors. **LOUIS J. COLAGRECO, JR.**, Esquire, Riley Riper Hollin & Colagrecro, P.O. Box 1265, 102 Pickering Way, Ste. 200, Exton, PA 19341, atty.

**CURRAN**, David P., late of Township of Thornbury. Tamara T. Curran, care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**DERO**, Brian T., late of Uwchlan Township. Claire A. Kobylanski, care of **JACK F. WOLF**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. **JACK F. WOLF**, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

**DIADDEZIO**, Mary B., late of Tredyffrin Township. Albert L. DiAddezio, 110 East Conestoga Road, Devon, PA 19333, Executor.

**FISHER**, Thomas I., late of North Coventry Township. Jeffrey T. Fisher, 1670 South Hanover Street, Pottstown, PA 19465, Executor. **REBECCA A. HOBBS**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**GIBSON**, Marjorie L., late of Township of West Goshen. Donna G. Logsdon and R. Scott Steele, care of **DUKE K. SCHNEIDER**, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. **DUKE K. SCHNEIDER**, Esquire, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**GLAUM**, Robert Leroy, Sr., a/k/a Robert L. Glaum, Sr. a/k/a Robert L. Glaum, late of Coatesville. Linda Carol Glaum, care of **JAY G. FISCHER**, Esquire, 342 E. Lancaster Avenue, Downingtown, PA 19335, Executrix. **JAY G. FISCHER**, Esquire, Valocchi & Fischer, 342 E. Lancaster Avenue, Downingtown, PA 19335, atty.

**GLAZEBROOK**, Gloria, late of Tredyffrin Township. Louise Cook, care of **DAVID M. FREES, III**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DAVID M. FREES, III**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**KOLIMAGA**, Joan, late of Township of West Brandywine. Joseph Kolimaga, care of **MARITA M. HUTCHINSON**, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executor. **MARITA M. HUTCHINSON**, Esquire, Law Offices of Marita Malloy Hutchinson, 1197 Wilmington Pike, West Chester, PA 19382, atty.

**KUTLER**, Alice A., late of Exton. John Bender, care of **DOUGLAS A. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. **DOUGLAS A. KAUNE**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**LADY**, Everett Lee, late of Borough of West Chester. Margaret Ann Cole, care of **JENNIFER W. LEVY-TATUM**, Esquire, 803 W. Market Street, West Chester, PA 19382, Administratrix. **JENNIFER W. LEVY-TATUM**, Esquire, Binder & Canno, LLC, 803 W. Market Street, West Chester, PA 19382, atty.

**LIST**, Patricia Jane, late of Easttown Township, Chester Cty. Timothy R. Lawn, 1845 Walnut St., 20th Fl., Philadelphia, PA 19103, Administrator.

**MARSHALL**, Katherine E., late of West Chester/Westtown. Donald C. Lyons, 5 Hanover Drive, West Chester, PA 19382, Executor.

**MILLEY**, Daniel L., a/k/a Daniel Milley, late of Township of Lower Oxford. Brian Milley, care of JEAN WHITE E. JONES, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087, Executor. JEAN WHITE E. JONES, Esquire, Butera & Jones, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

**MYERS**, Donald R., late of Willistown Township. Robert A. Myers, 31 Knollbrook Circle, Malvern, PA 19355, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**PLUCK**, Leon G., a/k/a Leon Pluck, late of Borough of Modena. Ramona Pluck, care of JOHN F. MCKENNA, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executrix. JOHN F. MCKENNA, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

**RISSMILLER**, Julianne B., late of Township of Birmingham. Richard W. Rissmiller, care of MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, Law Offices of Marita Malloy Hutchinson, 1197 Wilmington Pike, West Chester, PA 19382, atty.

**SCHLERF**, Agnes B., a/k/a Agnes Beveridge Schlerf, late of Coatesville, West Brandywine Township. Steven Schlerf, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**SCUTTI**, Anthony J., late of Tredyffrin Township. Anita L. Sapalidis, 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.

**VINCINS**, Stephen M., late of Garden City Township. Janet L. Vincins, 13 Pelham Drive, Garden City, PA 19350, Executrix. DAVID J. BARTHOLF, Esquire, Bartholf Law Offices, LLC, 999 West Chester Pike, Suite 202, West Chester, PA 19382, atty.

**WILLIAMS**, Theresa A., late of Caln Township. Joseph J. Williams, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

### 3rd Publication

**BOND**, David Leroy, late of City of West Chester. Beverly J. Bove, P.O. Box 70, Avondale, PA 19311, Executrix. WILLIAM E. HOWELL, JR., Esquire, 110 East State Street, Kennett Square, PA 19348, atty.

**CALLAGHAN**, Louis J., late of Tredyffrin Township. Christine Dillon, 41 Miller Ave., Berwyn, PA 19312, Executrix.

**COTTER**, Marjorie L., a/k/a Marjorie Lockett Cotter, late of Borough of West Chester. Walter C. Cotter, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

**COWLES**, Sidney Clinton, Jr., late of Borough of Phoenixville. Susan Woolley, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**DUNN**, Thomas L., a/k/a Thomas L. Dunn, Sr. a/k/a Thomas Langhorne Dunn, late of Township of West Pikeland. Thomas L. Dunn, Jr. and Jonathan W. Dunn, care of C. THOMAS WORK, Esquire, 111 North 6th St., Reading, PA 19601, Executors. C. THOMAS WORK, Esquire, Stevens & Lee, 111 North 6th St., Reading, PA 19601, atty.

**ENGLE**, Sara Jane, late of Township of East Vincent. Dale A. Engle, Sr., 985 N. Franklin Street, Pottstown, PA 19464, Executor. LEE F. MAUGER, Esquire, Mauger & Meter, P.O. Box 698, Pottstown, PA 19464, atty.

**EPOLITO**, Andy J., late of Exton. Joanne L. Welsh, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**FARREN**, Margaret O., late of East Goshen Township. Olivia P. Erickson, 1350 Troon Lane, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, atty.

**HAFFELFINGER**, Frederick J., late of Wallace Township. Stephanie Haffelfinger, care of DENISE ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. DENISE ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**LAGUNILLA**, Juanito, M.D., late of Pottstown, North Coventry Township. Josefa Lagunilla, care of DONALD A. MANCINI, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, Executrix. DONALD A. MANCINI, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, atty.

**LAPELLA**, Charles, late of Phoenixville. DOUGLAS L. KAUNE, Esquire, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 289, Phoenixville, PA 19460, atty.

**MARIS**, William G, Jr., late of Pocopson Township. Thomas R. Maris, 1060 South Caln Rd., Coatesville, PA 19320 and Timothy A. Maris, 61 Bonnie Brae Rd., Spring City, PA 19475, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MARKLEY**, Earl Barry, late of Township of North Coventry. Elizabeth Albert, care of WILLIAM L. KINGSBURY, Esquire, 123 S. Broad St., Philadelphia, PA 19109, Executrix. WILLIAM L. KINGSBURY, Esquire, Montgomery, McCracken, Walker & Rhoads, LLP, 123 S. Broad St., Philadelphia, PA 19109, atty.

**MCMURRY**, Ruth H., late of Township of Kennett. Alan S. Berens, 212 Masalin Rd., Lincolnville, ME 04849, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

**MIENZENER**, Teresa A., late of Schuylkill Township. John B. Mienzenger, care of DOUGLAS L. KAUNE, Esquire, P.O. Box 289, Phoenixville, PA 19460, DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 289, Phoenixville, PA 19460, atty.

**MINISCI**, Charlotte, late of Willistown Township. Lawrence Minisci and Anthony Minisci, care of GARY C. BENDER, Esquire, 205 N. Monroe Street, P.O. Box 568, Media, PA 19063, Executors. GARY C. BENDER, Esquire, Forbes Bender Paolino & DiSanti, P.C., 205 N. Monroe Street, P.O. Box 568, Media, PA 19063, atty.

**MURPHY**, Thomas P., late of West Chester. Kevin J. Murphy, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**OLESKI**, Beverley N., a/k/a Beverly N. Oleski, late of West Caln Township. Jacqueline S. Houck, 686 Leeward Street, Coatesville, PA 19320, Katherine Allsopp, 3510 Oakmont Street, Philadelphia, PA 19136, and Benuel J. Allgyer, 6218 Plank Road, Narvon, PA 17555, Executors. KLING & FANNING, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**PECHARO**, Jeane C., late of Borough of Phoenixville. Diana Lynn Kurtas, 552 Park Road, Spring City, PA 19475-1632, Executrix. RONALD F. BRIEN, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.



**PIERCE**, Doris M., late of Kennett Square. Ronald S. Pierce, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**REBER**, Thomas W., late of Glenmoore. Darlene Wilton, care of L. THEODORE HOPPE, JR., Esquire, 2 South Orange Street, Ste. 215, Media, PA 19063, Executrix. L. THEODORE HOPPE, JR., Esquire, 2 South Orange Street, Ste. 215, Media, PA 19063, atty.

**SHALITTA**, Martha, late of Township of East Goshen. RONALD A. LUONGO, Esquire, 15 Paoli Plaza, Ste. H, Paoli, PA 19301, Executor. RONALD A. LUONGO, Esquire, Luongo Law Center, P.C., 15 Paoli Plaza, Ste. H, Paoli, PA 19301, atty.

**SHIRTZ**, Dorothy E., late of Township of East Nottingham. Deborah Golden Bradley, care of RICHARD H. ANDERSON, Esquire, 334 W. Front St. P.O. Box 942, Media, PA 19063, Executrix. RICHARD H. ANDERSON, Esquire, Friedman and Anderson, 334 W. Front St. P.O. Box 942, Media, PA 19063, atty.

**STEVENSON**, Elaine K., late of Phoenixville. Frederick Glisson, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

**TAYLOR**, Patricia A., late of Uwchlan Township. Joyce Irene Stroud Taylor, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**TRESTON**, John Matthew, III, late of West Chester. Sharon Treston-Magnacca, 3 Virginia Drive, Milford, MA 01757, Executrix. DONALD F. KOHLER, Esquire, Kohler Law Offices LLC, 27 South Darlington Street, West Chester, PA 19382, atty.

**YOUNG**, Patricia Hanley, late of Tredyffrin Township. Michael S. Dinney, Shea Law Offices, P.O. Box 128, Bryn Mawr, PA 19010, Executor. MICHAEL S. DINNEY, Esquire, Shea Law Offices, LLP, P.O. Box 128, Bryn Mawr, PA 19010, atty.

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### FICTITIOUS NAME

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

Teddy Kay, with its principal place of business at 230 Old Forge Crossing, Devon, PA 19333. The application has been (or will be) filed on: April 10, 2014.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: The Teddy Kay Music Company, 230 Old Forge Crossing, Devon, PA 19333. Alissa Saenz, Solicitor  
The Law Office of Alissa L. Saenz, LLC  
151 Fourth Ave.  
Phoenixville, PA 19460

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### NONPROFIT CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 4/2/2014, with respect to a proposed nonprofit corporation, SoundChecks, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose or purposes for which said corporation is organized is: to raise money for the arts and for any other purpose permitted by law.

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*Anthony Morris, Esquire*

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: ALAN ENTRIKEN : IN THE COURT OF COMMON PLEAS  
123 RISBON ROAD  
HONEY BROOK, PA 19344 : CHESTER COUNTY, PENNSYLVANIA

Premises: N & REAR TALBOTVILLE RD : NO. 12-07120  
1.5 AC

Tax Parcel: 22-1-20

**TO: ALAN ENTRIKEN**

## NOTICE OF PETITION FOR JUDICIAL TAX SALE

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500



*Anthony Morris, Esquire*

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE &amp; MORRIS, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: ALAN ENTRIKEN : IN THE COURT OF COMMON PLEAS  
123 RISBON ROAD  
HONEY BROOK, PA 19344 : CHESTER COUNTY, PENNSYLVANIA

Premises: NS TALBOTVILLE RD : NO. 12-07126  
2.5 AC

Tax Parcel: 22-4-40.1

**TO: ALAN ENTRIEN**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

*Anthony Morris, Esquire*

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE &amp; MORRIS, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: **MARJORIE E. HICKEY** : IN THE COURT OF COMMON PLEAS  
173 FREEDOM BOULEVARD  
COATESVILLE, PA 19320 : CHESTER COUNTY, PENNSYLVANIA

Premises: S OF ICEDALE RD : NO. 12-07128  
LOT

Tax Parcel: 22-11-30

**TO: MARJORIE E. HICKEY**

## NOTICE OF PETITION FOR JUDICIAL TAX SALE

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.

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610-429-1500

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118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: **DONALD TROYANO** : IN THE COURT OF COMMON PLEAS  
GREEN RIDGE ROAD  
GLENMOORE, PA 19343 : CHESTER COUNTY, PENNSYLVANIA

Premises: SS OF PA TURNPIKE : NO. 12-07134  
3.3 AC

Tax Parcel: 32-3-27

**TO: DONALD TROYANO**

## NOTICE OF PETITION FOR JUDICIAL TAX SALE

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.

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West Chester, PA 19380  
610-429-1500

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Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE &amp; MORRIS, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

**IN RE:**      **ANNA E. HUTTON**                                 : **IN THE COURT OF COMMON PLEAS**  
                2210 NASHVILLE ROAD  
                ROCHESTER MILLS, PA 15771                   : **CHESTER COUNTY, PENNSYLVANIA**

Premises: SS PENNSYLVANIA TPKE : NO. 12-07135  
1 AC S ½ LOT 6

Tax Parcel: 35-3-96.3

**TO: ANNA E. HUTTON**

## NOTICE OF PETITION FOR JUDICIAL TAX SALE

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.

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15 West Gay Street  
West Chester, PA 19380  
610-429-1500

*Anthony Morris, Esquire*

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE &amp; MORRIS, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: **HARLAND W. JOHNSON** : IN THE COURT OF COMMON PLEAS  
**HEATHER KRAMER**  
 1 BLACK HAWK CIRCLE : CHESTER COUNTY, PENNSYLVANIA  
 APT G-1  
 DOWNTOWN, PA 19335

Premises: SS PENNSYLVANIA TPKE : NO. 12-07136  
1 AC P/O LOT 7

Tax Parcel: 35-3-96.4

**TO: HARLAND W. JOHNSON & HEATHER KRAMER**

## NOTICE OF PETITION FOR JUDICIAL TAX SALE

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.

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15 West Gay Street  
West Chester, PA 19380  
610-429-1500

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Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE &amp; MORRIS, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

IN RE: SAMUEL BRYANT : IN THE COURT OF COMMON PLEAS  
LILLIE MAY BRYANT  
C/O WILLIAM T. DORSEY : CHESTER COUNTY, PENNSYLVANIA  
1435 MANOR ROAD  
COATESVILLE, PA 19320

Premises: W & REAR OLD WAGONTOWN : NO. 12-07138  
LOT

Tax Parcel: 38-2M-122

**TO: SAMUEL BRYANT & LILLIE MAY BRYANT**

## NOTICE OF PETITION FOR JUDICIAL TAX SALE

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.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-29-1500

**IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY  
CIVIL DIVISION  
NO. 2012-09567**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A5CB, Mortgage Pass-Through Certificates, Series 2006-E under the Pooling and Servicing Agreement dated April 1, 2006, Plaintiff vs. Estate of John R. McKinnon, c/o Catherine E. McKinnon a/k/a Catherine McKinnon, Administratrix, Catherine E. McKinnon a/k/a Catherine McKinnon, Administratrix of the Estate of John R. McKinnon, Russell V. McKinnon, Individually and as Known Heir of John R. McKinnon, Catherine E. McKinnon (Daughter), Known Heir of John R. McKinnon, Mary A. McKinnon, Known Heir of John R. McKinnon and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under John R. McKinnon, Last Record Owner, Defendants

TO: John R. McKinnon, Last Record Owner and Any and All Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under John R. McKinnon, Last Record Owner, Defendant(s), whose last known addresses are 400 Market Street, Oxford, PA 19363; 914 Stargazers Road, Coatesville, PA 19320; 200 North Creek Road, Landenberg, PA 19350 and 922 Stargazers Road, Coatesville, PA 19320.

**AMENDED COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-AFCB, Mortgage Pass-Through Certificates, Series 2006-E under the Pooling and Servicing Agreement dated April 1, 2006, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to 2012-09567, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 400 Market Street, Oxford, PA 19363, whereupon your property would be sold by the Sheriff of Chester County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.** Chester County Lawyer Referral Service, Chester County Bar Assoc., 15 W. Gay St., 2<sup>nd</sup> Fl., West Chester, PA 19381, 610.429.1500. Udren Law Offices, P.C., Attys. For Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, [856.669.5400](tel:856.669.5400)



**Notice of Action in Mortgage Foreclosure**

In the Court of Common Pleas of

Chester County, Pennsylvania

Civil Action – Law

No. 13-03284

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C, Plaintiff vs. Lowell L. Carson, Defendant  
To: Lowell L. Carson, Defendant, whose last known addresses are 755 E. 19<sup>th</sup> Avenue, Apt. 129, Denver, CO 80203 and 785 Country Club Road, Phoenixville, PA 19460.

Your house (real estate) at 785 Country Club Road, Phoenixville, PA 19460, is scheduled to be sold at the Chester County Sheriff's Sale on June 13, 2014 (Postponed from May 15, 2014) at 11:00 a.m. in the Chester County Justice Center, 201 W. Market St., West Chester, PA 19380, to enforce the court judgment of \$372,887.43, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN, tract or piece of land, situate partly in the Township of Schuylkill and partly in the Township of Tredyffrin, County of Chester and State of PA, bounded and described in accordance with a survey and plan thereof made by Earl R. Ewing, Surveyor of Phoenixville, PA dated 12/1/1947 as revised as revised as follows, to wit: BEGINNING at a spike in the bed of the public road leading from Paoli to Perkiomen Junction; thence

extending along a line in the bed of said public road, along land of George Henzie, North 20 degrees 37 minutes East 51.07 feet to a point; thence extending South 69 degrees 23 minutes East 217.81 feet to a point in line of land of Paul H. Lemen's land South 20 degrees 37 minutes West 2.69 feet to a point in line of land of Engles' thence extending said Engles' land, said line being the line which separates the Township of Schuylkill and the Township of Tredyffrin, South 75 degrees 13 minutes West 20.71 feet to a point; thence extending still by said Engles' land South 23 degrees 39 minutes East 24.18 feet to a point another corner of land of Paul M. Lemen; thence extending along said Lemen's land, South 20 degrees 37

minutes West 77.06 feet to a point; thence extending still by said Lemen's land, North 69 degrees 23 minutes West 149.69 feet to an iron pin, set at a corner of land of B.C. Umbach; thence extending along said Umbach's land, North 28 degrees 58 minutes West 89.46 feet to the first mentioned spike being the place of beginning. PREMISES BAND ALSO ALL THAT CERTAIN tract or parcel of ground, Situate in Schuylkill Township, Chester County, PA bounded and described according to a survey of Earl E. Ewing, Registered Surveyor, dated 10/19/1956 as follows: BEGINNING at a point in the center of Country Club Road and on a line dividing Schuylkill Township and Tredyffrin Township, being a corner of line of Paul H. Lemen; thence along center line of Country Club Road North 19 degrees 52 minutes East 115.61 feet to a spike; thence along line now or late of Paul Lemen, South 34 degrees 49 minutes 30 seconds East 89.95 feet to an iron pin; thence South 68 degrees 57 minutes 20 seconds West, 97.15 feet to the first mentioned point and place of beginning. EXCEPTING THEREFROM AND THEREOF the following described parcel of ground taken of condemnation by the Government of United States as and for a right of way to promises of the United States now used for guided missile center as follows: BEGINNING at a point in the center of the Country Club Road and a line dividing Schuylkill Township and Tredyffrin Township and the Westernmost corner of lands now or formerly of Paul H. Lemen and in a boundary of lands now or formerly of B.C. Umbach; thence from the said point of beginning and running over and across said

Umbach lands and with the center line of the aforesaid Country Club Road, North 29 degrees 32 minutes East 33.36 feet; thence leaving said center line of Country Club Road and continuing over and across the aforesaid Umbach lands, South 53 degrees 25 minutes East 37.47 feet to the aforementioned Township lines and the aforesaid lands of Paul H. Lemen; thence running with said Township line and binding said Lemen lands, South 80 degrees 9 minutes 45.56 feet to the point and place of beginning. BEING UPI Number 27-8-38. BEING THE SAME PREMISES WHICH Christopher P. Sharpless and Teresa M. Sharpless, Husband and Wife by Indenture dated the 27th day of June 2001 and Recorded June 12, 2001 in and for the Chester County Recorder of Deeds Office, Commonwealth of Pennsylvania, granted and conveyed unto Lowell L. Carson and Gayle L. Carson, husband and wife, in fee. PROPERTY SOLELY

ASSESSED IN SCHUYLKILL TOWNSHIP. BEING KNOWN AS: 785 Country Club Road, Phoenixville, PA 19460. PROPERTY ID NO.: 27-8-38. TITLE TO SAID PREMISES IS VESTED IN Lowell L. Carson , as Sole owner BY DEED FROM Lowell L. Carson and Gayle L. Carson DATED 07/26/2006 RECORDED 08/09/2006 IN DEED BOOK 6921 PAGE 2078. Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

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**3<sup>rd</sup> Publication**

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

IN RE: R.M.T.

Case Number: AD-14-0014

**TO: John Doe**

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Amanda Leombrone have to a male minor child, R.M.T. (d.o.b. 3/23/12), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, May 13, 2014, at 9:00 o'clock A.M., Honorable John L. Hall, in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

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

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

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

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, May 15, 2014** 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, June 16, 2014**. 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 made payable to Sheriff of Chester Co. & due twenty-one (21) days from the date of sale by 2PM.**

**CAROLYN B. WELSH, SHERIFF**

**1st Publication**

**SALE NO. 14-5-390**  
**Writ of Execution No. 2012-08016**  
**DEBT \$275,650.74**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, Pa., dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in Plan File No. 15204 as follows, to wit:

BEGINNING at a point on the northerly side of Elizabeth Court, said point being a corner of Lot E; thence extending from said beginning point along Elizabeth Court north 49 degrees 20 minutes 10 seconds west, 38 feet to a point, a corner of Lot No. 105; thence extending along same north 40 degrees 39 minutes 50 seconds east, 123.50 feet to a point, a corner of Lot No. 92; thence extending along same south 49 degrees 20 minutes 10 seconds east, 38 feet to a point, a corner of Lot E; thence extending along same south 40 degrees 39 minutes 50 seconds west, 123.50

feet to the first mentioned point and place of beginning.

BEING Lot No. 104 as shown on said Plan.

BEING Parcel No. 35-3-237

TITLE to said premises is vested in Sheri L. Balut by Deed from Fortress Pennsylvania LLC, a Delaware Limited Liability Company dated August 16, 2000 and recorded August 21, 2000 in Deed Book 4804, Page 2220.

PREMISES being known as: 108 Elizabeth Court, Malvern, Pennsylvania 19355

TAX I.D. #: 35-3-237

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, Pennsylvania 19355

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

**SALE NO. 14-5-391**  
**Writ of Execution No. 2013-06891**  
**DEBT \$432,937.36**

PROPERTY situate in Borough of Honeybrook

TAX Parcel #22-11-10.4

IMPROVEMENTS thereon: residential dwelling.

SOLD as the property of: Tara D. Fink and Bradley E. Fink

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **TARA D. FINK and BRADLEY E. FINK**

SALE ADDRESS: 93 Crystal Lane, Honey Brook, PA 19344

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

**SALE NO. 14-5-393**  
**Writ of Execution No. 2012-08767**  
**DEBT \$176,416.36**

ALL THAT CERTAIN parcel of land, situated in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Property of the Estate of H. Edwin Brown, made by George E. Regester, Jr. and Sons, Inc., dated June 14, 1982 and recorded as Plan #4061 as follows:

BEGINNING at a point in or near the bed of Public Road L.R. 15074 known as Marlboro Road, said point of beginning being the northwest-

erly corner of land now or late of George M. Cloud and the northeasterly corner of the about to be described parcel; thence from said point of beginning and extending along said land of Cloud, south 04 degrees 54 minutes 51 seconds west, 417.55 feet to a point indicated by a nail in a tree as on said Plan, a corner of land now or late of C. G. S. Corporation; thence along said land of said Corporation, north 87 degrees, 50 minutes 47 seconds west, 168.76 feet to an iron pin, a corner of Parcel B as shown on said Plan; thence extending along said Parcel B north 00 degrees 30 minutes 11 seconds east, 547.77 feet to an iron pin in or near the bed of the aforementioned Marlboro Road; thence extending along or through said road, south 55 degrees 19 minutes 37 seconds east 242.70 feet to the first mentioned point and place of beginning.

CONTAINING 2.070 acres be the same more or less.

BEING Parcel A on said Plan

BEING known as 312 Marlboro Rod

BEING the same premises which Miles A. Schuman a/k/a Miles Schuman and Monica Herzog, his wife, by Deed dated April 1, 1997 and recorded on April 3, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4159 Page 0157 & Instrument #17471, granted and conveyed unto Miles A. Schuman and Monica Herzog, husband and wife.

PARCEL No. 61-2-128.3

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

VS

DEFENDANT: **MILES SCHUMAN  
a/k/a MILES A. SCHUMAN and MONICA  
HERZOG**

SALE ADDRESS: 312 Marlboro  
Road, Kennett Square, PA 19348

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

**SALE NO. 14-5-394**

**Writ of Execution No. 2013-08832**

**DEBT \$153,378.36**

PROPERTY situate in the Phoenixville  
Borough, Chester County, Pennsylvania

BLR# 15-05-0251

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **SAMUEL C.  
HELLER, IV**

SALE ADDRESS: 328 Emmett Street,

Phoenixville, PA 19460-3158

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

**SALE NO. 14-5-395**

**Writ of Execution No. 12-08133**

**DEBT \$245,190.52**

PROPERTY situate in Downingtown  
Borough, Chester County, Pennsylvania

BLR# 11-08-0157.060

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **ALLAN LEVINE  
and SHIRLEY LEVINE a/k/a SHIRLEY  
REBECCA BARRIER**

SALE ADDRESS: 323 William Taft  
Avenue, Downingtown, PA 19335

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

**SALE NO. 14-5-396**

**Writ of Execution No. 2012-09949**

**DEBT \$113,587.68**

PROPERTY situate in Township of  
Tredyffrin

TAX Parcel #53-5-672

UPI # 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 Old Forge Crossing, Devon,  
PA 19333

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

**SALE NO. 14-5-397**  
**Writ of Execution No. 2013-11101**  
**DEBT \$391,740.38**

PROPERTY situate in Phoenixville  
Borough, Chester County, Pennsylvania  
BLR# 15-3A-79

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **FRANCIS KAMON**  
**and ROBINA MONTAGUE a/k/a ROBINA**  
**ANN MONTAGUE**

SALE ADDRESS: 1004 Winding  
River Lane, Phoenixville, PA 19460-3182

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

**SALE NO. 14-5-398**  
**Writ of Execution No. 2010-10441**  
**DEBT \$107,805.19**

ALL THAT CERTAIN tract or parcel  
of land situate in East Coventry Township, County  
of Chester, Commonwealth of Pennsylvania,  
bounded and described in accordance with a Plan  
of Lots as laid out for Robert D. Taylor and Janet  
H. Taylor, and W. Howard Montgomery and Carol  
H. Montgomery, as of April 3, 1965, by Ralph E.  
Shaner & Son Engineering Co., and more fully  
described as follows, to wit:

BEGINNING at a corner lands Edward  
John, Jr., said point being in the middle of School  
House Road (legal width of 33 feet, given width by  
Lot Plan of 50 feet); thence along the middle of  
said School House Road by lands formerly owned  
by Knute T. Rondum north 43 degrees 11 minutes  
east 250.00 feet to a corner other lands of the  
grantor; thence along the same south 46 degrees 49  
minutes east 261.36 feet to a corner and south 43  
degrees 11 minutes west 251.52 feet to a corner of  
line lands Edward John, Jr.; thence along the same  
north 46 degrees 29 minutes west 261.36 feet to a  
corner and place of beginning.

CONTAINING 1.50 acres of land and  
being all of Lot #32 of a Plan of Lots as laid out by  
Robert D. Taylor and Janet H. Taylor, his wife, and  
W. Howard Montgomery and Carol R.  
Montgomery, his wife, as of April 3, 1965 and  
recorded in the Court House, West Chester,  
Pennsylvania, in Plan Book No. 21, Page No. 30,  
as of September 2, 1965.

BEING Chester County Tax Parcel 18-  
4-103.32

BEING the same premises which Barry

E. Shuman and Sandra R. Shuman by Deed dated  
March 6, 1982 and recorded May 24, 1993 in the  
Office of the Recorder of Deeds in and for Chester  
County, Pennsylvania in Record Book 3558, Page  
2009, granted and conveyed unto Sandra R.  
Shuman.

TO be sold as the premises of Sandra  
R. Shuman a/k/a Sandra R. Sinclair.

IMPROVEMENTS to property: resi-  
dential dwelling

PLAINTIFF: Susquehanna Bank  
VS

DEFENDANT: **SANDRA R. SHU-**  
**MAN a/k/a SANDRA R. SINCLAIR**

SALE ADDRESS: 643 Schoolhouse  
Road, East Coventry Township, Pottstown, PA

PLAINTIFF ATTORNEY: **WILLIAM**  
**F. COLBY, JR., and KEITH MOONEY, ESQ.,**  
**610-898.7155**

**SALE NO. 14-5-399**  
**Writ of Execution No. 2012-06466**  
**DEBT \$200,623.62**

PROPERTY situate in Township of  
Sadsbury

TAX Parcel #37-4-40.7

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Green Tree Consumer  
Discount Company  
VS

DEFENDANT: **IRINA G. WASSON**  
**and PAVEL R. YANBEKOV**

SALE ADDRESS: 202 Fox Trail,  
Parkesburg, PA 19365

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

**SALE NO. 14-5-400**  
**Writ of Execution No. 2012-10190**  
**DEBT \$321,089.41**

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

BLR# 30-2N-185

IMPROVEMENTS thereon: residential  
dwelling

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

VS

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

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

**SALE NO. 14-5-401**  
**Writ of Execution No. 2013-10285**  
**DEBT \$361,652.97**

PROPERTY situate in Franklin Township, Chester County, Pennsylvania  
BLR# 72-4H-71  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **SAUNDRA L. HARRIS a/k/a SAUNDRA LYNN HARRIS a/k/a SAUNDRA L. STAYTON**

SALE ADDRESS: 213 Willow Way, Lincoln University, PA 19352-1224

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

**SALE NO. 14-5-402**  
**Writ of Execution No. 2012-13108**  
**DEBT \$301,443.65**

PROPERTY situate in the Township of East Fallowfield, Chester County, Pennsylvania  
BLR# 47-4-473  
IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **ION DAN and MARIA DAN**

SALE ADDRESS: 103 South Governor Way, Coatesville, PA 19320-4363

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

**SALE NO. 14-5-403**  
**Writ of Execution No. 2012-13212**  
**DEBT \$439,146.04**

PROPERTY situate in Upper Uwchlan Township, Chester County, Pennsylvania  
BLR# 32-2-77  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: RBS Financial Products, Inc.

VS

DEFENDANT: **PAUL D. NOGRADY**

**and JULIA NOGRADY**

SALE ADDRESS: 1919 Cavalier Lane, Chester Springs, PA 19425-3872

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

**SALE NO. 14-5-404**  
**Writ of Execution No. 2010-02850**  
**DEBT \$355,566.19**

PROPERTY situate in West Goshen Township, Chester County, Pennsylvania  
BLR# 52-6E-52

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association, S/B/M/T Chase Home Finance LLC, S/B/M/T Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **MICHAEL C. ZEMINSKI and AMY P. ZEMINSKI**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382-5764

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

**SALE NO. 14-5-405**  
**Writ of Execution No. 2011-05814**  
**DEBT \$12,019.11**

ALL THAT CERTAIN unit designated as Unit No. 303 Building 3 being a Unit in Worington Commons Condominium, a condominium in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania which Unit is designated on the Declaration of Worington Commons Condominium dated February 7, 1986 recorded April 3, 1986 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 247 Page 420 and as in Amendments to Declaration of Worington Commons Condominium recorded in Record Books 291 Page 267; 932 page 51; 630 page 272 and 717 pages 190 & 130 and as in By-Laws of Worington Commons Condominium Association dated February 7, 1986 recorded April 3, 1986 in Record Book 247 Page 492.

BEING Unit No. 303 Building 3 Worington Commons Condominium.

BEING known as No. 303 Worington Drive.

BEING Parcel No: 54-8-824.

BEING the same premises which Anthony B. Luca and Nadezhda Luca by Indenture bearing date the 19th day of February A.D. 1999

and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on 19th Day of February, 1999 in Book 4511 Page 1135 granted and conveyed unto Stephen E. Moore, in fee.

PLAINTIFF: Worington Commons Condominium Association

VS

DEFENDANT: **STEPHEN E. MOORE**

SALE ADDRESS: 303 Worington Drive, West Chester, PA 19382

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

**SALE NO. 14-5-408**

**Writ of Execution No. 2013-03284**

**DEBT \$372,887.43**

ALL THAT CERTAIN lot of land situate in partly in the Township of Schuylkill and partly in the Township of Tredyffrin, Chester County, Pennsylvania:

TAX Parcel No.: 27-8-38

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C

VS

DEFENDANT: **LOWELL L. CARSON**

SALE ADDRESS: 785 Country Club Road, Phoenixville, PA 19460

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

**SALE NO. 14-5-407**

**Writ of Execution No. 2011-05233**

**DEBT \$336,828.11**

ALL THAT CERTAIN lot or piece of ground situate in the East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a detached, two story, single family, residential dwelling. Being more fully described in Chester County Deed Book Volume 5378, at Page 2373.

TAX Parcel No. 47-4-320

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF2

VS

DEFENDANT: **WILLIAM H. WRIGHT and DEBORAH N. WRIGHT**

SALE ADDRESS: 92 Arden Lane,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**

**SALE NO. 14-5-408**

**Writ of Execution No. 2013-09314**

**DEBT \$258,178.74**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania  
BLR# 39-4-528

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **TIFFANY A. TALIAFERRO a/k/a TIFFANY TALIAFERRO**

SALE ADDRESS: 2713 Stockley Lane, Downingtown, PA 19335-6017

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

**SALE NO. 14-5-409**

**Writ of Execution No. 2012-05156**

**DEBT \$191,929.82**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, county of Chester, Commonwealth of Pennsylvania. Having erected thereon a attached, 2-1/2 story, single family residential dwelling. Being more fully described in Chester County Deed Book Volume 6243, at Page 1060.

TAX Parcel No. 41-5Q-90

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4

VS

DEFENDANT: **SEAN McLAUGHLIN a/k/a SEAN M. McLAUGHLIN and CHRISTINA McLAUGHLIN a/k/a CHRISTINA HUBBARD McLAUGHLIN**

SALE ADDRESS: 233 Corwen Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**



**SALE NO. 14-5-410**  
**Writ of Execution No. 2013-11497**  
**DEBT \$256,287.42**

ALL THAT CERTAIN message and tract of land situate in Londonderry Township, Chester County, Pennsylvania, bounded and described according to a survey of S. Pusey Morrison, dated May 21, 1959, as follows:

BEGINNING at a point in the center of Highway No. 41; said point located north 57 degrees 32 minutes west 253.5 feet from the center of drain culvert under said highway, thence along said highway, north 57 degrees 31 minutes west 163.5 feet to a point, thence leaving said highway, and along the land of J. Vincent, north 29 degrees east 152 feet to a iron pipe, thence north 3 degrees 54 minutes east 50 feet to a steel pin, thence along other land of R. W. Hood, south 62 degrees 27 minutes east 177 feet to a steel pin, thence south 27 degrees 14 minutes wet 206.7 feet passing over a steel pin along the edge of said highway to the center of same.

BEING Parcel #46-03-0060.010

BEING UPI #46-3-60.1

BLR# 46-3-60.1

BEING the same premises which Kenneth G. Cross and Patricia Cross, individually and as trustees to the Kenneth G. Cross and Patricia Cross Revocable Living Trust dated 11/8/2006 granted and conveyed unto Timothy Daddario and Carina B. Daddario, husband and wife by Deed dated May 18, 2006 (acknowledged May 18, 2007) and recorded May 29, 2007 in Chester County Record Book 7170, Page 1629 for the consideration of \$198,000.00.

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

VS

DEFENDANT: **CARINA B. DADDARIO and TIMOTHY DADDARIO**

SALE ADDRESS: 2199 Gap Newport Pike, Cochranville, PA 19330

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

**SALE NO. 14-5-411**  
**Writ of Execution No. 2013-10951**  
**DEBT \$96,257.69**

PROPERTY situate in Valley Township, Chester County, Pennsylvania

BLR# 38-5C-87

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **MICHELLE L. MARTIN**

SALE ADDRESS: 923 Madison Street, Coatesville, PA 19320-2805

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

**SALE NO. 14-5-412**  
**Writ of Execution No. 2013-04457**  
**DEBT \$483,035.45**

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania

BLR# 33-5L-4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **HUGH G. GIBBONS and PAMELA J. GIBBONS a/k/a PAMELA JEAN GIBBONS**

SALE ADDRESS: 701 Brainerd Road, Exton, PA 19341-1910

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

**SALE NO. 14-5-413**  
**Writ of Execution No. 2012-07203**  
**DEBT \$476,649.63**

ALL THAT CERTAIN parcel of real property located in the Township of East Goshen, County of Chester and Commonwealth of PA., being House No. 1649 as more fully defined and described in (a) that certain Declaration of Covenants and Easements for the Village of Yardley, recorded in the Recorded of Deeds Office of Chester County, Pennsylvania in Record Book 4656 Page 2006, et seq. together with any supplements and amendments thereto heretofore recorded in the said Recorder's Office (hereinafter as so amended, being referred to as the "Village Declaration") and (b) that certain plan of Yardley Village made by Pennoni Associates as Plan No. together with any amendments thereto heretofore recorded in the said Recorder's Office (hereinafter as so amended, being referred to as the Village Plan) (such parcel of real property being hereinafter referred to as the "Premises").

ALSO being known as Lot Number

513

BLR No.: 53-3-465

BEING known as: 1649 Yardley Drive,  
West Chester, PA 19380.

BEING the same premises which K. Hovnanian at Hershey's Mill, Inc., a Pennsylvania Corporation, by Deed dated September 26, 2001 and recorded October 4, 2001 in and for Chester County, Pennsylvania, in Deed Book Volume 5079, Page 425, granted and conveyed unto John J. Duffy and Marie T. Duffy, as tenants by the entirety.

PLAINTIFF: HSBC Bank USA,  
National Association as Trustee for Wells Fargo  
Asset Securities Corporation, Mortgage Pass-  
Through Certificates, Series 2006-18

VS

DEFENDANT: **JOHN J. DUFFY and  
MARIE T. DUFFY**

SALE ADDRESS: 1649 Yardley  
Drive, West Chester, PA 19380

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

**SALE NO. 14-5-414**

**Writ of Execution No. 2012-00425**

**DEBT \$190,067.26**

ALL THAT CERTAIN tract of land upon which is build a dwelling house known as No. 29 Remington Avenue, South Coatesville, Chester County, Pennsylvania, bounded and described according to a description made by J.W. Harry, C.E. November 27, 1948, as follows:

BEGINNING at a point in the southerly line of a 50 feet wide street known as Remington Avenue, distant 170 feet measured eastwardly along said southerly line of Remington Avenue from a concrete monument at its point of intersection with the westerly line of a 30 feet wide walk said point of beginning, being a northeast corner of remaining land of Lot No. 4 of Block No. 8 as laid out on a lot plan of Midvale Development by Midvale Street Ordinance Company; thence along said southerly line of Remington Avenue, north 46 degrees 40 minutes east 80 feet to a point at the northwest corner of remaining land of Lot No. 6 of Block No. 8 of said development; thence along the westerly line of said remaining land of said Lot No. 6 south 43 degrees 20 minutes east 100 feet to a point in the northerly line of Lots Nos. 25 and 26 of Block No. 8 of said development, south 46 degrees 40 minutes west 80 feet to a point at the southeast corner of said remaining land of Lot No. 4; thence along the easterly line of said remaining land of Lot 4, north 43 degrees 20 min-

utes west, 100 feet to the place of beginning.

CONTAINING 8,000 square feet of land be the same more or less.

THE tract herein described comprises all of Lot No. 5 and the easterly one half of Lot No. 4 and the westerly one half of Lot No. 6 of Block No. 8 as laid out on a Plan of Midvale Development by Midvale Steel and Ordinance Company, August 14, 1919.

BEING UPI No. 9-3-45

TITLE to said premises vested in Donna R. Maska, as sole owner by Deed from Casabella Restorations, LLC dated 10/27/2006 and recorded 10/30/2006 in the Chester County Recorder of Deeds in Book 6992, Page 2159.

PLAINTIFF: Wells Fargo Bank,  
National Association, as Trustee for the Holders of  
Morgan Stanley ABS Capital I Inc., Trust 2007-  
HE4, Mortgage Pass-Through Certificates, Series  
2007-HE4

VS

DEFENDANT: **DONNA R. MASKA**  
SALE ADDRESS: 29 Remington  
Avenue a/k/a 29 Remington Avenue,  
Coatesville, PA 19320

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

**SALE NO. 14-5-415**

**Writ of Execution No. 2011-07193**

**DEBT \$243,925.46**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Thornbury, County of Chester and Commonwealth of PA, bounded and described according to a final subdivision plan of Timberline, made by Robert F. Harsch and Associates, Inc., Consulting Engineers of West Chester, PA, dated 3/28/1978, last revised 9/27/1978, as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Timberline Trail said point being measured the arc distance of 25.61 feet along the arc of a circle curving to the right having a radius of 20 feet from a point of curve of reverse curve on the westerly proposed right of way line of Concord Road (T-452) as shown on said Plan; thence extending from said beginning point continuing along the northerly side of said Timberline Trail the 2 following courses and distances: (1) south 33 degrees 56 minutes 21 seconds west 167.42 feet to a point of curve and along the arc of a circle curving to the right having a radius of 153.34 feet the arc distance of 104.51 feet to a point the southeasterly corner of Lot 14 as shown

on said Plan; thence extending along said Lot 14 north 25 degrees 52 minutes 9 seconds west 409.15 feet to a point in line of lands now or late of Thomas A. Dunbar, Inc.; thence extending along the same north 50 degrees 55 minutes 52 seconds east 259.89 feet to a point on the westerly proposed right of way line of Concord Road (T-452) as shown on said Plan; thence extending along said proposed right of way line the 2 following courses and distances: (1) south 25 degrees 11 minutes 30 seconds east 296.43 feet to a point of curve; and (2) along the arc of a circle curving to the left having a radius of 190.63 feet the arc distance of 47.36 feet to a point of reverse curve on the northerly side of said Timberline Trail; thence extending along the same on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 25.61 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on said Plan.

BEING UPI No. 66-4-18.5.

PLAINTIFF: TD Bank, N.A.,  
Successor by Merger to Commerce Bank, N.A.,  
Successor of Commerce Bank/PA, N.A.

VS

DEFENDANT: **ANTHONY J. FERRARO and SYDNEY M. FERRARO**

SALE ADDRESS: 530 Timberline Trail, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC, 610-532-4222**

**SALE NO. 14-5-416**

**Writ of Execution No. 2013-10513**

**DEBT \$122,315.24**

PROPERTY situate in Oxford Borough, Chester County, Pennsylvania

BLR# 6-5-40.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LINDA SNYDER**

SALE ADDRESS: 440 Park Street, Oxford, PA 19363-1536

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

**SALE NO. 14-5-417**

**Writ of Execution No. 2013-07996**

**DEBT \$65,110.40**

PROPERTY situate in Coatesville City, Chester County, Pennsylvania

BLR# 16-6-254

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **AUDRA A. COBLE a/k/a AUDRA COBLE and CHRISTOPHER W. COBLE a/k/a CHRISTOPHER COBLE**

SALE ADDRESS: 747 East Diamond Street, Coatesville, PA 19320-3328

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

**SALE NO. 14-5-419**

**Writ of Execution No. 2013-01574**

**DEBT \$158,868.33**

PROPERTY situate in North Coventry Township, Chester County, Pennsylvania

BLR# 17-3D-116

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **PATRICIA A. KARPINSKI and EDWARD M. KARPINSKI a/k/a EDWARD M. KARPINSKI, III**

SALE ADDRESS: 181 East Main Street, Pottstown, PA 19465-7041

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

**SALE NO. 14-5-420**

**Writ of Execution No. 2013-01238**

**DEBT \$407,208.02**

PROPERTY situate in Elk Township, Chester County, Pennsylvania

BLR# 70-4-55.8

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC4, Asset Backed Pass-Through Certificates, Series 2006-WMC4

VS

DEFENDANT: **STEVEN L. JENNINGS and JOHN A. PALMER, JR.**

SALE ADDRESS: 345 Blake Road, Oxford, PA 19363-2255

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

**SALE NO. 14-5-421**  
**Writ of Execution No. 13-11930**  
**DEBT \$143,032.50**

PROPERTY situate in Spring City  
 Borough, Chester County, Pennsylvania  
 BLR# 14-4-485  
 IMPROVEMENTS thereon: residential  
 dwelling

PLAINTIFF: JPMorgan Chase Bank,  
 National Association  
 VS

DEFENDANT: **JOANN M. PILDIS**  
 SALE ADDRESS: 226 Chestnut  
 Street, Spring City, PA 19475-1919  
 PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-5-422**  
**Writ of Execution No. 2013-03487**  
**DEBT \$76,060.05**

OWNER(S) of property situate in the  
 Township of Valley, County of Chester and State  
 of Pennsylvania

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$77,557.47  
 BY virtue of a Writ of Execution No.  
 13-03487

BLR# 38-2Q-72, 38-2Q-73  
 PLAINTIFF: HSBC Bank USA,  
 National Association, as Trustee for Nomura Asset  
 Acceptance Corporation Mortgage Pass-Through  
 Certificates, Series 2006-AF1

VS  
 DEFENDANT: **LEONA SIMS**  
 SALE ADDRESS: 105 Barber Avenue,  
 Coatesville, PA 19320-2601

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

**SALE NO. 14-5-423**  
**Writ of Execution No. 13-01915**  
**DEBT \$195,976.45**

PROPERTY situate in Township of  
 Valley  
 TAX Parcel #38-5F-87  
 IMPROVEMENTS: a residential  
 dwelling

SOLD as the property of: Lori Ann  
 Vorgang

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

Servicing, LP  
 VS  
 DEFENDANT: **LORI ANN VOR-**  
**GANG**

SALE ADDRESS: 1332 Valley Road,  
 Coatesville, PA 19320

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

**SALE NO. 14-5-424**  
**Writ of Execution No. 2013-01277**  
**DEBT \$142,398.61**

PROPERTY situate in East Whiteland  
 Township

TAX Parcel #42-7A-22  
 IMPROVEMENTS: a residential  
 dwelling

SOLD as the property of: Suzette Lotz  
 and Robert W. Lotz

PLAINTIFF: Bank of America, N.A.  
 VS  
 DEFENDANT: **SUZETTE LOTZ**  
**and ROBERT W. LOTZ**

SALE ADDRESS: 91 Rosemont  
 Avenue, Malvern, PA 19335

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

**SALE NO. 14-5-426**  
**Writ of Execution No. 2013-07516**  
**DEBT \$161,236.11**

ALL THAT CERTAIN messuage and  
 lot of land situate in Valley Township, Chester  
 County, Pennsylvania, being parts of Lots Nos. 10  
 and 11 on a Plan of Lots called "West Coatesville"  
 which plan is recorded in the Recorder's Office of  
 Chester County in Map Book No. 4, Page 36.

BOUNDED and described as follows:  
 BEGINNING at a point on the eastern  
 line of Park Avenue one foot south of the boundary  
 line between Lots Nos. 9 and 10 on said Plan;  
 thence southwardly along the eastern line of said  
 Avenue a distance of twenty-nine feet to a stake;  
 and extending eastwardly between parallel lines of  
 twenty-nine feet in width at right angles to said  
 Avenue, a distance of one hundred four feet; the  
 north line thereof passing through the division wall  
 between the messuage hereby conveyed and the  
 one immediately on the north.

BOUNDED on the north by land now  
 or late of Carl J. Saalbach; on the south by land  
 now or late of Drusilla Clark and Irvin Clark; on  
 the east by lots designated on said plan and on the  
 west by Park Avenue.

BEING the same premises which Jeanette H. Reynolds by Randall L. Reynolds, Co. Agent and Bruce E. Reynolds, Co Agent, duly appointed by Durable Power of Attorney by Deed dated 04-28-06 and recorded 05-03-06 in Chester County in Record Book 6832 Page 167 conveyed unto Israel Torres and Anna Torres, husband and wife, as tenants by the entirety, in fee.

UPI #38-5F-129

TITLE to said premises vested in Kimberly A. Jackson by Deed from Israel Torres and Anna Torres dated 04/27/2007 and recorded 05/01/2007 in the Chester County Recorder of Deeds in Book 7146, Page 1947.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **KIMBERLY A. JACKSON**

SALE ADDRESS: 19 South Park Avenue, Coatesville, PA 19320

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

**SALE NO. 14-5-427**

**Writ of Execution No. 2012-01798**

**DEBT \$260,449.60**

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

TAX Parcel No.: 41-5-1361

PLAINTIFF: Homeward Residential, Inc., F/K/A American Home Mortgage Servicing, Inc.

VS

DEFENDANT: **MARYJO ANDERSON**

SALE ADDRESS: 430 Hartford Square, West Chester, PA 19380

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

**SALE NO. 14-5-428**

**Writ of Execution No. 2013-05992**

**DEBT \$184,887.52**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Bonnie Blink, Planned Residential Development, made by Yerkes Associates, Inc., dated 10/23/1980 and last revised 5/14/1981 and recorded at Chester County as Plan No. 3813 as follows, to wit:

BEGINNING at an interior point on the

south side of Walnut Springs Court, a corner of Unit No. 266 on said Plan; thence extending from said beginning point and along Walnut Springs Court, south 67 degrees 11 minutes east, 20 feet to a point, a corner of Unit No. 264 on said Plan; thence extending along same south 22 degrees 49 minutes west, crossing a 20 feet wide sanitary sewer easement 100 feet to a point; thence extending north 67 degrees 11 minutes west, 20 feet to a point, a corner of Unit No. 266, aforesaid; thence extending along same, north 22 degrees 49 minutes east, recrossing said easement 100 feet to the first mentioned point and place of beginning.

BEING Unit No. 265 on said Plan.

CONTAINING in area 2,000 square feet.

BEING Chester County Tax Parcel No. 41-5M-263.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **POLLY R. KALESH**  
SALE ADDRESS: 265 Walnut Spring Court, West Chester, Pennsylvania 19380

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

**SALE NO. 14-5-429**

**Writ of Execution No. 11-09877**

**DEBT \$240,464.85**

ALL THAT CERTAIN tract of land partly woodland. Situate in the Township of West Sadsbury, County of Chester, State of Pennsylvania. Bounded and described as follows:

BEGINNING at a stone heap a corner of Arthur Stern land and extending thence by lands of Harry Reeser north forty four and one half degrees west twenty nine and fifteen hundredths perches to a stone heap, thence south eighty five degrees east thirty seven perches to a stone heap. Thence south eighteen and a half degrees east, thirteen and six tenths perches to a stone heap in line of Arthur Stern's land aforesaid. Thence by the latter south seventy eight degrees west twenty one and one tenth perches to the place of beginning.

CONTAINING three acres and fifteen perches of land more or less.

BEING the same premises which Matilda Killinger, by Deed dated June 12, 1975 and recorded in the Office of the Recorder of Deeds in Chester County, PA in Record Book U-45, Page 303, granted and conveyed unto Herbert Hoover Killinger, Elizabeth Ann Killinger and Reuben Charles Killinger.

EXCEPTING and reserving therefrom premises as set forth in Record Book 851, Page

257.

UNDER and subject to rights granted to The Bell Telephone Company as set forth in Record Book 2612, Page 29.

ALSO subject to Deed of Easement as set forth in Record Book 133, Page 548.

TAX I.D. #: 28-7-1.1

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America N.A. as Successor by Merger to LaSalle Bank N.A. as Trustee for the Holders of the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AHL1

VS

DEFENDANT: **WILLIAM A. KILLINGER and ROSSANNE B. KILLINGER**

SALE ADDRESS: 363 Octorara Trail, Gap, Pennsylvania 17527

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

**SALE NO. 14-5-430**

**Writ of Execution No. 2012-09084**

**DEBT \$163,391.81**

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

TAX Parcel No.: 69-03-0077.130

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **ANTONIO K. GALLUCCI and SHERRY L. GALLUCCI**

SALE ADDRESS: 202 Joseph Road, Oxford, PA 19363

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

**SALE NO. 14-5-431**

**Writ of Execution No. 2010-11461**

**DEBT \$41,306.37**

PROPERTY situate in Coatesville City, Chester County, Pennsylvania

BLR# 16-06-0899

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **JAMES LOPP, SR., and WENDY A. LOPP a/k/a WENDY ANN LOPP**

SALE ADDRESS: 120 South 5th Avenue, Coatesville, PA 19320-3652

PLAINTIFF ATTORNEY: **PHELAN**

**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-5-432**

**Writ of Execution No. 10-09556**

**DEBT \$157,367.23**

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

BLR# 38-5G-64,38-5G-65

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **WILLIAM P. SAM-MARTINO**

SALE ADDRESS: 81 Green Street, Coatesville, PA 19320-2857

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

**SALE NO. 14-5-433**

**Writ of Execution No. 2013-11792**

**DEBT \$145,934.27**

ALL THAT CERTAIN lot or piece of ground, situate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a final title plan of Subdivision of Ashley, dated 8-31-1987 last revised 8-9-1989 by Beideman Associates, Professional Land Surveyors, Exton, PA and recorded in Chester County as Plan No. 9677-82 as follows, to wit:

BEGINNING at a point on the southerly side of Bramble Lane, a corner of Lot No. 19 on said Plan; thence extending along said Lot, south 16° 17' 42" west, 209.22 feet to a point; thence extending north 68° 33' 15" west, 223.36 feet to a point, a corner of Lot No. 21; thence extending along said Lot, north 19° 19' east, 195.03 feet to a point on the southerly side of Bramble Lane; thence extending along same on the arc of a circle curving to the left having a radius of 4,025 feet the arc distance of 212.27 feet to the first mentioned point and place of beginning.

CONTAINING 1.005 acres more or less.

BEING Lot No. 20 on said Plan.

BEING known as 6 Bramble Road, West Road, West Grove, PA 19390

BEING the same premises which David S. Cardile and Christine M. Cardile, his wife, by Deed dated 5/28/1997 and recorded



6/4/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4184, Page 2118, granted and conveyed unto David S. Cardile  
PARCEL No.: 59-11-2.25

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: DAVID S. CARDILE,  
SR. a/k/a DAVID S. CARDILE

SALE ADDRESS: 6 Bramble Road,  
West Grove, PA 19390

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

**SALE NO. 14-5-434**

**Writ of Execution No. 2012-02692**

**DEBT \$131,744.89**

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 Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Property owned by Isabel R. Goodwin, et al and Goodwin Associates, LP, made by Crossan – Raimato, Inc., dated August 28, 2000 last revised March 23, 2001 and recorded as Plan File #15742 as follows, to wit:

BEGINNING at a point on the title line in the bed of Wickerton Road, a corner of Lot No. 6 on said Plan; thence extending from said beginning point along the aforesaid title line the three following courses and distances; (1) north 71 degrees 8 minutes 49 seconds west 38.68 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 198.72 feet to a point; and (3) north 38 degrees 36 minutes 58 seconds west 180.10 feet to a point; a corner of Lot 2B on said Plan; thence leaving the aforesaid title line, along Lot 2B, north 53 degrees 4 minutes 35 seconds east 100.88 feet to a point in line of Lot 6 on said Plan; thence extending along same the two following courses and distances; (1) south 68 degrees 23 minutes 11 seconds east 332.94 feet to a point and (2) south 21 degrees 36 minutes 49 seconds west 219.39 feet to a point on the title line in the bed of Wickerton Road, being the first mentioned point and place of beginning.

BEING Lot 5 as shown on the aforementioned Plan.

BEING Chester County UPI 72-2-6.2

TAX ID 72-2-6.2

PLAINTIFF: M & T Bank

VS

DEFENDANT: ERNEST P. KOLLIAS, JR. and DONNA K. KOLLIAS

SALE ADDRESS: 1013 Wickerton Road, Landenberg, Pennsylvania 19350

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

**SALE NO. 14-5-435**

**Writ of Execution No. 2009-14685**

**DEBT \$614,578.28**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Cain, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA dated 6-20-2000 and last revised 9-10-2002, and recorded in Plan #16751 as follows, to wit:

BEGINNING at a point on the northeasterly side of Captiva Way (50 feet wide), a corner of Lot No. 18; thence extending from said beginning point along said northeasterly side of Captiva Way the 2 following courses and distances; (1) on the arc of a circle curving to the right having a radius of 369.98 feet the arc distance of 43.72 feet to a point of tangent and (2) north 82 degrees 50 minutes 33 seconds west 87 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius 13.00 feet the arc distance of 20.42 feet to point of tangent on the southeasterly side of Durham Drive; thence extending along same the 2 following courses and distances: (1) north 07 degrees 09 minutes 27 seconds east 87.00 feet to a point of curve and (2) on the arc distance curving to the right having a radius of 175.00 feet the arc distance of 57.49 feet to a point, a corner of Lot No. 16; thence extending along same south 64 degrees 1 minute 16 seconds east 12.72 feet to a point a corner of Lot No. 18; thence extending along same south 00 degrees 23 minutes 10 seconds west 113.47 feet to the first mentioned point and place of beginning.

TAX I.D. #: 28-5-222

PLAINTIFF: HSBC Mortgage Services Inc.

VS

DEFENDANT: DARLENE BATTLE and GEORGE R. BATTLE

SALE ADDRESS: 101 Captiva Way, Coatesville, Pennsylvania 19320

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



**SALE NO. 14-5-436**  
**Writ of Execution No. 2012-02547**  
**DEBT \$134,065.49**

ALL THAT CERTAIN parcel of real property located in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, being House Number 64 as more fully defined and described in (a) that certain Declaration of Covenants and Easements for the Village of Ashton dated April 24, 1978 recorded in the Recorder of Deeds Office of Chester County, Pennsylvania in Deed Book 405 beginning at Page 236 (hereinafter the Village Declaration) and (b) that certain plan of the Village of Ashton made by Howard W. Doran, Inc. dated April 3, 1978 and recorded in the aforesaid Recorder's Office as Plan Number 1635 (hereinafter the "Village Plan") together with an undivided one hundredth (1/100) interest in the common area as more fully described in the Village Declaration and the Village Plan (hereinafter called the "Premises"):

TAX I.D. #: 53-02P-0152

PLAINTIFF: One West Bank, FSB  
d/b/a Financial Freedom, a Division of One West Bank, FSB

VS

DEFENDANT: **PAMELA HOHLOWSKI, known surviving Heir of MURIEL S. HILL, deceased Mortgagor and Real Owner, CAMERON MEIKLE, known surviving Heir of MURIEL S. HILL, deceased Mortgagor and Real Owner, all unknown surviving Heirs of MURIEL S. HILL, deceased Mortgagor and Real Owner and SCOTT MEIKLE, known surviving Heir of MURIEL S. HILL, deceased Mortgagor and Real Owner**

SALE ADDRESS: 64 Ashton Way,  
West Chester, Pennsylvania 19380

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

**SALE NO. 14-5-437**  
**Writ of Execution No. 2012-06852**  
**DEBT \$394,428.06**

ALL THAT CERTAIN lot or piece of ground situate in Upper Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Bernard Hankin, Builders, Final Subdivision for McIlhenny Property made by Landward Engineers, Exton, PA, dated 03/12/1987 and last revised 09/15/1987 and recorded in the Office of the Recorder of Deeds, Chester County as Plan Nos. 7560 and 7562 as follows, to wit:

BEGINNING at a point on the westerly side of Newlin Place cul-de-sac, a corner of Lot 20, thence extending along same, north 48 degrees, 42 minutes, 10 seconds west 223.58 feet to a point in the line of lands of L. Robert and Elaine Frame, thence extending along same, north 44 degrees, 47 minutes, 30 degrees, 125.35 feet to a point in the line of Lot 22; thence extending along same, south 48 degrees, 42 minutes, 10 seconds east 250.08 feet to a point on the westerly side of Newlin Place, aforementioned, thence extending along same, south 41 degrees, 17 minutes, 50 seconds west, 43.76 feet to a point of curve; thence extending along the arc of a circle curving to the right with a radius of 30.00 feet, the arc distance of 27.40 feet to a point of reverse curve; thence extending along the arc of a circle curving to the left with a radius of 60.00 feet, the arc distance of 64.97 feet to the point of beginning.

BEING Lot 21 on said Plan.

CONTAINING 30,004 square feet

BEING the same premises which Robert Matthew Sweeney and Tamara L. Sweeney, husband and wife by Deed dated 04-18-97 and recorded 07-01-98 in Chester County in 4375, Page 79 conveyed unto Wayne Lehnert and Donna Lehnert, in fee.

TITLE to said premises vested in Eric W. Miller and Kerri-Ann Miller, husband and wife by Deed from Wayne Lehnert and Donna Lehnert, husband and wife dated 06/05/06 and recorded 07/06/06 in the Chester County Recorder of Deeds in Book 6888, Page 1875.

PLAINTIFF: U.S. Bank, National Association, as Trustee for the holders of Structured Asset Securities Corporation Mortgage Loan Trust 2006-BC3

VS

DEFENDANT: **ERIC W. MILLER and KERRI A. MILLER a/k/a KERRI-ANN MILLER**

SALE ADDRESS: 5 Newlin Place,  
Downingtown, PA 19335

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

**SALE NO. 14-5-438**  
**Writ of Execution No. 2010-04756**  
**DEBT \$215,927.57**

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 Subdivision Plan of Summit Woods,

made by Yerkes Associates, Inc., West Chester, PA dated 6/18/1990 revised 5/14/1991 and recorded in Chester County Plan File No. 11213, as follows, to wit:

BEGINNING at a point on the northerly side of Summit Street (40 feet wide) at a corner of Lot No. 2-A (as shown on said Plan); thence extending from said beginning point, along the northerly side of Summit Street, south 85 degrees, 39 minutes west, 60 feet to a point; thence extending north 4 degrees, 21 minutes west, 120 feet to a point on the southerly side of a 12 feet wide unimproved alley; thence extending along same, north 85 degrees, 39 minutes east, 60 feet to a point, a corner of Lot No. 2-A; thence extending along same, south 4 degrees, 21 minutes east, 120 feet to the first mentioned point and place of beginning.

BEING Parcel # 39-41-.37.1

TAX I.D. #: 39-04L-0037.010

BY virtue of a Writ of Execution No.

BLR #

PLAINTIFF: Household Finance  
Consumer Discount Company  
VS

DEFENDANT: **PATRICIA BOGART  
BRAMLEY a/k/a PATRICIA B. BRAMLEY  
AND WILLIAM BRAMLEY a/k/a WILLIAM  
FRANCIS BRAMLEY**

SALE ADDRESS: 3107 West Summit  
Avenue, Downingtown, Pennsylvania 19335

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

**SALE NO. 14-5-439**

**Writ of Execution No. 2011-01363**

**DEBT \$111,307.75**

PREMISES A:

ALL THAT CERTAIN lot of land, situate in New Garden Township, Chester County, PA bounded and described by survey of Manley N. White, Surveyors, on 2/13/1956, as follows:

BEGINNING at a point at or near the center of a public road leading from U.S. Route No. 1 northwardly to Township Line Road, said point being a corner of land of Bruce Adkins, et ux; thence thereby along land of the said Bruce Adkins, north 87 degrees 35 minutes 28 seconds east 210 feet to a pipe, passing over a pipe on the easterly side of McClellan, et ux from land about to be conveyed (1) south 2 degrees 24 minutes 32 seconds east 150 feet to a pipe; (2) thence south 87 degrees 35 minutes 28 seconds west 195.53 feet to a point at or near the center of the aforesaid road; thence thereby along said road the following three courses and distance: (1) north 17 degrees 28 min-

utes 56 seconds west 123.8 feet to a point; (2) thence north 84 degrees 31 minutes 4 seconds east 16.5 feet to a point; thence north 0 degrees 1 minute 4 seconds east 29.6 feet to the point and place of beginning.

CONTAINING 0.7282 acres of land, more or less.

PREMISES B:

ALL THAT CERTAIN tract of land, situate in New Garden Township, Chester County, PA, bounded and described as follows:

BEGINNING at a point in Cedar Springs Road, the southwest corner of land of Elmer R. and Annamary Ressler; thence north 87 degrees 35 minutes 28 seconds east 195.5 feet to a point, the southeast corner of land of said Ressler; thence north 2 degrees 24 minutes 32 seconds east 150 feet to a pipe, the northeast corner of land of said Ressler; thence south 7 degrees 33 minutes 4 seconds east 200.8 feet the northeast corner of land of Benjamin W. Roland and Mary Emma Roland; thence south 87 degrees 35 minutes 28 seconds west 200 feet to the center of Cedar Springs Road the northwest corner of land of Benjamin W. and Mary Emma Roland; thence along or near the center of said public road north 11 degrees 28 minutes 56 seconds west 51.8 feet to the place of beginning.

CONTAINING 0.258 acres of land, more or less.

BEING Parcel No. 60-2-21

BEING the same premises which James E. Miller, father, by Deed dated May 24, 2007 and recorded in the Chester County Recorder of Deeds Office on June 19, 2007 in Deed Book 7190, Page 761, granted and conveyed unto James E. Miller, father, James E. Miller, III, Tiffany Miller, and Timothy Miller, children.

PLAINTIFF: RBS Citizens, N.A.  
Successor in Interest to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp

VS

DEFENDANT: **UNKNOWN, HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PER-  
SONS, FIRMS, OR ASSOICATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST FROM  
OR UNDER JAMES E. MILLER, JAMES E.  
MILLER, III, TIFFANY MILLER, AND TIM-  
OTHY MILLER**

SALE ADDRESS: 435 Cedar Springs  
Road, Kennett Square, PA 19348

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

**SALE NO. 14-5-441**  
**Writ of Execution No. 2013-05462**  
**DEBT \$229,005.97**

Franklin PROPERTY situate in Township of  
 TAX Parcel #72-5-17.4  
 dwelling IMPROVEMENTS: a residential  
 Lindsay SOLD as the Property of Michael S.  
 National Association PLAINTIFF: JPMorgan Chase Bank,  
 VS  
 DEFENDANT: **MICHAEL S. LIND-**  
**SAY**

SALE ADDRESS: 45 Parsons Road,  
 Landenberg, PA 19350  
 PLAINTIFF ATTORNEY: **KML LAW**  
**GROUP, P.C., 215-627-1322**

**SALE NO. 14-5-442**  
**Writ of Execution No. 2008-04243**  
**DEBT \$131,202.45**

PROPERTY situate in the Coatesville  
 City, Chester County, Pennsylvania  
 BLR# 16-5-6  
 dwelling IMPROVEMENTS thereon: residential  
 PLAINTIFF: Deutsche Bank National  
 Trust Company, as Trustee for Fremont Home  
 Loan Trust 2006-3, Asset-Backed Certificates,  
 Series 2006-3  
 VS  
 DEFENDANT: **EUGENE W.**  
**WILLIAMS, JR.**

SALE ADDRESS: 1 Adams Drive,  
 a/k/a 1 Harlan Drive, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-5-443**  
**Writ of Execution No. 2013-08298**  
**DEBT \$22,682.37**

ALL THAT CERTAIN lot or piece of  
 ground with the buildings and improvements  
 thereon erected, situate in the Township of  
 Willistown, County of Chester and  
 Commonwealth of Pennsylvania, bounded and  
 described according to a Map of "Paoli Manor"  
 made by M.R. and J.B. Yerkes, Civil Engineers,  
 Bryn Mawr, Pennsylvania, September 16, 1948,  
 and revised as to this lot July 27, 1949, as follows,  
 to wit:

BEGINNING at a point in the middle  
 line of Beryl Road (forth feet wide) at the distance  
 of seven hundred eight-nine and seventy-five one  
 hundredths feet measured eastwardly along the  
 middle line of Beryl Road from its intersection  
 with the title line in the bed of Old Philadelphia  
 and Lancaster Turnpike (fifth feet wide) containing  
 in front or breadth about twenty three degrees thirty  
 six minutes east, along the middle line of said  
 Beryl Road, seventy feet and extending of that  
 width to length or depth south sixty six degrees  
 twenty four minutes west between parallel lines at  
 right angles to said Beryl Road, one hundred forth  
 feet.

BEING Lot #22 on the above men-  
 tioned Plan.

BEING Parcel No. 54-01P-0192.  
 PLAINTIFF: TD Bank, N.A., as  
 Successor by Merger to Commerce Bank, N.A.  
 VS  
 DEFENDANT: **KATHLEEN J.**  
**ANDERSON**

SALE ADDRESS: 22 Beryl Road,  
 Paoli, PA 19301  
 PLAINTIFF ATTORNEY: **EVERETT**  
**K. SHEINTOCH, ESQ., 484-318-7582**

**SALE NO. 14-5-444**  
**Writ of Execution No. 2013-12031**  
**DEBT \$150,892.37**

PROPERTY situate in Coatesville City,  
 Chester County, Pennsylvania  
 BLR# 16-9-158  
 dwelling IMPROVEMENTS thereon: residential  
 PLAINTIFF: Ocwen Loan Services,  
 LLC

VS  
 DEFENDANT: **OMAR JACKSON**  
 SALE ADDRESS: 111 Hope Avenue,  
 Coatesville, PA 19320-2924  
 PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-5-445**  
**Writ of Execution No. 2013-10053**  
**DEBT \$180,213.02**

PROPERTY situate in London Grove  
 Township, Chester County, Pennsylvania  
 BLR# 59-8F-33  
 dwelling IMPROVEMENTS thereon: residential  
 PLAINTIFF: Wells Fargo Bank, N.A.,  
 S/B/M to Wachovia Bank, N.A.

VS

DEFENDANT: **GREGORIO MERCADO and ANICETA MERCADO**

SALE ADDRESS: 8 Chartwell Road,  
West Grove, PA 19390-1201

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

**SALE NO. 14-5-446**

**Writ of Execution No. 2014-00509**

**DEBT \$265,493.16**

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

BEGINNING at the southwest corner thereof, a stake in the western portion of the State Highway known as Route #100 leading from West Chester to Pottstown said stake being located 8.2 feet west from the western edge of the present concrete roadway; thence by land now or late of Richard Faddis, south 77 degrees 51 minutes west 410.63 feet to an iron pin on line of land now or late of N. DelRoy Acker; thence by said land, north 12 degrees 09 minutes west 71.56 feet to a stake in creek; thence by land retained and now or late of George A. Bloomingdale, et ux, north 67 degrees 18 minutes east 390.77 feet to a point in the western side of the aforesaid highway; thence along in said highway south 22 degrees 41 minutes east 146.18 feet to the place of beginning.

TOGETHER with and subject to the right of use in common with the premises retained by George Bloomingdale, a strip of land 10 feet wide 5 feet of which is located on premises of grantee and 5 feet on premises adjoining, extending from the property line of the highway southward a distance of 85 feet, as a driveway.

UPI No. 41-2-40

BEING the same premises which Shawn Lawton, Michael McNally and Paul Ruffenach, by Deed dated 04-07-06 and recorded 04-11-06 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6812 Page 974, granted and conveyed unto McNally Real Estate Partners.

IMPROVEMENTS consisting of a commercial office building.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **McNALLY REAL ESTATE PARTNERS**

SALE ADDRESS: 348 North

Pottstown Pike, Exton, PA 19341

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ., 610-692-1371**

**SALE NO. 14-5-447**

**Writ of Execution No. 2013-10999**

**DEBT \$183,960.45**

PROPERTY situate in West Sadsbury Township, Chester County, Pennsylvania  
BLR# 36-4-31.20

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6

VS

DEFENDANT: **REBECCA A. PORTA, in capacity as Executrix and Devisee of the Estate of BEVERLY A. LITTLE**

SALE ADDRESS: 384 Cygnet Drive,  
Atglen, PA 19310-1740

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

**SALE NO. 14-5-448**

**Writ of Execution No. 2012-03793**

**DEBT \$751,271.48**

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

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$751,271.48  
BY virtue of a Writ of Execution No. 12-03793

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **THOMAS SHOWERS a/k/a THOMAS L. SHOWERS and JENNIFER SHOWERS**

SALE ADDRESS: 1646 Stephens Drive, Wayne, PA 19087-1023

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

**SALE NO. 14-5-449**  
**Writ of Execution No. 2011-13333**  
**DEBT \$37,865.92**

IMPROVEMENTS thereon: residential dwelling

UPI# 36-4-23.1

PLAINTIFF: Carol Polizzi, individually and as Executrix of the Estate of Antonino Polizzi

VS

DEFENDANT: **TABITHA S. KAUFFMAN**

SALE ADDRESS: 711 York Road, Atglen, PA 19310

PLAINTIFF ATTORNEY: **SUSAN P. PEIPHER, ESQ., 717-299-1100**

**SALE NO. 14-5-450**  
**Writ of Execution No. 2012-05872**  
**DEBT \$251,390.61**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-8F-129

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee, Successor in Interest to Bank One, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp. CSFB Mortgage-Backed Pass-Through Certificates, Series 2002-26

VS

DEFENDANT: **PHILIP E. SITHOLE and RUTH SITHOLE**

SALE ADDRESS: 2302 Winterbridge Lane, West Chester, PA 19382-6658

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

**SALE NO. 14-5-451**  
**Writ of Execution No. 2010-11537**  
**DEBT \$440,830.98**

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

TAX Parcel No.: 33-04N-0144

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **HUGH E. McDONALD, JR. a/k/a HUGH McDONALD and MARIA McDONALD, UNITED STATES OF AMERICA**

SALE ADDRESS: 510 William Salesbury Drive, Downingtown, PA 19335

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

**SALE NO. 14-5-452**  
**Writ of Execution No. 2013-09814**  
**DEBT \$149,616.57**

PROPERTY situate in the Sadsbury Township, Chester County, Pennsylvania

BLR# 37-4G-26

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2005-66 Mortgage Pass-Through Certificates, Series 2005-66

VS

DEFENDANT: **GEORGE LENNOX and MELISSA AMSTER**

SALE ADDRESS: 27 North Street, Coatesville, PA 19320

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

**SALE NO. 14-5-453**  
**Writ of Execution No. 2012-01133**  
**DEBT \$300,875.67**

PREMISES A:

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected situated in East Vincent Township, Chester County, Pennsylvania, bounded and described according to the survey made 12/6/1978 by Charles E. Kehs, Registered Surveyor.

CONTAINING 39.0588 acres of land, more or less.

BEING Parcel No. 21-5-87

ASSESSED as 1229 W. Bridge Street, Spring City, Pa.

PREMISES B:

ALL THAT CERTAIN tract of land situate in East Vincent Township, with Chester County, Pennsylvania, bounded and described according to the survey made 12/6/1978 by Charles E. Kehs, Registered Surveyor. CONTAINING 0.4294 acres of land, more or less.

BEING Parcel No. 21-5-87.1

Also known as 1238 W. Bridge Street, Spring City, Pa.

EXCEPTING therefrom and thereabout the four following lots: LOT A, LOT B, LOT C, and LOT D: ALL THAT CERTAIN lot or tract

of land situate in East Vincent Township, Chest County, PA, ALL THAT CERTAIN lot or tract of land situate in East Vincent Township, Chester County, PA, and described according to a Subdivision Plan prepared by Charles E. Kehs, Registered Surveyor for Genesco Construction Company, dated 3/3/19080 and revised 2/10/1981 and recorded in the Recorder of Deeds Office of Chester County in File No. 3653.

SUBJECT TO THE FIRST MORTGAGE LIEN IN FAVOR OF PHOENIXVILLE FEDERAL BANK AND TRUST

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: **FRANCIS J. PULEO d/b/a RFJ & ASSOCIATES & TRIPLE T FARM**

SALE ADDRESS: 1228 West Bridge Street a/k/a 1238 West Bridge Street, Spring City, PA

PLAINTIFF ATTORNEY: **MICHAEL V. PHILLIPS, ESQ., 215-665-3000**

**SALE NO. 14-5-454**

**Writ of Execution No. 2013-08831**

**DEBT \$223,825.35**

PROPERTY situate in the East Coventry Township, Chester County, Pennsylvania BLR# 18-4-224.4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **MICHAEL R. MILLER and JULIA M. MILLER a/k/a JULIA MICHELLE GAUGLER**

SALE ADDRESS: 462 Fulmer Road, Pottstown, PA 19465-8347

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

**SALE NO. 14-5-455**

**Writ of Execution No. 2012-10067**

**DEBT \$76,424.50**

ALL THAT CERTAIN message and lot of land known as No. 355 Second Avenue, located on the north side of said Avenue, between Lincoln and Nutts Avenue, in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

HAVING a frontage of 19.90 feet on

the northern property line of Second Avenue, and extending back of that width, a distance of 85.81 feet more or less to the north side of a 9 feet side alley the westerly line of this property passes through the center of the division wall between the house on the lot hereby conveyed and adjoining house known as No. 357 Second Avenue, land now or late of M. Helen Macfeat and E. Gene Macfeat.

BEING the same premises which Jane S. Vegso, by Deed dated February 21, 2000 and recorded February 24, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4716, Page 1167, granted and conveyed unto Stavros P. Vlahoyiannis

BEING known as: 355 Second Avenue, Phoenixville, PA 19460

PARCEL No.: 15-13-318

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **STAVROS P. VLAHOYIANNIS**

SALE ADDRESS: 355 Second Avenue, Phoenixville, PA 19460

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

**SALE NO. 14-5-456**

**Writ of Execution No. 2013-05092**

**DEBT \$234,973.68**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania BLR# 39-4E-21.4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **MICHAEL L. GISONDI**

SALE ADDRESS: 382 Norton Avenue, Coatesville, PA 19320-2342

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



**SALE NO. 14-5-458**  
**Writ of Execution No. 2013-02647**  
**DEBT \$177,909.74**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania  
BLR# 54-8-824

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. S/B/M Chase Home Finance, LLC  
VS

DEFENDANT: **STEPHEN E. MOORE**

SALE ADDRESS: 303 Worington Drive, West Chester, PA 19382-6600

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

**SALE NO. 14-1-5**  
**Writ of Execution No. 2013-00125**  
**DEBT \$190,668.72**

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

SITUATE in Penn Township, County of Chester and Commonwealth of Pennsylvania; bounded and described according to a Plan of property owned by Christopher Shipp and Beverly Shipp, his wife, made by George E. Ragaster, Jr. and sons, registered land surveyors, dated 10/05/1972, last revised 12/29/1972, as follows, to wit:

BEGINNING at a point, a corner of Lot #1 on the said Plan at the intersection of the title line in the bed of Route 796, and the title line in the bed of public road T-323, and on the boundary line between Penn Township and New London Township; thence said Lot #1 and along the said title line in the bed of the said public road T-323, and along the said Township boundary line north 84 degrees, 45 minutes, 15 seconds west 201.99 feet to a point, a corner of Lot #6 on said plan; thence leaving the said Township boundary line and the said title line in the bed of the said public road T-323 and crossing the northerly side thereof along the said Lot #6, north 05 degrees, 11 minutes 45 seconds east, 263.20 feet to a point in line of Lot #4 on the said Plan; thence along the said Lot #3, south 69 degrees, 15 minutes, 20 seconds east, crossing the northwesterly side of said Route 796, 255.31 feet to a point on the said title line in the bed of the said Route 796; thence along the said title line in the bed of the said Route 796; south 20 degrees, 44 minutes, 40 seconds west 200.00 feet

to the first mentioned point and place of beginning.

BEING more commonly known as 374 S. Jennersville Road, West Grove, PA., 19390.

PARCEL # 58-05-0006.01C

PLAINTIFF: One West Bank, FSB  
VS

DEFENDANT: **SUSAN WEISS**

SALE ADDRESS: 374 S. Jennersville Road, West Grove, Pennsylvania 19390

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

**SALE NO. 14-1-13**  
**Writ of Execution No. 2013-05477**  
**DEBT \$291,726.52**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of 'Haverfield' made by Conver and Smith Engineering, dated 3/20/1995 last revised 11/20/1996 and recorded in Plan File No. 13682 as follows, to wit:

BEGINNING at a point on the northerly side of Kathryn Lane, a corner of Lot No. 42 as shown on said Plan; thence from said point of beginning, along the said side of Kathryn Lane, north 88 degrees 43 minutes 08 seconds west, 100 feet to a corner of Lot No. 40; thence along Lot No. 40, north 01 degree 16 minutes 52 seconds west, 100 feet to a point in line of lands of the Commonwealth of Pennsylvania; thence along said lands of the Commonwealth of Pennsylvania, south 88 degrees 43 minutes 08 seconds east, 100 feet to a corner of Lot No. 42; thence along Lot No. 42, south 01 degree 16 minutes 52 seconds west, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 41 as shown on said Plan.

TITLE to said premises is vested in Jared P. Leimeister and Mary K. Leimeister, by Deed from Jared P. Leimeister, by his Attorney in Fact Mary K. Leimeister, by Letter of Attorney dated February 2, 2003 and intended to be Forthwith recorded and Mary K. Leimeister, individually and Norman D'Agostini and Kathryn D'Agostini, dated 08/21/2003, recorded 09/04/2003 in Book 5872, Page 521.

BLR # 21-1-150.23

RESIDENTIAL property

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



Servicing, LP

VS

DEFENDANT: **JARED P. LEIMEIS-  
TER and MARY K. LEIMEISTER**

SALE ADDRESS: 77 Kathryn Lane,  
Spring City, PA 19475-1242

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

**SALE NO. 14-1-16**

**Writ of Execution No. 2008-01046**

**DEBT \$114,050.30**

ALL its interest in the following described real estate situated in the County of Chester, State of Pennsylvania, 706 West 8th Avenue, Parkesburg, Pennsylvania, to wit:

BEGINNING at a point on the southerly side of Eighth Avenue which point is measured south seventy-eight degrees, thirty-one minutes west, one hundred twenty feet and nine one-hundredths of a foot, from a point of intersection of the southerly side of Eighth Avenue, with the title line in the bed of Chestnut Hill Road, (as shown on said Plan); thence extending from said beginning point, south eleven degrees, twenty-nine minutes east, one hundred nine and forty-four one hundredths feet to a point in line of land now or late of Elsie M. Thompson; thence extending along same south seventy-seven degrees, fifty-eight minutes, twenty seconds west, one hundred ten feet to a point, thence extending north eleven degrees, twenty-nine minutes west, one hundred ten and forty-eight, one-hundredths feet to a point on the southerly side of Eighth Avenue (forty feet wide); thence extending along same north seventy-eight the first mentioned point and place of beginning.

CONTAINING 12,095 square feet of land, be the same more or less.

BEING Lot No. 26, as shown on said Plan.

TAX I.D. #: 8-7-16

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **DEBORAH A. LAM-  
BERT**

SALE ADDRESS: 706 West 8th  
Avenue, Parkesburg, Pennsylvania 19365

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

**SALE NO. 14-1-19**

**Writ of Execution No. 2010-06359**

**DEBT \$449,937.00**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Penn, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Elk Creek Farms. Made by Kelly and Associates Inc., Glen Mills, Pennsylvania, dated October 9, 1998, last revised November 3, 1999 and recorded as Plan File No. 15972 as follows to wit:

BEGINNING at a point on the north-westerly side of an unnamed road, a corner of Lot No. 76 on said Plan; thence extending from said beginning point, along Lot No. 76 aforesaid north 00 degrees 19 minutes 15 seconds west 122.95 feet to a point in line of land shown as Phase 1B on said Plan; thence extending along same north 80 degrees 16 minutes 21 seconds east 101.70 feet to a point; thence extending still along aforesaid lands south 9 degrees 43 minutes 39 seconds east 125 feet to a point on the northwesterly side of the aforesaid unnamed road; thence extending along same the 2 following courses and distances (1) south 80 degrees 16 minutes 21 seconds west 76.85 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 275 feet the arc distance of 45.15 feet to the first mentioned point and place of beginning.

BEING the same premises which Christian A. Lapak and Mary K. Lapak, by Deed dated January 22, 2007 and recorded February 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7084, Page 664, granted and conveyed unto James McAnany and Sylvia McAnany

BEING known as: 78 Allsmeer Drive,  
West Grove, PA 19390

PARCEL No.: 58-3-33.2

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2

VS

DEFENDANT: **JAMES McANANY  
and SYLVIA McANANY**

SALE ADDRESS: 78 Allsmeer Drive,  
West Grove, PA 19390

PLAINTIFF ATTORNEY: **POWERS,**

**KIRN & JAVARDIAN, LLC, 215-942-2090,**

**SALE NO. 14-1-20**  
**Writ of Execution No. 2012-00024**  
**DEBT \$426,846.65**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Ashbridge, made by Henry S. Conrey, Inc., Paoli, PA, dated 5/1/1978, last revised 8/6/1980, as follows, to wit:

BEGINNING at a point on the westerly side of Santillo Way (50 feet wide), said point also being a corner of Lot #129; thence extending from said beginning point and along Lot #129, north 85 degrees 22 minutes 07 seconds west, 206.79 feet to a point in line of Lot #117; thence extending along same and also along Lot #118; north 08 degrees 58 minutes 34 seconds west, 84.63 feet to a point, a corner of Lot #127; thence extending along same, north 88 degrees 00 minutes 05 seconds east, 220.20 feet to a point on the westerly side of Santillo Way; thence extending along same, the 2 following courses and distances: (1) south 01 degree 59 minutes 55 seconds east, 29.95 feet to a point of curve and (2) on a line curving to the right having a radius of 675 feet, the arc distance of 59.57 feet to the first mentioned point and place of beginning.

BEING Lot #128 as shown on said Plan.

CONTAINING 20,509 square feet of land, be the same more or less.

BEING Tax UPI #33-7A-98

PLAINTIFF: EVERBANK

VS

DEFENDANT: **JOHN P.**  
**CANTERINO AND PATRICIA A.**  
**CANTERINO**

SALE ADDRESS: 407 Santillo Way,  
Downingtown, Pennsylvania 19335

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

**SALE NO. 14-1-24**  
**Writ of Execution No. 2011-00116**  
**DEBT \$19,736.25**

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate in the East Ward of the Borough of Downingtown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Brandywine Avenue, a corner in line of land about to be conveyed to Arthur T. Hess, thence by said line south 77 degrees west, 175 feet 03 inches to a corner on the east side of the Brandywine Creek; thence down said creek, south 40 minutes west, 25 feet 06 inches to a corner in line of Theodore Hallman's land; thence by said line north 77 degrees east, 181 feet to the middle of Brandywine Avenue aforesaid; thence along the middle thereof north 13 degrees west, 25 feet to the place of beginning.

BEING UPI #11-8-54

BEING the same premises which William K. Gilchrist and Erin K. Gilchrist, husband and wife, by Deed date 3/13/2003 and recorded in the Chester County Recorder of Deeds Office on 3/13/2003 in Document ID# 10203501, granted and conveyed unto Erin E. Gilchrist.

PLAINTIFF: EverBank

VS

DEFENDANT: **WILLIAM K.**  
**GILCHRIST and ERIN E. GILCHRIST**

SALE ADDRESS: 114 Brandywine  
Avenue, Downingtown, PA 19335

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

PLAINTIFF ATTORNEY: **PATRICK**  
**J. WESNER, ESQ., 856-482-1400**

**SALE NO. 14-1-26**  
**Writ of Execution No. 2012-07040**  
**DEBT \$354,297.96**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan for "Cambridge Oaks" made by William W. Witman, P.E., dated June 21, 2001, last revised June 9, 2002 and recorded September 25, 2002 as Plan #163673 as follows, to wit:

BEGINNING at a point of curve on the southeasterly side of Windward Drive (unnamed on plan) (50 feet wide), said point being a corner of Lot #12 (as shown on said plan); thence from said point of beginning extending along said Drive the 2 following courses and distances: 1) on a line curving to the left having a radius of 200 feet an arc distance of 111.90 feet to a point, thence 2) north 29 degrees 52 minutes 56 seconds east 37.30 feet to a point, being a corner of Lot #7; thence leaving said Drive extending along Lot #7 south 45 degrees 33 minutes 21 seconds east 305.74 feet to

a point in line of Lot #8, being a corner of Lot #7; thence extending along Lot #8 south 28 degrees 11 minutes 41 seconds west 266.23 feet to a point in line of lands now or late of Walton Shelton, Jr., being a corner of Lot #8; thence extending along lands of Shelton and partially along lands now or late of Ronald Kauffman north 88 degrees 07 minutes 00 seconds west 127.00 feet to a point, being a corner of Lot #12; thence leaving lands of Kauffman and extending along Lot #12 the 2 following courses and distances: 1) north 01 degrees 53 minutes 00 seconds east 202.88 feet to a point, thence 2) north 27 degrees 52 minutes 48 seconds west 150.00 feet to the first mentioned point and place of beginning.

PARCEL No. 28-4-55.11

BEING the same premises which Joseph M. DiFalco and Karen S. DiFalco, husband and wife, by Deed dated July 26, 2005 and recorded in the Chester County Recorder of Deeds Office on August 12, 2005 in Deed Book 6583, Page 327, granted and conveyed unto Mark Norris.

PLAINTIFF: U.S. Bank, National Association, as Trustee for WAMU Mortgage Pass Through Certificate for WMALT 2006-AR4 Trust  
VS

DEFENDANT: **MARK NORRIS**

SALE ADDRESS: 103 Jacobs Drive,  
Coatesville, PA 19320

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

**SALE NO. 14-1-**

**32**

**Writ of Execution No. 2010-01032**

**DEBT \$187,282.05**

ALL THAT CERTAIN lot or piece of ground, situate in West Pikeland Township, Chester County, Pennsylvania:

TAX Parcel No.:

PLAINTIFF: Raymond James Bank,  
FSB

VS

DEFENDANT: **TERI FAIRBANKS,  
Administratrix of the Estate of ROBERTA M.  
FAIRBANKS, 25 Sycamore Land Trust (Real  
Owner)**

SALE ADDRESS: 25 Sycamore Lane,  
West Pikeland Township, PA 19425

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

**SALE NO. 14-1-34**

**Writ of Execution No. 2013-06038**

**DEBT \$154,795.79**

ALL THAT CERTAIN, tract or land, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, Civil Engineers, April 18, 1951 as follows.

BEGINNING at a stake in the Kings Highway (a public road, leading from Compassville to Wagontown) near the northerly side thereof at the southwest corner of land of Raymond Y. Ferguson; thence along Kings Highway, near the northerly side thereof, south 85 degrees, 8 minutes, 30 seconds west, 190 feet to a stake, a corner of remaining land of the grantors herein; thence leaving said highway and along said remaining land of the grantors herein for the following two courses and distances (1) north 60 degrees, 45 minutes west 425 feet to a stake (20 north 85 degrees, 8 minutes, 30 seconds east 190 feet to a stake in the westerly line of land of the said Raymond Y. Ferguson; thence along the said Ferguson's lands south 6 degrees, 45 minutes east, 425 feet to the place of beginning.

TITLE to said premises is vested in Jay B. Hartsell and Kathleen J. Hartsell, h/w, by Deed from Diane Torres, dated 09/28/2007, recorded 10/01/2007 in Book 7276, Page 818. By virtue of the death of Jay B. Hartsell on or about 5/28/2011, his ownership interest was automatically vested, in the surviving tenant by the entirety.

BLR #28-8-33

RESIDENTIAL property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KATHLEEN J.  
HARTSELL**

SALE ADDRESS: 755 West Kings  
Highway, Coatesville, PA 19320-1715

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

**SALE NO. 14-1-36**

**Writ of Execution No. 2011-12974**

**DEBT \$257,370.39**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Wiltshire at Oxford, drawn by Kake, Roeder, Hillard & Beers, dated November 6, 1995 and last revised June 26, 1998, said Plan recorded in Chester County as Plan No. 14559 as

follows-to-wit:

BEGINNING at a point on the north-easterly side of Old Library Lane (50 feet wide) said point being a corner of Lot No. 155 on said Plan; thence extending from said point of beginning, northwestwardly along the northeasterly side of Old Library Lane along the arc of a circle curving to the left having a radius of 240 feet the arc distance of 77.14 feet to a point a corner of Lot No. 157 on said Plan; thence extending along same, north 61 degrees 17 minutes 51 seconds east, 148.54 feet to a point a corner of Lot No. 142; thence extending partly along same and partly along Lot No. 143, south 18 degrees 58 minutes 54 seconds east, 124.17 feet to a point a corner of Lot No. 155; thence extending along same, south 79 degrees 42 minutes 50 seconds west, 147.41 feet to the first mentioned point and place of beginning.

BEING Lot No. 156 on said Plan.

CONTAINING 14,520 square feet of land more or less.

TITLE to said premises is vested in Michael J. Johnson and Margaret E. Johnson, by Deed from Michael A. Wyatt and Martha G. Wyatt, dated 08/11/2002, recorded 09/03/2002 in Book 5373, Page 123.

BLR #69-3-64.94

RESIDENTIAL property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHAEL J. JOHNSON and MARGARET E. JOHNSON**

SALE ADDRESS: 928 Old Library Lane, Oxford, PA 19363-1836

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

**SALE NO. 14-1-37**

**Writ of Execution No. 2013-06488**

**DEBT \$673,827.29**

Property situate in Township of Charlestown

TAX Parcel # 35-5-26

PROPERTY ADDRESS: 4243 Howells Road, Malvern, PA 19355

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Mary Ellen Erickson

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. 14-1-41**

**Writ of Execution No. 2011-12925**

**DEBT \$1,352.30**

ALL THAT CERTAIN tract of land and messuage being known as Lot No. 17, part of Tract No. 17, situate in Caln Township, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-3L-1

PROPERTY address: 17 Brooks Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **DOROTHY NIXON CLARK, Administratrix of the Estate of RENA M. NIXON**

SALE ADDRESS: 17 Brooks Lane, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

**SALE NO. 14-1-44**

**Writ of Execution No. 2011-11360**

**DEBT \$1,182.48**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon situate in Caln Township, Chester County, Pennsylvania.

TAX Parcel No. 39-3H-49

PROPERTY address: 207 Katherine Lane, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **DAVID GROVE a/k/a DAVID E. GROVE**

SALE ADDRESS: 207 Katherine Lane, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

**SALE NO. 14-1-48**

**Writ of Execution No. 2013-05784**

**DEBT \$241,491.68**

ALL THAT CERTAIN tract of land, situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described according to a survey made by DeArmit and Hayes, Engineers and Surveyors, dated 8/2/1963,

as follows:

BEGINNING at a point in the center line of Rock Raymond Road (LR 15211), 33 feet wide, said point being located north 12 degrees 30 minutes west, 373.92 feet from the center line intersection of said road and a public road (T-411); thence continuing along the center line of LR 15211, north 12 degrees 30 minutes west, 150 feet to a point, a corner of Lot No. 1; thence along the same, north 77 degrees 30 minutes east, 298.76 feet to a point in line of land now or late of R.L. Whittaker; thence along the same, south 12 degrees 50 minutes 55 seconds east, 1,150 feet to a point, a corner of Lot No. 3; thence along the same, south 77 degrees 30 minutes west, 299.67 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Shari Hardin and Darryl Ferron, by Deed from John Williams, dated 02/28/2012, recorded 03/02/2012 in Book 8369, Page 1995.

BLR # 30-6-23.4

RESIDENTIAL property

PLAINTIFF: JPMorgan Chase Bank,  
N.A.

VS

DEFENDANT: **SHARI HARDIN and  
DARRYL FERRON**

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

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

**SALE NO. 14-1-55**

**Writ of Execution No. 2012-07491**

**DEBT \$1,738.19**

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

SITUATE in the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania

TAX Parcel No. 47-4-107.5

PLAINTIFF: East Fallowfield  
Township

VS

DEFENDANT: **KEVIN D. BRYSON**  
SALE ADDRESS: 45 Wilmington  
Road, E. Fallowfield, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JAMES R.  
WOOD, 484-690-9300**

**SALE NO. 14-1-57**

**Writ of Execution No. 2012-02879**

**DEBT \$327,015.01**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described in accordance with a map showing subdivision of Ridge-Lea. By M.R. by J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, on October 2, 1952, with revision thereto, as follows, to wit:

BEGINNING at a point in the middle of Cobblestone Drive, said point is at a distance of seven hundred twenty feet and sixty-six one-hundredths of a foot measures southwesterly along the middle of Cobblestone from its intersection with the middle of Circular Avenue, which point is at the distance of four hundred thirty-seven feet and sixty-four one-hundredths of a foot measured westwardly along the middle of Circular Drive from its intersection with the middle line of South Valley Road; thence extending along the middle of Cobblestone Drive the two following courses and distances; (1) on a line curving to the left with a radius of four hundred fifty-eight feet and forty-eight one-hundredths of a foot the arc distance of ninety-five feet and nine one-hundredths of a foot, the chord of said curve line has a bearing of south seventy-four degrees, two minutes, thirty seconds west ninety-four feet and ninety-two one-hundredths of a foot to a point of compound curve and (2) on a line curving to the left with a radius of ninety-seven feet and thirty-eight one-hundredths of a foot the arc distance of six feet and sixty-six one-hundredths of a foot, the chord of said curve line has a bearing of south sixty-six degrees, eight minutes, thirty seconds west six feet and sixty-six one-hundredths of a foot to a point; thence leaving Cobblestone Drive by Lot Number 25 on said Plan, north twenty-seven degrees, fifty-one minutes, west one hundred fifty-one feet and seven one-hundredths of a foot to a point in the rear of Lot fronting on Wister Road; thence by same north sixty-eight degrees, six minutes east one hundred forty-six feet and thirty one-hundredths of a foot to a point; thence by Lot Number 27 on said Plan south eleven degrees, twenty-five minutes east one hundred sixty-two feet and fifty-seven one-hundredths of a foot to the place of beginning.

BEING Lot Number: 26 on said Plan.

TITLE to said premises is vested in Bonnie D. Avallone and Lawrence J. Avallone, h/w, by Deed from James M. Redmond and Betty Ann Redmond, h/w, dated 09/15/1990, recorded

12/24/1990 in Book 2256, Page 530.

BLR# 54-1Q-294

RESIDENTIAL property

PLAINTIFF: Wells Fargo Bank, N.A.,

S/B/M Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **LAWRENCE J.**

**AVALLONE a/k/a LAWRENCE AVALLONE**  
**and BONNIE D. AVALLONE**

SALE ADDRESS: 51 Cobblestone  
Drive, Paoli, PA 19301-1819

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

**SALE NO. 14-1-68**

**Writ of Execution No. 2010-04768**

**DEBT \$372,117.28**

OWNER(S) of property situate in the  
Township of North Coventry, Chester County,  
Pennsylvania

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$372,117.28

BY virtue of a Writ of Execution No.  
3010-04768

BLR# 17-3-324.3E

RESIDENTIAL property

PLAINTIFF: JPMorgan Chase Bank,  
N.A. S/B/M Chase Home Finance, LLC S/B/M to  
Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **JOSEPH C. DIEHL**  
**and SUSAN A. DIEHL**

SALE ADDRESS: 1387 South Keim  
Street, Pottstown, PA 19465-1001

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

**SALE NO. 14-1-73**

**Writ of Execution No. 2012-10314**

**DEBT \$331,226.39**

ALL THAT CERTAIN lot or piece of  
ground situate in the Township of East Fallowfield,  
County of Chester and Commonwealth of  
Pennsylvania, described according to a Plan for  
Providence Hill, made by Edward B. Walsh and  
Associates, Inc., dated 12-12-2003 last revised 12-  
14-2004 and recorded as Plan File No. 17297,  
bounded and described as follows to wit:

BEGINNING at a point on the southerly  
side of Road E (Shoreham Drive) a corner of Lot  
153 on said Plan, thence extending along said Lot,  
south 03 degrees 29 minutes 12 seconds east  
111.33 feet to a point in line of Open Space B,

thence extending along same, south 86 degrees 30  
minutes 48 seconds west 22.00 feet to a point a  
corner of Lot 151, thence extending along said Lot,  
north 03 degrees 29 minutes 12 seconds west  
115.61 feet to a point on the southerly side of Road  
E (Shoreham Drive), thence extending along same  
on the arc of a circle curving to the right having a  
radius of 775.00 feet the arc distance of 22.41 feet  
to the first mentioned point and place of beginning.

CONTAINING 2,497 square feet more  
or less.

PARCEL No:47-5-281

COMMONLY known as 31 Shoreham  
Drive, East Fallowfield, PA 19320

BEING the same property conveyed to  
Pamela Brown, by Deed dated June 7, 2006, from  
Baker Residential of Pennsylvania, LLC, of record  
in Document No: 10658346, Office of the Chester  
County Court Clerk.

BLR # 47-5-281

RESIDENTIAL property

PLAINTIFF: HSBC Bank USA,  
National Association as Trustee for the Holders of  
the Ellington Loan Acquisition Trust 2007-2,  
Mortgage Pass-Through Certificates, Series 2007-  
2

VS

DEFENDANT: **PAMELA BROWN**

SALE ADDRESS: 31 Shoreham Drive,  
East Fallowfield, PA 19320-3953

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

**SALE NO. 14-1-74**

**Writ of Execution No. 2012-00704**

**DEBT \$326,773.97**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of East Vincent,  
County of Chester and Commonwealth of  
Pennsylvania, described according to a Sub-  
Division Plan made for Wright R. Miller, by  
William L. Conver, Registered Land Surveyor,  
Spring City, Pennsylvania, on 12/16/1982 and last  
revised 08/08/1983 and filed in the Recorder of  
Deeds Office in File #4546, bounded and  
described as follows, to wit:

BEGINNING at a point on the south-  
easterly side of Buckwalter Road, said point being  
a corner of Lot No., 2 as shown on said Plan;  
thence extending from said point of beginning and  
along Lot No. 2, the two (2) following courses and  
distances: (1) south 74 degrees 50 minutes 36 sec-  
onds east 525.43 feet to a point; and (2) south 70  
degrees 27 minutes 33 seconds east crossing over  
a stream and A.T. & T. Co., right of way, 475.86



feet to a point in line of land of Gambone Brothers Development Company; thence extending along the same, south 61 degrees 42 minutes 54 seconds west, re-crossing the stream, 672.52 feet to an iron pin found, said point also beginning line of lands of Philadelphia Electric Company and lands of Matthew and Mildred Welde; thence extending along lands of Matthew and Mildred Welde and lands of Joanne Kelly the two (2) following courses and distances: (1) north 14 degrees 24 minutes 42 seconds east 448.85 feet to an iron pin; and (2) north 74 degrees 50 minutes 36 seconds west 547.32 feet to a concrete monument found, on the southeasterly side of Buckwalter Road; thence extending along Buckwalter Road, north 27 degrees 30 minutes east 51.19 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BLR #21-5-140.9

TITLE to said premises is vested in John Thomas Chuck and Theresa Marie Chuck, his wife, by Deed from Larry P. Stanley, Sr. and Deborah L. Stanley, his wife, dated 10/07/1986, recorded 11/03/1986 in Book 503, Page 278.

RESIDENTIAL property

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

VS

DEFENDANT: **JOHN THOMAS CHUCK and THERESA MARIE CHUCK**

SALE ADDRESS: 38 Buckwalter Road, Spring City, PA 19475-2201

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

**SALE NO. 14-1-77**

**Writ of Execution No. 2012-04215**

**DEBT \$222,828.74**

ALL THAT CERTAIN lot or piece of land, situate in the Township of East Coventry, County of Chester Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at a corner of lands now or formerly of Ray Brobst said point being in the middle of "School House Road" (33 feet wide) and distant along the same from a point marking the centerline intersection with the terminus of another public road known as the "East Cedarville Road", north 42 degrees 00 minutes east, 1236 feet;

THENCE from the said point of beginning leaving said road and along lands now or for-

merly of the said Ray Brobst north 48 degrees 00 minutes west, 216.50 feet to a corner on line of other lands now or formerly of John F. Peterson;

THENCE along the same north 42 degrees 00 minutes east, 152 feet and south 48 degrees 00 minutes east, 216.50 feet to a corner in the middle of "School House Road";

THENCE along the same south 42 degrees 00 minutes west, 152 feet to the place of beginning. Containing 0 acres and 120.87 perches of land, more or less.

PARCEL No.: BLR# 18-1-109-7

BEING known as: 200 School House Road, Pottstown, PA 19465.

BEING the same premises which Nationwide Mutual Insurance Company, by Deed dated August 30, 2010 and recorded September 30, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 8005, Page 819, granted and conveyed unto Christian Hugh O'Rourke, III.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CHRISTIAN HUGH O'ROURKE, III**

SALE ADDRESS: 200 School House Road, Pottstown, PA 19464

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