

NOTICES

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

ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, MARCH 5, 2014

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

THE HONORABLE MARK L. TUNNELL

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

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| <b>ESTATE OF ARICK THOMAS PRICE, DECEASED</b>  | <b>1511-0824</b> |
| FIRST AND FINAL ACCOUNT<br>OF: ALLEN THOMAS PRICE, ADMINISTRATOR<br>ATTORNEY(S):<br>ANITA M. D’AMICO, ESQUIRE                      |                  |
| <b>ESTATE OF GEORGE F. RUGGERI, DECEASED</b>   | <b>1509-1413</b> |
| FIRST AND FINAL ACCOUNT<br>OF: MARY ANN DULIN, EXECUTOR<br>ATTORNEY(S):<br>MARITA MALLOY HUTCHINSON, ESQUIRE                       |                  |
| <b>ESTATE OF JOHANNA VORZIMER, DECEASED</b>  | <b>1509-0290</b> |
| A/K/A JOAN VORZIMER<br>FIRST AND PARTIAL ACCOUNT<br>OF: SEYMOUR REITKNECHT, EXECUTOR<br>ATTORNEY(S):<br>L. PETER TEMPLE, ESQUIRE   |                  |
| <b>ESTATE OF CAROLYN S. JOHNSON, DECEASED</b>  | <b>1511-0388</b> |
| FIRST AND FINAL ACCOUNT<br>OF: ANITA S. LEININGER, EXECUTOR<br>DUKE SCHNEIDER, EXECUTOR<br>ATTORNEY(S):<br>DUKE SCHNEIDER, ESQUIRE |                  |

**IN RE: LOIS T. CONNOR, TRUST****1514-0236**

FIRST AND FINAL ACCOUNT

OF: BRYN MAWR TRUST COMPANY, TRUSTEE

ROBERT P. BOYD, TRUSTEE

ATTORNEY(S):

MARIANNA FRANCES SCHENK, ESQUIRE

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**ESTATE OF WINIFRED H. JOHNSON, DECEASED****1587-0677**

FIRST AND FINAL ACCOUNT

FOR TRUST UNDER THE WILL

OF: SUSQUEHANNA TRUST &amp; INVESTMENT COMPANY, TRUSTEE

ATTORNEY(S):

DENISE M. ANTONELLI, ESQUIRE

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 13-11684**

NOTICE IS HEREBY GIVEN that the name change petition of Brandie Shante Sarah Robinson Smith was filed in the above-named court and will be heard on March 3, 2014, at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 27, 2013

Name to be changed from: Brandie Shante Sarah Robinson Smith to: Shante Sarah Robinson

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

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for BLANCA INVESTMENTS, INC., a corporation under the Pennsylvania Business Corporation Law of 1988.

Fox Rothschild, LLP, Solicitors

2000 Market Street, 20th Floor

Philadelphia, PA 19103

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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 January 13, 2014 for Kollbick Company, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State or CRESTONE INVESTMENTS, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Fox Rothschild LLP, Solicitors

2000 Market Street, 20th Floor

Philadelphia, PA 19103

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed for BRADLEY R. MOORE, INC. with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania on January 21, 2014, pursuant to provisions of the Pennsylvania Business Corporation Law of 1988, as amended. GAWTHROP GREENWOOD, PC, Solicitors  
17 E. Gay St. Ste. 100  
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 for PATRIOT OLD TREE GP, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422-0765

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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 for TrueCare Home Care Services, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

GALLAGHER MALLOY & GEORGES, Solicitors  
1760 Market Street  
Suite 1100  
Philadelphia, PA 19103

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of CPCU- Harry J. Loman Foundation, a Pennsylvania nonprofit corporation, that a proposal that the corporation dissolve voluntarily has been approved and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

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**BUSINESS NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State for PATRIOT OLD TREE GP, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988.

KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422-0765

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**ESTATE NOTICES**

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

**1st Publication**

**BRICKLEY**, Ruth F., a/k/a Ruth Brickley, late of Township of Tredyffrin. James M. Dowd, care of F. HARRY SPIESS, JR., Esquire, 130 W. Lancaster Ave, P.O. Box 0191, Wayne, PA 19087-0191, Executor. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave, P.O. Box 0191, Wayne, PA 19087-0191, atty.

**GUTHRIE**, Marion B., late of Township of Kennett. James A. Guthrie, care of WILLIAM J. GALLAGHER, Esquire, 211 E. State Street, Kennett Square, PA 19348, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 211 E. State Street, Kennett Square, PA 19348, atty.

**MORRIS**, Rachel, a/k/a Rachel B. Morris, late of Downingtown Borough. Care of BETTY N. MONTANA, Esquire, 11 East Airy Street, Norristown, PA 19401, Executrix. BETTY N. MONTANA, Esquire, 11 East Airy Street, Norristown, PA 19401, atty.

**POLISHUK**, Arthur J., late of East Goshen Township. Linda A. Polishuk, 1424 Grand Oak Lane, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**2nd Publication**

**ABBOTT**, David Marine, Jr., late of Downingtown Borough. Harriette Andrea Hubbard, 241 Washington Avenue, Downingtown, PA, Executor. **JERRY L. JOHNSON**, Esquire, P.O. Box 218, 114 Lancaster Avenue, Downingtown, PA 19335, atty.

**BERARDI**, Anna L., late of East Goshen Township. **TIMOTHY H. KNAUER**, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. **TIMOTHY H. KNAUER**, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

**BOWERS**, Nelson Neil, Sr., late of East Fallowfield. Michelle Styer and Nelson N. Bowers, Jr., care of **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Executors. **NANCY W. PINE**, Esquire, Pine & Pine LLP, 104 S. Church Street, West Chester, PA 19382, atty.

**BRADLEY**, Charles J., late of Kennett Township. Brendan M. Bradley, care of **DAVID B. MYERS**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. **DAVID B. MYERS**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BURNS**, Edward F., late of Honeybrook Township. Kristin Armstrong, care of **BRIDGET M. WHITLEY**, Esquire, 17 S. 2nd Street, 6th Fl., Harrisburg, PA 17101-2039, Administratrix, CTA **BRIDGET M. WHITLEY**, Esquire, Skarlatos Zonarich LLC, 17 S. 2nd Street, 6th Fl., Harrisburg, PA 17101-2039, atty.

**CARLSON**, Charles William, late of West Whiteland Township. Gabrielle L. Carlson, care of **NORMAN J. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. **NORMAN J. PINE**, Esquire, Pine & Pine LLP, 104 S. Church Street, West Chester, PA 19382, atty.

**COLBORN**, Jeanne Hanson, late of East Goshen Township. John F. Hanson, III, care of **ANTHONY MORRIS**, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. **ANTHONY MORRIS**, Esquire, Buckley, Brion, McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**DEROCILI**, Kevin, late of Willistown Township. Katherine E. Place, care of **DENIS A. GRAY**, Esquire, Valleybrooke Corporate Center, 301 Lindenwood Drive, Ste. 217, Malvern, PA 19355, Executrix. **DENIS A. GRAY**, Esquire, Palmer & Gray LLP, Valleybrooke Corporate Center, 301 Lindenwood Drive, Ste. 217, Malvern, PA 19355, atty.

**GIFFIN**, Steven James, a/k/a Steven J. Giffin, late of Pennsbury Township. Robert W. Giffin, care of **KATHLEEN A. FARRELL**, Esquire, 216 South Orange Street, Media, PA 19063, Executor. **KATHLEEN A. FARRELL**, Esquire, 216 South Orange Street, Media, PA 19063, atty.

**HIGGINS**, Margaret R., late of Borough of Malvern. Donna M. Higgins, care of **ALLEN H. TOLLEN**, Esquire, 15 East Front Street, Media, PA 19063, Executrix. **ALLEN H. TOLLEN**, Esquire, 15 East Front Street, Media, PA 19063, atty.

**MC GEE**, Margaret Ann, a/k/a Margaret Eileen Ann Pitt McGee Wherrett, late of Penn Township. Franklin J. Hajek, 25 West Courtland Street, Bel Air, MD 21014, Executor. **CHARLES B. HAWS**, Esquire, Barley Snyder, 50 North Fifth Street, Second Floor, P.O. Box 942, Reading, PA 19603-0942, atty.

**MESI**, Angela M., late of Borough of Phoenixville. Christina Pennock, care of **LYN B. SCHOENFELD**, Esquire, 25 W. Second Street, P.O. Box 900, Media, PA 19063, Executrix. **LYN B. SCHOENFELD**, Esquire, Gallagher, Schoenfeld, Surkin, Chupein & De Mis, P.C., 25 W. Second Street, P.O. Box 900, Media, PA 19063, atty.

**MITA**, John F., a/k/a Jack Mita, late of Township of Tredyffrin. Eustace W. Mita, care of **SUZANNE M. HECHT**, Esquire, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executor. **SUZANNE M. HECHT**, Esquire, Haney & Hecht, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

**NESTER**, Etta Sue, late of East Coventry Township. Robin D. James, 139 Beech Street, Pottstown, PA 19464, Executrix. **KATHLEEN M. MARTIN**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**REESER**, Esther Ann, late of Honeybrook. Sara E. Reeser, care of H. MICHAEL COHEN, Esquire, 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.

**REYNOLDS**, William L., late of West Fallowfield Township. Thomas K. Swan, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Executor. HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, atty.

**SMITH**, Bart Dwight, a/k/a Bart D. Smith a/k/a Bart Smith, late of East Brandywine Township. Heather L. Magrecki, 246 Park Avenue, Mount Joy, PA 17552, Executrix. MICHAEL P. KANE, Esquire, Morgan, Hallgren, Crosswell & Kane, P.C., 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686, atty.

**STROCK**, Harry B., late of Elverson Borough. Anita Louise Jennelle, 52 N. Chestnut Street, Elverson, PA 19520, Executor. NICOLE PLANK, Esquire, 4 Park Plaza, 2nd Floor, Wyomissing, PA 19610, atty.

**WAIBEL**, William H.C., late of Upper Uwchlan Township. Gail A. McCahon, care of LOUIS N. TETI, Esquire, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey LTD, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382, atty.

**WALTERS**, Verna, late of Township of Tredyffrin. Timothy M. Walters, care of JOSEPH J. SCHAFLE, JR., Esquire, Two Liberty Place, 50 S. 16th Street, Ste. 2950, Philadelphia, PA 19102-2527, Executor. JOSEPH J. SCHAFLE, JR., Esquire, Two Liberty Place, 50 S. 16th Street, Ste. 2950, Philadelphia, PA 19102-2527, atty.

**WEAVER**, Sharon A., late of West Vincent Township. Kenneth A. Weaver, Jr., 1796 Sawmill Road, Spring City, PA 19475, Executor. MATTHEW R. KESSLER, Esquire, Law Offices of Matthew R. Kessler, LLC, 1008 Benjamin Franklin Highway- West, Douglassville, PA 19518, atty.

**WENTZEL**, Harvey Earl, Jr., a/k/a H. Earl Wentzel, Jr., late of Warwick Township. Arlene M. Wentzel, care of BRIDGET M. WHITLEY, Esquire, 17 S. 2nd Street, 6th Fl., Harrisburg, PA 17101-2039, Executrix. BRIDGET M. WHITLEY, Esquire, Skarlatos Zonarich LLC, 17 S. 2nd Street, 6th Fl., Harrisburg, PA 17100-2039, atty.

**WIEGNER**, Helen F., late of West Whiteland Township. Helen E. Bell, 1388 Kirkland Ave, West Chester, PA 19380, Administratrix.

### 3rd Publication

**BODULICH**, Charlotte Knapp, a/k/a Charlotte K. Bodulich or Charlotte Bodulich, late of East Goshen Township. Carolyn Childs, 409 West Ashbridge Street, West Chester, PA 19380, Executor. BRUCE ALAN HERALD, Esquire, A Professional Corporation, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

**BOINSKE**, Agnes B., late of West Whiteland Township. Charles P. Boinske, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executor. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**BOOK**, M. Eleanor, late of Honey Brook Township. Frederick A. Book, 1106 Overlook Dr., Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**BRANCA**, Teresa B., late of East Caln Township. Denis A. Branca, care of JOSEPH M. DOUGHERTY II, Esquire, 769 Woodleave Road, Bryn Mawr, PA 19010, Executor. JOSEPH M. DOUGHERTY II, Esquire, 769 Woodleave Road, Bryn Mawr, PA 19010, atty.

**COSDEN**, Edward J., late of Downingtown. KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administratrix. KATHLEEN K. GOOD, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**DECK**, Jeanette M., late of Borough of West Chester. Kathy M. Trnka, care of JANET M. COLLITON, Esquire, 790 E. Market Street, Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Law Associates, PC, 790 E. Market Street, Ste. 250, West Chester, PA 19382-4806, atty.

**DEFLAVIIS**, Julia R., a/k/a Julia S. DeFlaviis, late of Borough of Malvern. Luigi P. DeFlaviis, Jr., 613 Municipal Drive, Thorndale, PA 19372, Executor. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

**GRUGAN**, Thomas E., late of Lower Oxford Township. Sean T. Grugan, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

**HENRY**, James W., late of New Garden Township. Wanda Henry, 122 Eden Road, Landenberg, PA 19350, Executrix. CHARLES J. DURANTE, Esquire, Connolly Gallagher, LLP, 1000 West Street, Suite 1400, Wilmington, DE 19801, atty.

**JEWITT**, James W., late of Upper Uwchlan Township. Carol A. Jewitt, 2851 Tansey Lane, Chester Springs, PA 19425, Administrator.

**JONES**, Antinez V., late of Township of Coventry. Myrtle Elizabeth Paskings, care of JENNIFER W. LEVY-TATUM, Esquire, 803 W. Market Street, West Chester, PA 19382, Executrix. JENNIFER W. LEVY-TATUM, Esquire, Binder & Canno, LLC, 803 W. Market Street, West Chester, PA 19382, atty.

**KENDIS**, Jacqueline K., late of Phoenixville. Shannon R. Nesspor, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**KLEPPE**, Martin I., Sr., late of Easttown Township. Eric S. Kleppe, care of MICHAEL G. DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, Executor. MICHAEL G. DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, atty.

**MCCUNE**, William C., Jr., late of West Goshen Township. Cindy Jacobs, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**MILLER**, Margaret Jane, late of West Nantmeal Township. Laurie A. Rando, William Jeffrey Miller and Steve A. Miller, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**STARSINIC**, Mary A., a/k/a Mary Anne Starsinic, late of Township of Valley. Teri A. Jenkins, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

**STREET**, John P., late of Township of East Nantmeal. Jane Y. Street, care of L. PIERRE TEILLON, JR., Esquire, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, Executrix. L. PIERRE TEILLON, JR., Esquire, Heckscher, Teillon, Terrill & Sager, PC, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, atty.

**THORNE**, Walter K., Jr., late of City of Coatesville. James Robert Thorne, Jr., care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**VILLAMAGNA**, Phyllis, late of West Grove. Teresa Wendolovski, care of SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363-0296, Executrix. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363-0296, atty.

**WILLENBROCK**, Mildred L., late of West Whiteland Township. Thomas D. Willenbrock and Charles P. Deegan, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executors. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

**WOGRAM**, Rudolph, Sr., late of West Brandywine Township. Rudolph Wogram, Jr. and Kathy Cossa, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executors. NANCY W. PINE, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

WYNN, Harry Oscar, late of West Chester. Mary W. Wolf, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, 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*

Malvern Junction Media, with its principal place of business at 288 Phoenixville Pike, Malvern, PA 19355.

The application has been (or will be) filed on: February 18, 2014.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Erica S. Gaffney, 288 Phoenixville Pike, Malvern, PA 19355.

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#### **NONPROFIT CORPORATION**

Susan and IV Hall Family Foundation has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Laura Solomon & Associates  
121 Sibley Avenue  
Ardmore, PA 19003

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#### **NONPROFIT CORPORATION**

TRANSFORMATION YOGA PROJECT has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Laura Solomon & Associates  
121 Sibley Avenue  
Ardmore, PA 19003

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#### **NONPROFIT CORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 18, 2013, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is: RICHARDSON'S RUN COMMUNITY ASSOCIATION, INC. The corporation is organized for the following purposes: to operate a community association to be known as Richardson's Run Community Association. SAUL EWING LLP, Solicitors  
1200 Liberty Ridge Dr., Ste. 200  
Wayne, PA 19087-5569

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#### **NONPROFIT CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, for TREDYFFRIN TOWNWATCH ASSOCIATION, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes. GAWTHROP GREENWOOD, PC, Solicitors  
17 E. Gay St., Ste. 100  
West Chester, PA 19380

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

WELLS FARGO BANK, N.A.  
Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

KEYLA M. LAGUNA A/K/A KEYLA LAGUNA  
PAULO H. LAGUNA A/K/A PAULO LAGUNA

CHESTER COUNTY

No. 13-07262

Defendants

**NOTICE**

To PAULO H. LAGUNA A/K/A PAULO LAGUNA and KEYLA M. LAGUNA A/K/A KEYLA LAGUNA

You are hereby notified that on July 26, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 13-07262. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 52 BLAKELY ROAD, DOWNINGTOWN, PA 19335-1442 whereupon your property would be sold by the Sheriff of CHESTER County.

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

**NOTICE**

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

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

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

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

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**NOTICE**

IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY  
CIVIL DIVISION  
NO. 13-07478

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Charles N. Kenney, Jr., Personal Representative of the Estate of Charles N. Kenney a/k/a Charles N. Kenney, Sr., Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Charles N. Kenney, Sr., Annette Galli, Known Heir of Charles N. Kenney a/k/a Charles N. Kenney, Sr., Clayton Kenney, Known Heir of Charles N. Kenney a/k/a Charles N. Kenney, Sr. and Estate of Charles N. Kenney a/k/a Charles N. Kenney Jr., c/o Charles Norman Kenney, Jr., Personal Representative, Defendants

TO: Any and All Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Charles N. Kenney, Sr., Defendant(s), whose last known address is 1469 Temple Road, Pottstown, PA 19465.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1, c/o Ocwen Loan Servicing, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to 13-07478, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1469 Temple Road, Pottstown, PA 19465, whereupon your property would be sold by the Sheriff of Chester County.

**NOTICE**

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Chester County Lawyer Referral Service, Chester County Bar Assoc., 15 W. Gay St., 2nd Fl., West Chester, PA 19381, 610.429.1500. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Harry B. Reese, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta & David Neeren, Udren Law Offices, P.C., Attys. For Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400

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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, March 20, 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, April 21, 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. 14-3-155**  
**Writ of Execution No. 2012-05554**  
**DEBT \$519,949.07**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "The Moors at Radley," made by Yerkes Associates, Inc., dated 8/25/1986 and last revised 5/26/1987, as follows, to wit:

BEGINNING at a point on the northwest side of St. Anne's said point being in line of lands now or late of Vernon Hoffman; thence from said beginning point and along the northwest side of St. Anne's the four following courses and distances: (1) south 52 degrees 15 minutes west 11.91 feet to a point of curve in the bed of a 20 feet wide water easement; (2) leave the bed of said water easement on the arc of a circle curving to the left, having a radius 50 feet, the arc distance of 88.50 feet to a point of reverse curve; (3) on the arc of a

circle curving to the right, having a radius of 50 feet, the arc distance of 36.14 feet to a point of tangent; and (4) south 52 degrees 15 minutes west, 30 feet to a point, a corner of Lot #34 on said Plan; thence along the same, crossing the bed of 20 feet wide horse path easement, north 29 degrees 00 minutes west, 321.44 feet to a point in line of lands now or late of Jon T. Reid; thence along the same and along the northwest side of said horse path easement north 52 degrees 15 minutes 19 seconds east, 158.74 feet, recrossing said water easement to a point in line of lands now or late of said Vernon Hoffman; thence along the same south 27 degrees 42 minutes 11 seconds east, 322.63 feet to the first mentioned point and place of beginning.

CONTAINING 1,094 acres be the same more or less

BEING Lot #35 on the above mentioned Plan

BEING Tax Parcel #51-7-40.35.

BEING the same premises which Joel E. Templin and Holly S. Templin, by Deed dated January 30, 2009 in the Chester County Recorder of Deeds Office on February 25, 2009 in Deed Book 7599, Page 964 as Deed Instrument No. 10904348, granted and conveyed unto Joel E. Templin.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **JOEL E. TEMPLIN and UNITED STATES OF AMERICA**

SALE ADDRESS: 1101 Saint Annes Way, West Chester, PA 19382

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

**SALE NO. 14-3-156**  
**Writ of Execution No. 2013-00494**  
**DEBT \$449,025.64**

PROPERTY situate in the Township of London Grove, Chester County, Pennsylvania  
 BLR# 59-11-28.4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee Mastr Asset Backed Securities Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1

VS

DEFENDANT: **DEBORAH MACK and DARIN MACK**

SALE ADDRESS: 75 Auburn Road, Avondale, PA 19311-9325

PLAINTIFF ATTORNEY: **PHELAN**

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

**SALE NO. 14-3-157**  
**Writ of Execution No. 2013-07626**  
**DEBT \$112,298.56**

PROPERTY situate in Caln Township,  
Chester County, Pennsylvania  
BLR# 39-3R-182  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.,  
S/B/M to Wells Fargo Home Mortgage, Inc.  
VS  
DEFENDANT: **LYNIS R.**

**McCRIMMON and FARRIS J. McCRIMMON**  
SALE ADDRESS: 340 Andrew Circle,  
a/k/a 340 Andrew Rd, Coatesville, PA 19320-2575  
PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-3-158**  
**Writ of Execution No. 2012-05581**  
**DEBT \$54,772.75**

PROPERTY situate in the Coatesville  
City, Chester County, Pennsylvania  
BLR# 16-6-767  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: JPMorgan Chase Bank,  
National Association, Successor by Merger to  
Chase Home Finance, LLC, Successor by Merger  
to Chase Manhattan Mortgage Corporation  
VS

DEFENDANT: **DENNIS E.**  
**CRUTCHFIELD a/k/a DENNIS EUGENE**  
**CRUTCHFIELD**

SALE ADDRESS: 76 South 6th  
Avenue, Coatesville, PA 19320-3657  
PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-3-159**  
**Writ of Execution No. 2013-08301**  
**DEBT \$430,920.78**

PROPERTY situate in Tredyffrin  
Township, Chester County, Pennsylvania  
BLR# 43-6E-39  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Citimortgage, Inc.  
VS  
DEFENDANT: **CRAIG DAVIDSON**  
**and MARIA DAVIDSON**

SALE ADDRESS: 1291 Thomas  
Road, Wayne, PA 19087-1448

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

**SALE NO. 14-3-160**  
**Writ of Execution No. 2012-06012**  
**DEBT \$189,874.34**

PROPERTY situate in the Township of  
Tredyffrin, Chester County, Pennsylvania  
BLR# 43-5K-151  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: U.S. Bank National  
Association, as Trustee for the Certificateholders  
of Banc of America Funding Corporation 2009-  
FT1 Trust, Mortgage Pass-Through Certificates,  
Series 2009-FT1

VS  
DEFENDANT: **EUNYOUNG KIM**  
**a/k/a EUN YOUNG KIM and JINHYUNG**  
**KIM a/k/a JIN H. KIM**

SALE ADDRESS: 111 Amity Drive,  
Chesterbrook, PA 19087-5508

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

**SALE NO. 14-3-161**  
**Writ of Execution No. 2013-08083**  
**DEBT \$212,433.39**

PROPERTY situate in Highland  
Township, Chester County, Pennsylvania  
BLR# 45-2-54.6  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS  
DEFENDANT: **THEODORE P. PER-**  
**PINKA and LINDA S. PERPINKA**

SALE ADDRESS: 148 McHenry  
Road, Parkesburg, PA 19365-9548

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

**SALE NO. 14-3-162**  
**Writ of Execution No. 2012-07181**  
**DEBT \$1,449.05**

ALL THAT CERTAIN lot of ground,  
hereditaments and appurtenances, situated and  
being in the Township of Valley in the County of  
Chester and State of Pennsylvania.

TAX Parcel No. 38-6A-3  
PLAINTIFF: Township of Valley

VS

DEFENDANT: **SHAKIA BUTTERFIELD**

SALE ADDRESS: 61 Gap Road,  
Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

**SALE NO. 14-3-164**

**Writ of Execution No. 2012-00166**

**DEBT \$204,608.21**

ALL THAT CERTAIN lot of land situate in the Township of North Coventry, Chester County, Pennsylvania:

TAX Parcel No.: 17-03G-0198

PLAINTIFF: Green Tree Servicing,  
LLC

VS

DEFENDANT: **REGINA M. BRENNEN and MAUREEN R. STEWART**

SALE ADDRESS: 1808 Coventry  
Pointe Lane, Pottstown, PA 19465

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

**SALE NO. 14-3-165**

**Writ of Execution No. 2013-08414**

**DEBT \$290,637.99**

ALL THAT CERTAIN lot of land, situate in the Township of New London, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Hillside Farm" made by Crossman Rainmato, Professional Land Surveyors, dated November 4, 1988 last revised January 9, 1989 and recorded in Chester County Recorder of Deeds Office as Plan No. 9113, as follows, to wit:

BEGINNING at a point in the bed of Thunder Hill Road (T-319), a corner of Lot 4 on said Plan thence extending from the beginning point through the bed of said road, north 46 degrees 00 minutes 12 seconds west 89.35 feet; thence extending along the same north 53 degrees 25 minutes 00 seconds west 61.35 feet to a corner of Lot 2 on said Plan; thence leaving the bed of said road and extending along Lot 2 north 36 degrees 35 minutes 00 seconds east, 285.00 feet to a corner of other lands now or late of Willis D. Hocking, et al; thence extending along said lands south 87 degrees 47 minutes 04 seconds east; 201.34 feet to a corner of aforementioned Lot 4; thence extending along Lot 4 south 43 degrees 59 minutes 48 seconds west, 349.41 feet to the first

mentioned point of beginning.

TOGETHER with the free and common use, right, liberty and privilege of shared driveway easement as and for a driveway, passage-way and water course at all these hereafter, forever, in common with owners, tenants and occupiers of the other lot of ground bounding on the southeast.

U.P.I. 71-3-31.3

BEING the same premises which Dorothy Laxton, an unmarried woman, Donna Lawler, a married woman and John Lawler, married to Donna Lawler, by Deed dated June 27, 2006 recorded in the Chester County Recorder of Deeds Office on September 12, 2006 in Deed Book 6951, Page 1445 as Deed Instrument No. 10685499, granted and conveyed unto Dorothy Laxton, an unmarried woman and Donna Lawler, a married woman.

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **DONNA LAWLER, Individually and as Executrix of the Estate of DOROTHY LAXTON, Deceased**

SALE ADDRESS: 1041 Thunder Hill  
Road, Lincoln University, PA 19352

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

**SALE NO. 14-3-166**

**Writ of Execution No. 2013-08246**

**DEBT \$274,391.55**

PROPERTY situate in the Charlestown  
Township, Chester County, Pennsylvania  
BLR# 35-3-281

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **JOSEPH ANDREW PAUL**

SALE ADDRESS: 105 Tudor Court,  
Malvern, PA 19355-8515

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

**SALE NO. 14-3-167**

**Writ of Execution No. 2013-07384**

**DEBT \$250,011.30**

PROPERTY situate in the Caln  
Township, Chester County, Pennsylvania  
BLR# 39-4D-90

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Pennymac Corp.

VS

DEFENDANT: **GUISEPPE D'AN-**

**GELO**

SALE ADDRESS: 247 Park Drive,  
Downingtown, PA 19335-2167

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

**SALE NO. 14-3-168**

**Writ of Execution No. 2013-01780**

**DEBT \$224,078.00**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of West Nantmeal County of Chester State of Pennsylvania, and described according to a survey made April 29, 1949 revised August 24, 1949, by Howard H. Ranck, Registered Surveyor, on the southerly side of Langoma Avenue (33 feet wide) at the distance of 375 feet westwardly from the westerly side of Oak Lane (33 feet wide).

CONTAINING in front or breadth on the said Langoma Avenue north 77 degrees 34 minutes west, along the southerly side of Langoma Avenue 75 feet and extending of that width in length or depth south 12 degrees 26 minutes west, between parallel lines at right angles to said Langoma Avenue 125 feet.

IMPROVEMENTS consist of a single two-story brick and masonry dwelling and one car garage with the appurtenances thereto.

BLR No.: BLR #23-5-56

BEING known as: 22 Langoma Road,  
Elverson, PA 19520.

BEING the same premises which George Romney, Secretary of Housing and Urban Development, of Washington, D.C., acting by and through the Federal Housing Commissioner, by Deed dated September 17, 1969 and recorded September 29, 1969 in and for Chester County, Pennsylvania, in Deed Book Volume A39, Page 699, granted and conveyed unto Herbert J. Dunmore and Mary H. Dunmore, his wife, as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank, N.A.,

VS

DEFENDANT: **HERBERT J. DUN-**

**MORE**

SALE ADDRESS: 22 Langoma Road,  
Elverson, PA

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

**SALE NO. 14-3-170**

**Writ of Execution No. 2011-08914**

**DEBT \$227,472.22**

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

TAX Parcel No.: 20-2-74.10

PLAINTIFF: Residential Credit  
Solutions, Inc.

VS

DEFENDANT: **ROBERT W. STEW-  
ART**

SALE ADDRESS: 110 Laurel Lane,  
Pottstown, PA 19465

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

**SALE NO. 14-3-171**

**Writ of Execution No. 2010-10629**

**DEBT \$231,888.23**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Coventry Mews, prepared by Conver and Smith Engineering, Inc., dated 4-21-99 and recorded as Plan No. 15400, revised 3/16/2000, as follows, to wit:

BEGINNING at a point on the south-westerly side of Meadow Lane, a corner of Lot #11 as shown on said Plan; thence beginning from said beginning point along the said side of Meadow Lane the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 375.00 feet the arc distance of 74.42 feet to a point of tangent (2) south 42 degrees 42 minutes 25 seconds east 75.90 feet to a corner of Lot #9; thence along Lot #9 south 44 degrees 59 minutes 32 seconds west 415.32 feet to a point in line of lands of George Strutynski; thence along said lands of George Strutynski north 45 degrees 00 minutes 28 seconds west 150.00 feet to a corner of Lot #11; thence along Lot #11 north 44 degrees 59 minutes 32 seconds east 413.98 feet to the first mentioned point and place of beginning.

BEING Lot #10 as shown on said Plan.

BEING UPI No. 18-4-135.10

TAX I.D. #: 18-4-135.10

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **EILEEN K. SLEM-  
MER**

SALE ADDRESS: 35 Meadow Lane,

Pottstown, Pennsylvania 19465.

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

**SALE NO. 14-3-172**

**Writ of Execution No. 2011-08625**

**DEBT \$164,944.68**

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in East Goshen Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan entitled Rockland Village, made by Henry S. Conray, Inc., on June 13, 1973, last revised May 1, 1975, as follows:

BEGINNING at a point on the north-westerly side of Cooper Circle (fifty feet wide) which point is measured the two following courses and distances from a point of reverse curve on the northeasterly side of Reservoir Road (forty-one and five-tenths feet wide); (1) leaving Reservoir Road on the arc of a curve, curving to the left, having a radius of twenty-five feet the arc distance of thirty-seven and twenty-one one-hundredths feet to a point of tangent on the said side of Cooper Circle and (2) north sixty-six degrees sixteen minutes forty-one seconds east three hundred forty-nine and fifty one-hundredths feet to the point and place of beginning.

CONTAINING in front or breadth on said side of Cooper Circle north sixty-six degrees sixteen minutes forty-one seconds east one hundred twenty-five feet and extending of that width in length or depth between parallel lines at right angles to Cooper Circle northwesterly two hundred feet.

BEING Lot No. 4, as shown on said Plan.

TAX I.D. #: 53-04P-0151

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

VS

DEFENDANT: **JAMES R. TASHJIAN and DEBRA L. TASHJIAN**

SALE ADDRESS: 1440 Cooper Circle, West Chester, Pennsylvania 19380

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

**SALE NO. 14-3-173**

**Writ of Execution No. 2012-06477**

**DEBT \$434,124.37**

ALL THAT CERTAIN tract of land and the building thereon, situated in the Borough of Parkesburg, County of Chester and State of

Pennsylvania, bounded and described according to a survey made April 3, 1954, by C. Timothy Slack, P.E.

BEGINNING at a point in the middle of First Avenue (33 feet wide) said point being 76.00 feet from the northeast corner of land belonging to Samuel Doutrich and measured in an easterly direction along the middle of First Avenue; thence along the middle of First Avenue, north 79 degrees 30 minutes east, 83.80 feet to a point; and a corner of land known as No. 414 First Avenue and occupied by the Parkesburg Public Library; thence along said land, south 10 degrees 30 minutes east, 43.43 feet to a drill hole in an old concrete curb and passing over an iron pin set on the south side of the concrete sidewalk and a distance of 28.52 feet from the middle of First Avenue; thence still along the land of No. 414 First Avenue there the land of others, south 30 degrees 30 minutes east, 154.65 feet to a cross cut in the concrete and also the north side of Walnut Street (formerly South Alley) 16 feet wide; thence along the north side of Walnut Street, south 79 degrees, 30 minutes west, 135.90 feet to a railroad spike and a corner of land now or late of Harris A. Butler; thence along said land north 10 degrees 30 minutes west, 188.75 feet to the place of beginning, and passing over an iron pin set on the south side of the sidewalk and being a distance of 28.70 feet from the middle of First Avenue.

EXCEPTING and reserving, thereout and therefrom, premises conveyed by N.M. Warner and Edna P. Warner, his wife, to William E. Wilson, Jr. and Margaret P. Wilson, his wife, by Deed dated 2/17/83 and recorded at West Chester, Pennsylvania, in Deed Book A-61 Page 383, as follows, to wit:

ALL THAT CERTAIN tract of land situated in the Borough of Parkesburg, described as follows:

BEGINNING at a point in the north street line of Walnut Street, a cross cut in the concrete and a corner of land belonging to Frank and Dorothy Smith; thence along the north street line of Walnut Street, south 79 degrees 30 minutes west, 53.39 feet to a point, a new corner of the land remaining to N.M. Warner, the grantor herein, thence along the land remaining to N.M. Warner, north 10 degrees 30 minutes west, 145.32 feet to a point, another new corner of Warner's land; thence north 79 degrees 30 minutes east, 0.50 feet to a point, a drill hole in the concrete curb, and a corner of land belonging to William B. Wilson, Jr., the grantee herein; thence along Wilson's land and crossing a 13 foot wide alley and along the land of the aforementioned Frank and Dorothy Smith,



south 30 degrees 30 minutes east, 154.65 feet to the first mentioned point, the place of beginning.

BEING UPI 8-5-99

BEING as to the same premises which Margaret P. Wilson by Deed dated 1/31/05 and recorded 2/26/05 in Chester County in Record Book 6412 Page 992 granted and conveyed unto Miles K. Reinhart, Jr. and Sharon W. Reinhart, husband and wife, in fee.

Commonly known as 413 Walnut Street a/k/a 415 Walnut Street a/k/a 418-424 W. First Avenue, Parkesburg, PA 19365

TITLE is vested in: Miles K. Reinhart, Jr. and Sharon W. Reinhart

PLAINTIFF: PNL Newco II, LLC

VS

DEFENDANT: **MILES K. REINHART, JR. & SHARON W. REINHART**

SALE ADDRESS: 413 Walnut Street a/k/a 415 Walnut Street a/k/a 418-424 W. First Avenue, Parkesburg, PA 19330

PLAINTIFF ATTORNEY: **DAVID BANKS, ESQ., 610-940-3900**

**SALE NO. 14-3-174**

**Writ of Execution No. 2012-06480**

**DEBT \$389,734.54**

TRACT NO. 1

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in the Borough of Parkesburg, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of First Avenue (formerly Roumford Street) one hundred ninety-six feet eastward from the east line of Culvert Street; thence along the middle of said Avenue north seventy-nine and one-half degrees east seventy feet; thence along land formerly of Harris A. Butler south ten and one-half degrees east one hundred eighty-eight and seventy-five one-hundredths feet to the north line of South Alley; thence along the north line of said alley south seventy-nine and one-half degrees west, seventy feet to a point thence by lands now of Charles Graybeal, formerly of Samuel Doutrick, north ten and one-half degrees west, one hundred eighty-eight and seventy-five one-hundredths feet to the place of beginning.

TRACT NO. 2

ALL THAT CERTAIN lot or tract of land, with a portion, of a building thereon erected, situate on the north side of South Alley, in the Borough of Parkesburg, County of Chester and State of Pennsylvania bounded and described as

follows:

BEGINNING at a point on the north line of South Alley on line of land of Harris A. Butler, Jr., said point being the southeast corner of the tract hereby conveyed and of the tract of which is a part; thence along the north line of South Alley, being along the south line of tract of which the tract hereby conveyed is a part, south seventy-nine degrees thirty minutes west, forty feet to a point thence along the remaining part of the tract comprising as a part the tract hereby conveyed, north ten degrees thirty minutes west, fifty feet to a point, and north seventy-nine degrees thirty minutes east, forty feet to a point in the aforesaid line of land of Harris A. Butler, Jr.; thence along the last mentioned land south ten degrees thirty minutes east, fifty feet to the point and place of beginning.

BEING UPI #'s 8-5-98 & 8-5-97.1

BEING the same premises which BFW, a general partner by Deed dated 9/16/05 and recorded 9/27/05 in Chester County in Record Book 6633 Page 874 conveyed unto Miles K. Reinhart, Jr. and Sharon W. Reinhart, husband and wife, in fee.

COMMONLY known as 428 W. First Avenue, Parkesburg, PA 19365

PLAINTIFF: PNL Newco II, LLC

VS

DEFENDANT: **MILES K. REINHART, JR. & SHARON W. REINHART**

SALE ADDRESS: 428 W. First Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **DAVID BANKS, ESQ., 610-940-3900**

**SALE NO. 14-3-175**

**Writ of Execution No. 2010-06586**

**DEBT \$257,418.33**

ALL THAT CERTAIN message and lot of land, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, September 15, 1948, as follows, viz:

BEGINNING at a point in the middle of a public road leading from Birch Street, Kennett Square, to Rosedale, said point being in a line of land of R & J DePaoli, and being south seventy-seven (77) degrees, no (00) minutes east ninety-four (94) feet from the center line of a public road known as the Waywood Road, leading north to Pennsylvania State Highway Route & 131; thence along the middle of the mentioned road by land of said DePaul, south seventy-seven (77) degrees no (00) minutes east one hundred thirty-three and one



tenth (133.1) feet to a point; thence along land of Victor China of which this was a part, passing over an iron pin on the south side of road, south thirteen (13) degrees no (00) minutes west one hundred sixty and seven tenths (160.7) feet to an iron pin; thence by the same land, north seventy-seven (77) degrees no (00) minutes west one hundred twelve and thirty-three one-hundredths (112.33) feet to an iron pin; thence still by the same land (and by a line passing seventeen and seventy-four one-hundredths (17.74) feet west of the southwest corner of message erected on the herein described premises measured in line of the south face of south wall of said message, and also passing twenty and thirty-eight one-hundredths (20.38) feet west of the north-west corner of message erected on the herein described premises, measured in line of the north face of north wall of said message) north five (5) degrees thirty-eight (38) minutes east one hundred sixty-two and four one-hundredths (162.04) feet (passing over an iron pin on the south side of road) to the first mentioned point and place of beginning.

CONTAINING nineteen thousand seven hundred and twenty (19,720) square feet of land, more or less.

TITLE is vested in Charles Kirk Slicer a/k/a Kirk C. Slicer, and Gloria C. Slicer, husband and wife and Monique C. Slicer, by Deed from Charles Kirk Slicer a/k/a Kirk C. Slicer and Gloria Slicer, husband and wife, dated 11/\_\_/1997 and recorded 11/7/1997 in Record Book 4256, Page 1430.

PLAINTIFF: Squeeze Holdings One LLC

VS

DEFENDANT: **GLORIA C. SLICER and MONIQUE C. SLICER**

SALE ADDRESS: 600 Rosedale Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **FOX AND FOX ATTORNEYS AT LAW, P.C., 610-275-7790**

**SALE NO. 14-3-176**

**Writ of Execution No. 2012-01972**

**DEBT \$362,429.40**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Marchwood West – Section III made by Henry S. Conrey, Inc dated January 15, 1970 and last revised September 28, 1971 as follows, to wit:

BEGINNING at a point on the southerly side of Louis Drive (50 feet wide), a corner of Lot No. 172 on said Plan, said point being measured the two following courses and distances from a point of curve on the easterly side of Biddle Drive (50 feet wide); (1) leaving Biddle Drive on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 37.78 feet to a point of tangent on the southerly side of Louis Drive, and (2) along Louis Drive south 86 degrees 25 minutes 20 seconds east 240.00 feet to the place of beginning; thence extending from said beginning point along Louis Drive the three following courses and distances: (1) south 86 degrees 25 minutes 20 seconds east 40.97 feet to a point of curve, (2) on the arc of a circle curving to the right having a radius of 200.00 feet the arc distance of 28.08 feet to a point of tangent, and (3) south 78 degrees 22 minutes 38 seconds east 60.38 feet to a point a corner of Lot No. 170; thence along Lot No. 170 and Lot No. 169 south 17 degrees 54 minutes 20 seconds west 237.75 feet to a point in line of Lot No. 162; thence along Lot Nos. 162 and 161 the two following courses and distances; (1) north 31 degrees 47 minutes 28 seconds west 50.00 feet to a point; and (2) north 45 degrees 54 minutes 57 second west 53.89 feet to a point, a corner of Lot No. 172 on said Plan; thence along Lot No. 172 north 03 degrees 34 minutes 40 seconds east 165.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 171 on said Plan.

CONTAINING 20,856 square feet

BEING UPI #33-4R-39 part of

BEING the same premises which Dolores H. Smith, by Deed dated June 19, 2002 and recorded July 11, 2002 in the Office of the Recorder of Deeds in and for Chester County in instrument no. 10104028, granted and Richard H. Covatta, Jr and Jacqueline L. Covatta, husband and wife.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Novastar Mortgage Funding Trust, Series 2006-6

VS

DEFENDANT: **RICHARD H. COVATTA, JACQUELINE L. COVATTA, UNITED STATES OF AMERICA**

SALE ADDRESS: 206 Louis Drive, Exton, PA 19341

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

**SALE NO. 14-3-177**  
**Writ of Execution No. 2013-08081**  
**DEBT \$592,742.36**

PROPERTY situate in Township of New Garden

TAX Parcel #60-5-15.22

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Kathryn D. Peoples

PLAINTIFF: JPMorgan Chase Bank, NA

VS

DEFENDANT: **KATHRYN D. PEOPLES**

SALE ADDRESS: 101 Sage Way, Landenberg, PA 19350

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

**SALE NO. 14-3-178**  
**Writ of Execution No. 2013-06892**  
**DEBT \$464,586.51**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania being bounded and described according to a Subdivision Plan of Roman Village, made by Henry B. Conrey, Inc., Division of Chester Valley Engineers, dated 6/07/1976 which plan is recorded at West Chester, Pennsylvania as Plan No. 522 as follows, to wit:

BEGINNING at a point on the southeasterly side of an unnamed road (50 feet wide), which point of beginning is measured along the southeasterly and southerly sides of an unnamed road, the four (4) following courses and distances from a point of curve on the westerly side of Ericsson Road (60 feet wide), (1) leaving Ericsson Road and extending along the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the southerly side of an unnamed road, (2) north 87 degrees 57 minutes 50 seconds west, 87.89 feet to a point of curve, (3) extending along the arc of a circle curving to the left, having a radius of 275 feet, the arc distance of 132.56 feet to a point of tangent, and (4) south 64 degrees 25 minutes 00 seconds west, 41.82 feet to the first mentioned point of beginning; thence extending from said point of beginning along line of Lot Nos. 28 and 27, south 25 degrees 35 minutes 00 seconds east, 200 feet to a point on line of Lot No. 52; thence extending along the same, south 64 degrees 25

minutes 00 seconds west, 100 feet to a point, a corner of Lot No. 25; thence extending along the same and crossing over a 15 feet wide sanitary sewer easement, north 25 degrees 35 minutes 00 seconds west, 200 feet to a point on the southeasterly side of an unnamed road; thence extending along the same. North 64 degrees 25 minutes 00 seconds east, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 on the aforesaid Plan.

CONTAINING 20,000 square feet of land.

AND the said unnamed road is now known as Escourt Drive.

TAX I.D. #50-4Q-67

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for the Certificateholders of the Morgan Stanley IXIS Real Estate Capital Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2

VS

DEFENDANT: **ROBERT W. KELLER and CITRESE A. KELLER**

SALE ADDRESS: 1903 Escourt Drive, Coatesville, Pennsylvania 19320

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

**SALE NO. 14-3-179**  
**Writ of Execution No. 2010-08343**  
**DEBT \$425,704.74**

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

BLR# 28-4-125.8

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **DAVID P. HEATON a/k/a DAVID HEATON and PATRICIA L. HEATON a/k/a PATRICIA HEATON**

SALE ADDRESS: 123 Dominic Drive, Coatesville, PA 19320-5546

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

**SALE NO. 14-3-180**  
**Writ of Execution No. 2013-08586**  
**DEBT \$79,033.27**

PROPERTY situate in Kennett Square Borough, Chester County, Pennsylvania

BLR# 3-4-74.15  
IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **JOSE GAMINO and  
CONSUELO CHAVEZ**

SALE ADDRESS: 415 West Mulberry  
Street, a/k/a 415 Mulberry Street, Kennett Square,  
PA 19348-3233

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

**SALE NO. 14-3-181**  
**Writ of Execution No. 2013-01690**  
**DEBT \$296,468.08**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of Honeybrook,  
County of Chester and Commonwealth of  
Pennsylvania, bounded and described according to  
a Subdivision Plan of Lakeview Estates made by  
Beideman Associates, Professional Land  
Surveyors, dated 4/27/1988 last revised 1/5/1989  
and recorded 3/13/1989 as Plan File No. 9100 as  
follows:

BEGINNING at a point on the south-  
westerly side of Catherine Drive (50 feet wide), a  
corner of this and Lot 36, thence extending from  
said beginning point the southwesterly side of  
Catherine Drive north 70 degrees 52 minutes 6 sec-  
onds east, 150 feet to a corner of Lot 34, thence  
along the same south 19 degrees 7 minutes 54 sec-  
onds east 290.40 feet to a point in line of Lot 43,  
thence along Lot 43 and 42 south 70 degrees 52  
minutes 6 seconds west, 150 feet to a corner of Lot  
36, thence along the same, north 19 degrees 7 min-  
utes 54 seconds west 290.40 feet to a point on the  
southwesterly side of Catherine Drive being the  
first mentioned point and place of beginning.

BEING Lot 35 on said Plan  
BEING UPI No. 22-5-16.34

TITLE to said Premises vested in Erich  
S. Lichtner and Jacqueline Lichtner by Deed from  
Prudential Relocation, Inc., a Colorado  
Corporation dated 05/27/2005 and recorded  
06/15/2005 in the Chester County Recorder of  
Deeds in Book 6520, Page 1105.

PLAINTIFF: U.S. Bank National  
Association, not in its individual capacity, but sole-  
ly as Legal Title Trustee for LVS Title Trust I.

VS

DEFENDANT: **ERICH S. LICHT-  
NER and JACQUELINE LICHTNER**

SALE ADDRESS: 164 Shore Line  
Drive, Honeybrook, PA 19344

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

**SALE NO. 14-3-182**  
**Writ of Execution No. 2013-02502**  
**DEBT \$198,643.14**

PROPERTY situate in City of  
Coatesville

TAX Parcel #16-008-0003.000

IMPROVEMENTS: a residential  
dwelling.

SOLD as the property of: Emily A.  
Bullock and Keith R. Emmons

PLAINTIFF: Hudson City Savings  
Bank, FSB

VS

DEFENDANT: **EMILY A. BUL-  
LOCK and KEITH R. EMMONS**

SALE ADDRESS: 833 Madison  
Street, Coatesville City, PA 19320

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

**SALE NO. 14-3-183**  
**Writ of Execution No. 2011-02557**  
**DEBT \$2,946.42**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of Sadsbury,  
County of Chester and State of Pennsylvania,  
bounded and described according to a Plan of  
"Quarry Ridge" dated November 3, 1997, and  
recorded in Chester County Plan File Number  
15071, as follows, to wit:

BEGINNING at a point on the souther-  
ly side of Slate Ridge Road a corner of Lot No. 34  
as shown on said Plan; thence extending from said  
beginning point along Lot No. 34, south 18  
degrees 38 minutes 57 seconds east, 113.47 feet to  
a point, thence extending south 77 degrees 05 min-  
utes 35 seconds west, 63.81 feet to a point; thence  
extending south 85 degrees 57 minutes, 18 seconds  
west 64.79 feet to a point, a corner of Lot No. 36;  
thence extending along the same north 12 degrees  
00 minutes 03 seconds west 112.80 feet to a point  
of curve on the southerly side of Slate Ridge Road  
aforesaid; thence extending along the same the (2)  
following courses and distances: (1) on the arc of a  
circle curving to the left having a radius of 175 feet  
the arc distance of 20.31 feet to a point of tangent;  
and (2) north 71 degrees 21 minutes 03 seconds  
east, 92.90 feet to the first mentioned point and  
place of beginning.

BEING Lot Number 35 as shown on  
said Plan.

BEING UPI No. 37-4-53.35

BEING the same premises which Cosmos Development Company, Inc. by Deed dated November 17, 2000 and recorded November 28, 2000 at Chester County in Deed Book 4857, Page 1654, etc., granted and conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

PLAINTIFF: Sadsbury Township  
VS

DEFENDANT: **JOSEPH D. CATANESE and CATHY L. CATANESE**

SALE ADDRESS: 104 Slate Ridge Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT T. McCLINTOCK, ESQ., 610-430-8000**

**SALE NO. 14-3-185**

**Writ of Execution No. 2013-01644**

**DEBT \$197,138.24**

ALL THAT CERTAIN lot or piece of ground situate in Elk Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of 6 Lot Subdivision drawn for Douglas R. and Jane L. Johnson, by N.M. Lake Associates, Inc., dated 2/28/91 and revised 3/19/91, said Plan recorded in Chester County as Plan #11243 as follows, to wit:

BEGINNING at a point on the title line in the bed of State Road (S.R. 3004) (33 feet wide), said point being a corner of lot no. 1 on said plan; thence extending from said point of beginning along lot no. 1 the two following courses and distances, (1) north 36 degrees 27 minutes 09 seconds west and crossing the northwesterly side of State Road 208.66 feet to an iron pin, a corner, and (2) north 19 degrees 13 minutes 37 seconds west 221.6 feet to an iron pin in line of Lot No.2 on said Plan, thence extending along same north 88 degrees 56 minutes 04 seconds east 174.00 feet to an iron pin, a corner of Lot No. 5 on said Plan, thence extending along same south 62 degrees 05 minutes 30 seconds east and recrossing the northwesterly side of State Road 340.61 feet to a point on the title in the bed of same; thence extending along same south 51 degrees 48 minutes 56 seconds west 365.10 feet to the first mentioned point and place of beginning.

PLAINTIFF: Federal Natonal Mortgage Association  
VS

DEFENDANT: **AMY L. BAER and RONALD L. RUSSMAN**

SALE ADDRESS: 1468 State Road, Oxford, Pennsylvania 19363

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

**SALE NO. 14-3-186**

**Writ of Execution No. 2013-08413**

**DEBT \$118,361.74**

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

TAX Parcel No.: 38-2Q-96

PLAINTIFF: Wilmington Trust National Association, as Successor Trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3

VS

DEFENDANT: **ANDREW HOLMES a/k/a ANDREW E. HOLMES**

SALE ADDRESS: 920 High Street, Coatesville, PA 19320

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

**SALE NO. 14-3-187**

**Writ of Execution No. 2013-04879**

**DEBT \$97,427.25**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Caln, Chester County, Pennsylvania, bounded and described according to Plat for Arlene Ward made by Berger & Hayes dated 9/15/82 revised 7/10/02 recorded in Chester County as Plan #16409, as follows, to wit:

BEGINNING at a point on the north west side of Johnson Avenue south 19 degrees 31 minutes 14 seconds west, 39.60 feet to a corner of lands now or late of Clarence & Lillian Brown, thence along the same north 70 degrees 28 minutes 26 seconds west, 125.51 feet to a point in line of lands now or late of Central Chester County Technical School, thence along the same north 01 degrees 37 minutes 54 seconds east, 42.31 feet to a point a corner of Lot 2, thence along Lot 2 the five following courses and distance (1) south 70 degrees 28 minutes 46 seconds east, 87.33 feet (2) south 19 degrees 31 minutes 14 seconds west, 33 feet to a point, (3) south 70 degrees 28 minutes 46 seconds east, 21.44 feet to a point, (4) south 19 degrees 31 minutes 14 seconds west, .33 feet to a point, (5) south 70 degrees 28 minutes 46 seconds east, 29.73 feet to the first mentioned point and place of beginning.

The improvements thereon being known as 17 Johnson Avenue, Coatesville, Pennsylvania 19320

TAX ID# 39-3M-0010-01-00

PLAINTIFF: Nationstar Mortgage  
LLC

VS  
DEFENDANT: **SHEILA M. PARKER**

SALE ADDRESS: 17 Johnson Avenue,  
Coatesville, Pennsylvania 19320

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

**SALE NO. 14-3-188**  
**Writ of Execution No. 2013-11762**  
**DEBT \$122,114.60**

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a new survey, made by J.W. Harry, C.E., 10/22/1948, with the dwelling erected thereon, as follows:

BEGINNING at a point in the south curb line of Walnut Street, at the northwest corner of remaining land of Lot No. 148, a corner of remaining land of the grantors herein, distant 150 feet measured westwardly, along the south curb line of Walnut Street, from an iron pipe marker at its point of intersect, with the west curb line of Fifteenth Avenue; thence along the westerly line of said remaining land of Lot No. 148, south 04 degrees 56 minutes 30 seconds east, 168 feet to a point, in the north line of Filbert Street, 20 feet wide; thence along the north line of Filbert Street, south 85 degrees 03 minutes 30 seconds west, 75 feet to a point, at the southeast corner of remaining land of Lot No. 149, another corner of remaining land of the grantors herein; thence along the easterly line of said remaining land of Lot No. 149, north 04 degrees 56 minutes 30 seconds west, 168 feet to a point, in the south curb line of Walnut Street aforesaid; thence along the same, north 85 degrees 03 minutes 30 seconds east, 75 feet to the place of beginning.

CONTAINING 12,600 square feet of land, more or less.

BLR No.: #39-3R-3

BEING known as: 1410 Walnut Street,  
Coatesville, PA 19320-2541.

BEING the same premises which Jon R. Poff, by Deed dated October 23, 2003 and recorded November 7, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5968, Page 1894, granted and conveyed unto Donald R. Butler, Jr..

PLAINTIFF: Wells Fargo Bank, N.A.,  
successor by merger to Wells Fargo Home Mortgage, Inc

VS  
DEFENDANT: **DONALD R. BUTLER, JR.**

SALE ADDRESS: 1410 Walnut St.,  
Coatesville, PA 19320

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

**SALE NO. 14-3-189**  
**Writ of Execution No. 2011-04621**  
**DEBT \$264,720.20**

ALL THAT CERTAIN message, tene-  
ments, and tract of land, situate in East Nottingham Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey made January 12, 1957 by S. Pusey Morrison, as follows:

BEGINNING at a steel pin at the inter-  
section of the center line of the Township Road leading from Maple School House to Elkdale and the road leading from Grier's pottery to Elkdale;

THENCE, along the center line of the road leading from Grier's Pottery to Elkdale and by land now or late of Roy Freese, south 23 degrees, 07 minutes west, 612 feet to a point;

THENCE, leaving said road and by land late of James Twohig the following three (3) courses and distances: (1) north 12 degrees, 08 minutes west, 167.05 feet to a stone;

THENCE, (2) north 27 degrees, 12 minutes west, 117 feet to a wild cherry tree;

AND thence, (3) north 42 degrees, 24 minutes west, 117 feet to a steel pin in the center line of the road leading from Maple Grove School House to Elkdale in the line of other land now or late of Julius Knott, et ux;

THENCE, by the same, and along the centerline of the road leading from Maple Grove School House to Elkdale, north 55 degrees, 10 minutes east, 358 feet to the first mentioned point and place of beginning.

PARCEL No.: BLR #69-7-24

BEING known as: 344 Freese Road,  
Oxford, PA 19363.

BEING the same premises which Andrew C. Lewis and Barbara Ann Lewis, husband and wife, by Deed dated April 18, 2008 and recorded July 10, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7475, page 1150, granted and conveyed unto Jacob Barrett and Arianis Faria.

PLAINTIFF: Wells Fargo Bank, N.A.  
VS  
DEFENDANT: **JACOB J. BARRETT**

**and ARIANIS FARIA**

SALE ADDRESS: 344 Freese Road,  
Oxford, PA 19363

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

**SALE NO. 14-3-190**

**Writ of Execution No. 2009-01809**

**DEBT \$50,476.58**

ALL THAT message and lot or tract  
of land with the buildings and improvements there-  
on erected, hereditaments and appurtenances, situ-  
ate in the Township of East Bradford, County of  
Chester and Commonwealth of Pennsylvania.

TAX Parcel No: 51-4C-1

PLAINTIFF: Gawthrop Greenwood,  
PC

VS

DEFENDANT: **CHRISTOPHER  
HUNSICKER**

SALE ADDRESS: 994 Fairview  
Avenue, West Chester, Chester County,  
Pennsylvania, 19380

PLAINTIFF ATTORNEY:  
**GAWTHROP GREENWOOD, PC/GEORGE  
C. ZUMBANO ESQ., 610-696-8225**

**SALE NO. 14-3-192**

**Writ of Execution No. 2012-04045**

**DEBT \$175,088.21**

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

BLR #41-5Q-17

IMPROVEMENTS thereon: residential  
dwelling

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

VS

DEFENDANT: **TIFFANY SMITH  
and PAUL JERMAN**

SALE ADDRESS: 141 Denbigh  
Terrace, West Chester, PA 19380-2154

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

**SALE NO. 14-3-193**

**Writ of Execution No. 2013-08938**

**DEBT \$389,144.62**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of New London,

County of Chester and Commonwealth of  
Pennsylvania, bounded and described according to  
a 5 Lot Residential Subdivision Plan known as  
"Cornerstone," made by Lake Roeder Hillard &  
Associates/Ranck Lake Roeder Hillard &  
Associates, dated 6/29/2005, last revised  
12/19/2005, last revised 12/19/2005 and recorded  
as Plan File #18037 as follows, to wit:

BEGINNING at a point on the northerly  
side of West Avondale Road T-321, a corner of  
land of Robert O. & Frances L. Duvall; thence  
extending from said beginning point, along lands  
of Duvall, north 18 degrees 50 minutes 22 seconds  
west, 375.35 feet to a point, a corner of Lot No. 2;  
thence extending along Lot No. 2, south 85  
degrees 49 minutes 17 seconds east, 241.09 feet to  
a point on the westerly side of Stonehaven Drive  
cul-de-sac; thence extending along the said side of  
Stonehaven Drive the five following courses and  
distances, viz: (1) on the arc of a circle curving to  
the left having a radius of 50.00 feet the arc distance  
of 52.40 feet to a point of reverse curve; (2) along  
the arc of a circle curving to the right having a  
radius of 25 feet the arc distance of 33.25 feet to  
a point; (3) south 20 degrees 20 minutes 36 seconds  
west, 68.74 feet to a point of curve; (4) on the  
arc of a circle curving to the left having a radius of  
175.00 feet the arc distance of 126.02 feet to a  
point of reverse curve; and (5) on the arc of a  
circle curving to the right having a radius of 25.00  
feet the arc distance of 39.27 feet to a point on the  
northerly side of West Avondale Road T-321;  
thence extending along same the two following  
courses and distances, (1) south 69 degrees 05  
minutes 07 seconds west, 71.45 feet to a point of  
curve; and (2) on the arc of a circle curving to the  
left having a radius of 4975.00 feet the arc distance  
of 50.12 feet to a point, a corner of land of Robert  
O. & Frances L. Duvall, being the first mentioned  
point and place of beginning.

BEING Lot No. 1 as shown on the  
aforementioned plan.

UPI No. 71-2-9

BEING the same premises which B.K.  
Campbell, Inc., by Deed dated January 15, 2010  
and recorded in the Chester County Recorder of  
Deeds Office on January 28, 2010 in Deed Book  
7856, Page 1956 as Deed Instrument No.  
10992036, granted and conveyed unto Andre D.  
Johnson and Jennifer L. Johnson.

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **ANDRE D. JOHN-  
SON and JENNIFER L. JOHNSON**

SALE ADDRESS: 101 Stonehaven



Drive, West Grove, PA 19390

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

**SALE NO. 14-3-194**

**Writ of Execution No. 2013-04343**

**DEBT \$292,745.99**

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situated in the Township of East Vincent, County of Chester, and State of Pennsylvania, more particularly described in a survey made June 16th, 1947, by George F. Shaner, Surveyor and Engineer, as follows, to wit:

BEGINNING at a point in the middle of a public road (33 feet wide) leading from Kimberton to the Ridge Road said point being distant north 21 degrees 20 minutes west twenty-four and twenty-three hundredths perches from a corner of the main farm tract; thence continuing along the middle of the said road north 21 degrees 20 minutes west six and seven hundredths perches to an angle, in said road; and still by the same north 18 degrees 20 minutes west six and six hundredths perches to a corner of other lands of the ;thence along said lands, south 71 degrees 40 minutes west twelve and twelve hundredths perches and south 18 degrees 20 minutes east twelve and twelve hundredths parches and north 71 degrees 40 minutes east, twelve and forty two hundredths perches to the place of beginning.

CONTAINING 149 perches of land more or less.

PREMISES "B"

ALL THAT CERTAIN tract, piece or parcel of land,

SITUATE in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, according to a Record Plan of Kimberton Ridge II by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown, Pennsylvania, being dated January 7, 2000, and last revised February 26, 2002 as follows, to wit:

BEGINNING at a found iron pipe on the southerly line of Lot 1 of the Kimberton Ridge II Subdivision said pipe being the northwesterly corner of lands of now or former Alberto & Dorothy Ritschard, Uniform Parcel Identifier 21-5-197; thence along the westerly line of lands of the aforesaid Ritschard, south 19 degrees 02 minutes 42 seconds east a distance of 199.98 feet to an iron pipe found for a corner; thence along Open Space Area (2.4406 acres) of the Kimberton Ridge II Subdivision, south 70 degrees 57 minutes 18 sec-

onds west a distance of 90.00 feet to a point for a corner thence along Open Space Area (8.8018 acres) and Lot 2 of the Kimberton Ridge Subdivision, north 19 degrees 02, minutes 42 seconds west, a distance of 199.98 feet to a point, for a corner thence along the aforementioned Lot 1, north 70 degrees 57 minutes 18 seconds. East, a distance of 90.00 feet to the point and place of beginning.

BEING the same premises which Dorothy Ritschard Trustee of the Albert O. Ritschard and Dorothy Ritschard, Revocable Trust, by Deed dated August 30, 2006 and recorded September 6, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6945 Page 1862, granted and conveyed unto David Kulp.

PARCEL No. 2105 01970000

PLAINTIFF: HSBC Bank USA ,National Association, as Trustee for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2

VS

DEFENDANT: **DAVID KULP**

SALE ADDRESS: 739 West Seven Stars Road, Phoenixville, PA 19460

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

**SALE NO. 14-3-195**

**Writ of Execution No. 2010-01116**

**DEBT \$278,381.75**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a preliminary/final subdivision plan – Phase 3 (Part 2) made by Mesko Associates, Inc., Exton, PA, dated 6/2/1999 and last revised 4/24/2000 and recorded as Plan File #15457, as follows, to wit:

BEGINNING at a point on the south-easterly side of Trestle Lane, which point is measured along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet from a point on the northeasterly side of Brinton Drive; thence from said beginning point and extending along the side of Trestle Lane north 04 degrees 17 minutes 56 seconds east 55.00 feet to a point, a corner of Lot #75; thence extending along the same south 85 degrees 42 minutes 04 seconds east 147.50 feet to a point in line of open space No. 9; thence extending along the same south 04 degrees 17 minutes 56 seconds west



85.00 feet to a point on the northeasterly side of Brinton Drive, aforesaid; thence extending along the side of the same the two following courses and distances: (1) north 85 degrees 42 minutes 04 seconds west 117.50 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #74 on said Plan

BLR No.: 47-2-20.74

BEING known as: 301 Trestle Lane, Coatesville, PA 19320.

BEING the same premises which James J. Archie and Anecca M. Archie, by Deed dated November 3, 2006 and recorded November 9, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7002, Page 648, granted and conveyed unto Nancy E. Sims and Oliver Sims, her husband.

PLAINTIFF: Bank of America, National Association as Successor by Merger to "LaSalle Bank NA as Trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2007-HY2 Trust

VS

DEFENDANT: **NANCY E. SIMS and OLIVER SIMS**

SALE ADDRESS: 301 Trestle Lane, Coatesville, PA 19320

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

**SALE NO. 14-3-196**

**Writ of Execution No. 2012-06079**

**DEBT \$213,973.07**

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

BLR# 42-3H-111

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LESLEY FETZER a/k/a LESLEY DENISE ERA FETZER**

SALE ADDRESS: 13 Markel Road, Frazer, PA 19355-1533

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

**SALE NO. 14-3-197**

**Writ of Execution No. 2012-01799**

**DEBT \$301,510.92**

PREMISES "A"

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

BEGINNING at a point of a curve on the northwesterly side of Parkview Lane (formerly known as Ridgeway Lane) (50 feet wide) said point also marking the southerly corner of Lot No. 9 on said Plan; thence from said point of beginning along the northwesterly, northerly and northeasterly sides of Parkview Lane the 3 courses and distances (1) on the arc of a circle curving to the left having a radius of 525 feet the arc distance of 45.68 feet to a point of reverse curve thence (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 32.95 feet to another point of reverse curve; thence (3) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 205.17 feet to a point; thence north 61 degrees 25 minutes 53 seconds east 226.49 feet to a point; thence along Lot No. 9 aforesaid south 31 degrees 56 minutes east 117.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 on said Plan

PREMISES "B"

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

BEGINNING at a point on the northwesterly side of Parkview Lane (50 feet wide) at a corner of Lot No. 8; thence extending from said beginning point along Lot No. 8, north 31 degrees, 56 minutes west, 117.68 feet to a point; thence extending north 61 degrees, 25 minutes, 53 seconds east, 49.25 feet to a point a corner of Lot No. 9-B; thence extending along the same south 32 degrees, 1 minute, 44 seconds west, 105.59 feet to a point on the northwesterly side of Parkview Lane; thence extending along the same the 2 following courses and distances: (1) on a line curving to the right having a radius of 50 feet, the arc dis-

tance of 33.16 feet to a point of compound curve and (2) on a line curving to the right having a radius of 250 feet the arc distance of 18.22 feet to the first mentioned point and place of beginning.

CONTAINING 5649 square feet of land be the same more or less.

BEING Lot No. 9-A as shown on said Plan.

TAX I.D. #: 50-5B-108 & 50-5B109.1  
PLAINTIFF: Nationstar Mortgage LLC

VS  
DEFENDANT: **MARK J. SMITH**  
**and BRENDA L. MANUEL**

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

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

**SALE NO. 14-3-198**

**Writ of Execution No. 2013-10130**

**DEBT \$80,975.99**

ALL THAT CERTAIN unimproved lot of land situate on Schuylkill Road, in the Township of East Vincent, County of Chester and State of Pennsylvania, bounded and described by Earl R. Ewing, Registered Surveyor No. 6015, under date of the Eighteenth Day of November A.D., 1947, as follows, to wit:

BEGINNING at a drill hole in the concrete of Schuylkill Road, making the intersection of the center line of the same with the center line of New Street; thence along the center line of Schuylkill Road, north eighteen degrees four minutes west one hundred twelve and ninety-two one-hundredths feet to a drill hole in the concrete, a corner of other lands of Bauer; thence along these lands, crossing an iron pin, thirty-five feet distant north sixty-eight degrees twenty-three minutes east one hundred forty-seven and twenty-eight one-hundredths feet to an iron pin in line of land of Spring City School District; thence along said lands of said School District, crossing an iron pin, twenty-eight and fifty one-hundredths feet from the center line of New Street, south twenty degrees fifty-one minutes thirty seconds east one hundred twelve and sixty-seven one-hundredths feet to a spike in the center line of New Street; thence along the same, south sixty-eight degrees twenty-three minutes west one hundred fifty-two and eighty one-hundredths feet to the place of beginning.

CONTAINING 16,903.91 square feet of land be the same more or less.

BEING Tax Parcel No. 21-5D-56.1

BEING the same premises which Inter-

County Oil Co., Inc. by Indenture bearing date the 5th Day of April, 1974, and recorded on the 7th Day of May, 1974, in the Recorder of Deeds Office of Chester County at West Chester, Pennsylvania in Deed Book G-43, Page 147, granted and conveyed unto Charles J. Vitabile and Velma Vitabile, husband and wife, in fee.

AND the said Charles J. Vitabile departed this life on the 18th Day of March, 1995, whereby title vested solely in Velma Vitabile by right of survivorship.

PLAINTIFF: National Penn Bank  
VS  
DEFENDANT: **VELMA B. VITABILE**

SALE ADDRESS: 3697 Schuylkill Road, Spring City, Pennsylvania 19475

PLAINTIFF ATTORNEY: **DOMINIC A. DeCECCO, ESQ., 610-779-0772**

**SALE NO. 14-3-199**

**Writ of Execution No. 2013-08359**

**DEBT \$240,787.55**

ALL THAT CERTAIN lot or tract of ground in Elk Township, Chester County, Pennsylvania bounded and described in accordance with Final Plan of John C. and Frances C. McComsey, one lot subdivision as prepared by N.M. Lake, Inc., Project No. 8558 and said Plan being recorded in the Office of the Recorder of Deeds in and for Chester County as Plan No.,

BEGINNING at a point set in the title line of Media Road (L.R. 15162) where the line of land dividing Lot #1 and the remaining lands of grantor intersects said title line; thence by said line of division north 11 degrees 25 minutes 41 seconds west, 232.92 feet to an iron pin; thence by land now or formerly of Leroy Umble north 80 degrees 47 minutes 41 seconds east, 25 feet to a corner post; thence by land now or formerly of Raymond E. Hunter the following four courses and distances: 1) south 11 degrees 25 minutes 41 seconds east, 98.99 feet to a corner post; 2) north 79 degrees 55 minutes 7 seconds east, 55.01 feet to an iron pin; 3) south 8 degrees 40 minutes 20 seconds east, 71.70 feet to an iron pin; and 4) north 80 degrees 3 minutes 21 seconds east, 135.58 feet to a point set in the title line of PA Route 472; thence by the title line of PA Route 472, south 13 degrees 39 minutes 26 seconds east, 86.8 feet to a point where the title line of PA Route 472 and the title line of Media Road (L.R. 15162) intersect, thence by Media Road (L.R. 15162) the following two courses and distances to wit: 1) south 87 degrees 24 minutes 58 seconds west, 143.90 feet, and 2)

south 84 degrees 51 minutes 30 seconds west, 73.69 feet to a spike set, being the point and place of beginning.

BEING the same premises which William C. McComsey, Marilyn McComsey Deaver and Frances C. McComsey (POA William C. McComsey and Marilyn McComsey Deaver), by Deed dated February 28, 2006 and recorded March 22, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6794 Page 1602, granted and conveyed unto Terry L. Hotchkiss and Judith L. Hotchkiss, as tenants by the entirety.

PARCEL No. 7002 00030000

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 Mortgage Loan Asset Backed Certificates, Series 2006-2

VS

DEFENDANT: **TERRY L. HOTCHKISS a/k/a TERRY LEE HOTCHKISS AND JUDITH O. HOTCHKISS a/k/a JUDITH L. HOTCHKISS**

SALE ADDRESS: 6 Media Road, Oxford, PA 19363

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

**SALE NO. 14-3-200**

**Writ of Execution No. 2012-02045**

**DEBT \$249,344.38**

ALL THAT CERTAIN lot or piece of ground situate in the Township of London Britain County of Chester and State of Pennsylvania, all as more fully shown on a survey plat prepared by Edward H. Richardson Associates, Inc., dated February 5, 1982, title "Final Plan of Prepared Subdivision Property of Diane R. Sloskey", recorded as Plan #3908 as follows:

BEGINNING at a point in the center-line of Route 896, also known as New London Road, said point being the southeasterly corner for Parcel No. 2, of the remaining lands of the Grantor, which is located the following courses and distances from a corner common to the lands of the Grantor and of Craig M. Stevens; (1) from a found "PK" nail along the center of Route 896, south 03 degrees 12 minutes 31 seconds east, 337.55 feet to the point and place of beginning; thence from said point of beginning, continuing with the center of Route 896, the following 2 courses and distances: (1) south 03 degrees 12 minutes 31 seconds east, 6.39 feet to a found "PK" nail; and (2) south 04 degrees 45 minutes 03 seconds east, 246.54 feet to a point a corner for lands now or late of Winifred

G. Strickland; thence with Strickland, generally with chain link fence, north 89 degrees 20 minutes 46 seconds west, 457.92 feet to a point in line of lands now or late of Charles H. Meeks, passing through a placed iron pipe at 452.92 feet; thence with Meeks and lands of Ross Carson and an existing chain link fence, north 05 degrees 17 minutes 23 seconds west, 125.66 feet to an existing fence post; thence with a new line and Parcel No. 2, the following four courses and distances: (1) south 86 degrees 13 minutes 18 seconds east, 120.05 feet to a placed iron pipe; (2) north 45 degrees 54 minutes 31 seconds east, 59.64 feet to a placed iron pipe; (3) north 38 degrees 27 minutes 45 seconds east, 80.18 feet to a placed iron pipe; (4) north 83 degrees 52 minutes 30 seconds east, generally with and existing, post and rail fence and passing through a concrete monument to be set 217.56 feet, 237.56 feet to the point and place of beginning.

BEING the same premises which Adam P. Boneker, by Deed dated January 13, 2005 and recorded March 16, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6436 Page 1290, granted and conveyed unto Dorene R. Boneker.

PARCEL No. 73-5-41.1A

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

VS

DEFENDANT: **DORENE R. BONEKER, UNITED STATES OF AMERICA**

SALE ADDRESS: 1291 New London Road, Landenberg, PA 19350

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

**SALE NO. 14-3-202**

**Writ of Execution No. 2012-03999**

**DEBT \$302,557.06**

ALL THAT CERTAIN message and tract of land, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALSO ALL THAT CERTAIN tract or piece of land, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, known as lot 1-A on Plan of Property for Susie M. Lee by Chester Valley Engineers, Inc., Consulting Engineers, Poali, Pennsylvania, dated October 24th, 1958 and last revised November 5th, 1959 as follows, to wit:

BEGINNING at a point in line of land

of Susie M. Lee and William Jones, said point being along said line, south twenty two degrees, twenty two minutes, no seconds east, thirty five and five one-hundredths feet from a point in the title line of Old Lancaster Road, which point is along the title line of Old Lancaster Road, the two following courses from a point marking the intersection of the title line of Old Lancaster Road with the center line of Warren Road, south seventy five degrees, thirty seven minutes east, four hundred seventy six and three one-hundredths feet, south seventy five degrees, twelve minutes, thirty seconds east, three hundred thirty eight and fifty two one-hundredths feet; thence from said point of beginning and along line of land of Susie M. Lee and partly along line of land of William Jones and partly along the line of William S. Shockley, south twenty two degrees, twenty two minutes, no seconds east, two hundred thirty four and seventy two one-hundredths feet to a point; thence along and through land of Susie M. Lee, north seventy five degrees, twelve minutes, thirty seconds west, one hundred forty one and seventy eight one-hundredths feet to a point, the southeasterly corner of lot #1; thence along the southeasterly line of Lot #1; north fourteen degrees, forty seven minutes, thirty seconds east, one hundred eighty seven and seven one-hundredths feet to the point of beginning.

TAX ID: 42-4-349

BEING the same property conveyed to Nathaniel L. Williams and Ella Atreva Williams from Eddie L. Jones by Deed dated November 24, 1975, and recorded on December 2, 1975, in Book 246, Page 137, among the Land Records of Chester County, Pennsylvania.

TITLE to said premises is vested in Nathaniel L. Williams, by Deed from Nathaniel L. Williams to Ella Atreva Williams, dated 02/19/2009, recorded 03/18/2009, in Book 7616, Page 519.

PLAINTIFF: Generation Mortgage Company

VS

DEFENDANT: **NATHANIEL L. WILLIAMS, last record owner; ELLA A. WILLIAMS, known heir to the ESTATE OF NATHANIEL L. WILLIAMS, deceased last record owner; MARION LA VERNE, known heir to the ESTATE OF NATHANIEL L. WILLIAMS, deceased last record owner; PERRY WILLIAMS; known heir to the ESTATE OF NATHANIEL L. WILLIAMS, deceased last record owner; and the unknown heirs, devisees and personal representatives of NATHANIEL L. WILLIAMS, deceased last**

**record owner**

SALE ADDRESS: 50 Old Lancaster Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-810-5815**

**SALE NO. 14-3-203**

**Writ of Execution No. 2013-03239**

**DEBT \$142,444.44**

ALL THAT CERTAIN tract of land situate in the Borough of Honeybrook, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a post on the south side of Main Street; thence along the same, south fifty degrees east, twenty-nine and three tenths feet to a post on line of land now or late of David West; thence along the same, south forty degrees west, one hundred and sixty-five feet; thence by land now or late of the heirs of Samuel Lemmon, north forty degrees west, twenty-nine and three-tenths feet to a post; thence by land now or late of William J. Eppihimer, north fifty degrees east, one hundred and sixty-five feet to the place of beginning.

CONTAINING: forty-eight hundred thirty-four and one-half square feet of land, be the same more or less, and also.

ALL THAT CERTAIN messuage and lot of land situate in the Borough of Honeybrook, County of Chester and State of Pennsylvania, bounded by Main Street, twenty feet, by land now or late of Doctor J. E. Harner, 165 feet, by land now or late of the heirs of Samuel Lemmon, 20 feet, and by land now or late of William Lemmon, 165 feet.

CONTAINING: thirty-three hundred square feet of land, be the same more or less.

TITLE to said premises is vested in Lelia F. Ridgway by Deed from June P. Fisher a/k/a June P. Devine dated 12/23/2004 and recorded 11/7/2005 in the Chester County Recorder of Deeds in Book 6675, Page 1289.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LELIA F. RIDGWAY**  
SALE ADDRESS: 4528-4530 Horseshoe Pike, Honey Brook, PA 19344

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

**SALE NO. 14-3-204**  
**Writ of Execution No. 2013-08147**  
**DEBT \$183,114.17**

PROPERTY situate in the Township of  
Sadsbury, Chester County, Pennsylvania  
BLR# 37-4-53.51

IMPROVEMENTS thereon: residential  
dwelling  
PLAINTIFF: Nationstar Mortgage  
LLC

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

SALE ADDRESS: 607 Bedrock Road,  
Coatesville, PA 19320-1675

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

**SALE NO. 14-3-205**  
**Writ of Execution No. 2012-02986**  
**DEBT \$1,384.08**

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

TAX Parcel No. 47-5-237  
PLAINTIFF: East Fallowfield  
Township

VS  
DEFENDANT: **NIKKISHA M.  
MORRIS**

SALE ADDRESS: 123 Bellevue Drive,  
E. Fallowfield, Pennsylvania

PLAINTIFF ATTORNEY: **PORT-  
NOFF LAW ASSOCIATES, LTD., 484-690-  
9300**

**SALE NO. 14-3-206**  
**Writ of Execution No. 2011-00012**  
**DEBT \$1,333,252.85**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of Easttown,  
Chester County, PA, bounded and described  
according to a Plan of Subdivision for Henry S.  
Belber, II made by Henry S. Conrey, Inc., Division  
of Chester Valley Engineers, Paoli, PA dated  
12/22/76 last revised 2/25/77 and recorded 4/12/77  
in Plan File #976.

UPI No. 55-4F-36  
IMPROVEMENTS: residential  
dwelling

SOLD as property of: Jonathan B.  
Labes and Leslie C. Labes

PLAINTIFF: The Bank of New York  
Mellon Trust Company, National Association, as  
Grantor Trustee of The Protium Master Grantor  
Trust

VS  
DEFENDANT: **JONATHAN B.  
LABES and LESLIE C. LABES**

SALE ADDRESS: 1523 Leopard Way,  
Berwyn, Pa.

PLAINTIFF ATTORNEY: **SANDHYA  
M. FELTES, ESQ. 610-260-6000**

**SALE NO. 14-3-207**  
**Writ of Execution No. 2013-02834**  
**DEBT \$250,064.01**

ALL THAT CERTAIN lot of land situ-  
ate in East Fallowfield Township, Chester County,  
Pennsylvania:

TAX Parcel No.: 47-4-595  
PLAINTIFF: HSBC Bank USA N.A.,  
as Trustee on behalf of Ace Securities Corp. Home  
Equity Loan Trust and for the Registered Holders  
of Ave Securities Corp. Home Equity Loan Trust  
2007-HE1 Asset Backed Pass-Through  
Certificates

VS  
DEFENDANT: **KATRINA M.  
HENDRY and OSCAR C. HENRY, JR. and  
United States of America**

SALE ADDRESS: 101 Osprey Lane,  
Coatesville, PA 19320

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

**SALE NO. 14-3-208**  
**Writ of Execution No. 2011-01454**  
**DEBT \$85,473.74**

ALL THAT CERTAIN lot of land situ-  
ate in the Fifth Ward of the City of Coatesville,  
County of Chester and State of Pennsylvania:

TAX Parcel No.: 1602 017100  
(160207100)

PLAINTIFF: The Bank of New York  
Mellon Trust Company, NA, as Indenture Trustee  
for the IMC Home Equity Loan Owner Trust  
1998-7

VS  
DEFENDANT: **MONIQUE ARTIS**  
SALE ADDRESS: 638 Coates Street,  
Coatesville, PA 19320

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

**SALE NO. 14-3-209**  
**Writ of Execution No. 2013-08937**  
**DEBT \$158,485.34**

ALL THAT CERTAIN lot of land situate in the Sixth Ward of the Borough of Phoenixville, Chester County Pennsylvania

TAX Parcel No.: 14-03-0009 & 15-13-9

PLAINTIFF: U.S. Bank, N.A., as Trustee for the Registered Holders of Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **DEBORAH LANCE and CLARK LANCE a/k/a CLARK LANCE, III a/k/a CLARK B. LANCE a/k/a CLARK B. LANCE, III**

SALE ADDRESS: 538 Bridge Street, Phoenixville, PA 19460

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

**SALE NO. 14-3-211**  
**Writ of Execution No. 2013-08302**  
**DEBT \$127,299.62**

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

BLR# 29-7L-23

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **PATRICIA A. GUE-NESSO**

SALE ADDRESS: 570 Reeceville Road, Coatesville, PA 19320-1433

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

**SALE NO. 14-3-212**  
**Writ of Execution No. 2013-05642**  
**DEBT \$257,710.86**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwclhan, County of Chester and State of Pennsylvania, bounded and described according to a site plan made for Camp-Wilson Parcel A, made by Real Estate Engineering Associates, Inc., dated 08/02/1987, as follows, to wit:

BEGINNING at an interior point in line of open space which point is measured the (2)

following courses and distances from a point a corner of lands now or late of Jane T. George (as shown on said Plan); (1) extending from said lands south 81 degrees 12 minutes 00 seconds west, 124.83 feet to a point; and (2) north 08 degrees 48 minutes 00 seconds west, 39.42 feet to the point and place of beginning; thence extending from said beginning point north 08 degrees 48 minutes 00 seconds west, 74.00 feet to a point in line of open space; thence extending along the same north 81 degrees 12 minutes 00 seconds east, 20.25 feet to a point; thence extending south 08 degrees 48 minutes 00 seconds east, 74.00 feet to a point in line of open space; thence along the same south 81 degrees 12 minutes 00 seconds west, 20.25 feet to the first mentioned point and place of beginning.

CONTAINING 1,498 square feet.

TAX I.D.#: 33-4H-17.1D

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **HELEN WEBBER**

SALE ADDRESS: 103 South Village Avenue, Exton, Pennsylvania 19341

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

**SALE NO. 14-3-213**  
**Writ of Execution No. 2010-06879**  
**DEBT \$483,301.28**

PROPERTY situate in Township of Schuylkill

TAX Parcel #27-8C-11

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Boris Dudchenko, Jr. and Nancy Weeks Dudchenko

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

VS

DEFENDANT: **BORIS DUDCHENKO, JR., and NANCY WEEKS DUDCHENKO**

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

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



**SALE NO. 14-3-214**  
**Writ of Execution No. 2012-01841**  
**DEBT \$328,698.69**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, being Lot No. 78 on said Plan, bounded and described according to a Record Plan of "Lamborn Hunt" prepared by Vandemark & Lynch, Inc., dated 6-30-2003, last revised 10-15-2003 and recorded as Plan No. 16896, as follows, to wit:

BEGINNING at a point on the south-westerly side of Edna Jane Lane (50 feet wide), a corner of Lot No. 77 on said Plan; thence extending from said beginning point and along Edna Jane Lane south 15 degrees 52 minutes 52 seconds east 105.00 feet to a point, a corner of Lot No. 79 on said Plan; thence leaving Edna Jane Lane and extending along Lot 79 south 74 degrees 07 minutes 08 seconds west 115.00 feet to a point in line of Open Space 4 on said Plan; thence extending along Open Space 4 north 15 degrees 52 minutes 52 seconds west 105.00 feet to a point, a corner of Lot No. 77 aforesaid; thence extending along Lot 77 north 74 degrees 07 minutes 08 seconds east 115.00 feet to a point on the southwesterly side of Edna Jane Lane, the first mentioned point and place of beginning.

TAX I.D. #: 59-08-0127.420

PLAINTIFF: M&T Bank

VS

DEFENDANT: **RYAN C. MATTEI**  
**and LAUREN M. MATTEI**

SALE ADDRESS: 810 Edna Jane Lane, West Grove, Pennsylvania 19390

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

**SALE NO. 14-3-215**  
**Writ of Execution No. 2012-07924**  
**DEBT \$303,397.14**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, bounded and described according to survey Plan No. 1-131, dated June 21, 1974, as made by Yerkes Associates, Inc., Exton, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin set in the northerly right of way line of Biddle Street, as the same is laid out and opened 50 feet wide, at a corner of land belonging to Mary N. West, said point being distant 130 feet measured westwardly along

the northerly right of way line of Biddle Street, from its intersection with the westerly right of way line of New Street; thence extending from the first mentioned point and place of beginning, continuing along the northerly right of way line of Biddle Street, south 64 degrees 30 minutes west 25.00 feet to an iron pin set at a corner of land belonging to George W. Darlington; thence leaving the street and extending along land of George W. Darlington, north 25 degrees 30 minutes west 105.37 feet to an iron pin set in the southerly right of way line of a 16 feet wide alley; thence extending along the southerly right of way line of the said alley, north 64 degrees 12 minutes 07 seconds east 25.00 feet to an iron pin a corner of land belonging to Mary N. West; thence extending along land of Mary N. West, passing through a party wall dividing the passage erected on the herein described premises from the passage erected on the premises to the east; south 25 degrees 30 minutes east 105.50 feet to the first mentioned point and place of beginning.

BEING designated as Tax Parcel No. 01-08-0025 UPI 1-8-25 in the Deed Registry Office of Chester County, Pennsylvania.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE to said premises is vested in Rita Ryan Derosé, widow dated September 22, 2003 and recorded October 6, 2003 in Deed Book 5921, Page 1556.

ON February 12, 2012, Rita Ryan Derosé departed this life. No Administration has been opened as a result of the demise of Rita Ryan Derosé, Deceased Mortgagor and Real Owner.

PREMISES being known as: 311 West Biddle Street, West Chester, Pennsylvania 19380.

TAX I.D. #: 1-8-25

PLAINTIFF: One West Bank, FSB

VS

DEFENDANT: **JOAN AUGUSTA LABARGE, known surviving heir if RITA RYAN DEROSE, Deceased Mortgagor and Real owner and ALL UNKNOWN SURVIVING HEIRS OF RITA RYAN DEROSE, deceased Mortgagor and Real Owner**

SALE ADDRESS: 311 West Biddle Street, West Chester, Pennsylvania 19380

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

**SALE NO. 14-3-216**  
**Writ of Execution No. 2012-03481**  
**DEBT \$398,745.26**

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



BLR# 52-5M-125

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: The Bank of New York  
Mellon, FKA The Bank of New York as Successor  
in Interest to JP Morgan Chase Bank NA as  
Trustee for Structured Asset Mortgage Investments  
II Inc. Bear Stearns Alt-A Trust 2005-3, Mortgage  
Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **WILLIAM F.  
McCULLOUGH a/k/a WILLIAM  
McCULLOUGH and FRANCES  
McCULLOUGH**

SALE ADDRESS: 833 Joeck Circle,  
Stoney Ridge, West Chester, PA 19382-4606

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

**SALE NO. 14-3-217****Writ of Execution No. 2009-09348****DEBT \$179,814.88**

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

BLR# 36-5A-3

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: OCWEN Loan Servicing,  
LLC

VS

DEFENDANT: **ROBERT W. BEN-  
DER and SHEILA M. BENDER**

SALE ADDRESS: 292 Walnut Drive  
a/k/a 119 Walnut Drive, Parkesburg, PA 19365

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

**SALE NO. 14-3-218****Writ of Execution No. 2013-08935****DEBT \$338,279.00**

PROPERTY situate in Uwchlan  
Township, Chester County, Pennsylvania

BLR# 33-4K-1

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **JOSEPH B. STUR-  
GIS, JR., and TRACY STURGIS**

SALE ADDRESS: 283 Spring Run  
Lane, Downingtown, PA 19335-4410

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

**SALE NO. 14-3-219****Writ of Execution No. 2012-01684****DEBT \$163,319.08**

PROPERTY situate in the Borough of  
Phoenixville, Chester County, Pennsylvania

BLR# 15-12-520

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **LARRY MICK-  
IEWICZ, in his capacity as Administrator and  
Heir of the Estate of RICHARD E. MICK-  
IEWICZ, BRIAN MICKIEWICZ, in his capac-  
ity as Heir of the Estate of RICHARD E.  
MICKIEWICZ, Unknown Heirs, Successors,  
Assigns, and All Persons, Firms, or Associations  
claiming Right, Title of Interest from or under  
RICHARD E. MICKIEWICZ, Deceased**

SALE ADDRESS: 526 Ringold Street,  
Phoenixville, PA 19460-4350

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

**SALE NO. 14-3-220****Writ of Execution No. 2009-08308****DEBT \$406,894.82**

ALL THAT CERTAIN lot or piece of  
ground with the hereditaments and appurtenances,  
thereon.

SITUATE in the Township of West  
Goshen, County of Chester and Commonwealth of  
Pennsylvania, described in accordance with a Plan  
of Lots called "Caswallen" Section "A" made for  
Goshen Wood Development Corp., made by G.D.  
Houtman and Son, Civil Engineers and Land  
Surveyors, Media, Pennsylvania, dated January 19,  
1960 and last revised May 6, 1960, as follows, to  
wit:

BEGINNING at a point on the south-  
east side of Caswallen Drive (fifty feet wide), the  
two following courses and distances from the point  
of beginning of a curve on the southwest side of  
Frederick Drive (fifty feet wide), (1) on one arc of  
a circle curving to the left, having a radius of twenty-  
five feet, the arc distance of thirty-nine and  
twenty-seven one-hundredths feet; (2) southwest-  
wardly on the arc of a circle curving to the right;  
having a radius of two hundred feet, the arc distance  
of one hundred eight and forty-seven one-  
hundredths feet; thence from said point of  
beginning along the southeast side of Caswallen  
Drive, the two following courses and distances; (1)  
southwestwardly on the arc of a circle curving to

the right, having a radius of two hundred feet, the arc distance of sixty-four and thirty-eight one hundredths feet to a point; (2) south seventy-six degrees, forty-eight minutes, forty seconds west, fifty-three and thirty-six one-hundredths feet to a corner of Lot #52 thence along Lot #52 south thirteen degrees, eleven minutes twenty seconds east, two hundred sixteen and seventy-five one-hundredths feet to a point; thence north seventy-six degrees, fifty-two minutes east, one hundred ninety-two and forty-one one-hundredths feet to a corner of Lot #50; thence along Lot #50, north thirty-one degrees, thirty-eight minutes west, two hundred thirty-nine and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #51 on said Plan.

TITLE to said premises is vested in George Hagan a/k/a George M. Hagan and Christine Hagan, husband and wife, by Deed from Doris H. Whitney dated July 23, 1998 and recorded September 9, 1998 in Deed Book 4415, Page 1930.

PREMISES being known as: 116 Caswallen Drive, West Chester, Pennsylvania 19380.

TAX I.D. #: 52-02R

PLAINTIFF: One West Bank FSB

VS

DEFENDANT: **GEORGE HAGAN a/k/a GEORGE M. HAGAN and CHRISTINE HAGAN**

SALE ADDRESS: 116 Caswallen Drive, West Chester, Pennsylvania 19380

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

**SALE NO. 14-3-221**

**Writ of Execution No. 2012-09426**

**DEBT \$190,706.83**

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

IMPROVEMENTS thereon: residential dwelling

BY virtue of a Writ of Execution No. 12-09426

BLR# 5-4-331

PLAINTIFF: Pennymac Mortgage Investment Trust Holdings I, LLC

VS

DEFENDANT: **ROBERT A. DAD-DEZIO and MARIA E. DADDEZIO**

SALE ADDRESS: 151 Edgehill Avenue, West Grove, PA 19390-1311

PLAINTIFF ATTORNEY: **PHELAN**

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

**SALE NO. 14-3-222**

**Writ of Execution No. 2012-00177**

**DEBT \$613,117.57**

ALL THAT CERTAIN lot of land situate in Pennsbury Township, Chester County, Pennsylvania bounded and described according to a Plan made for Arthur H. Marcellus and Ralph E. Marcellus, Jr., by Yerkes Associates, Inc., dated 3/3/78, last revised 3/27/78 and recorded as Plan #1706 ,as follows:

BEGINNING at a point in the title line in bed of Baltimore Pike (U.S. Route 1) said point being the northwesterly corner of Lot No. 3 as shown on said Plan, and the northeasterly corner of the about to be described lot; thence from said point of beginning and continuing along said Lot No. 3, south 3 degrees 1 minute 30 seconds west 359.20 feet to an iron pin in the line of lands now or late of Robert F. Hedden; thence continuing along said land of Hedden the 2 following courses and distances: (1) north 63 degrees 17 minutes west, 65.00 feet to an iron pin set in the line of a proposed 40 foot wide drainage easement as shown on said Plan: thence along said proposed drainage easement, north 13 degrees, 39 minutes 50 seconds east 364.63 feet to a point in the bed of said U.S. Route 1; thence continuing along the bed of said U.S. Route 1, being the curve of a circle having a radius of 2,872.21 feet, the arc length of 190.27 feet with a chord distance of 190.24 feet, on a chord bearing south 71 degrees 05 minutes 00 seconds east to the first mentioned point and place of beginning.

BEING UPI No. 64-4-11.2A

TAX I.D. #64-4-11.2A

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

VS

DEFENDANT: **ANGELIKA U. WHITSON**

SALE ADDRESS: 202 Baltimore Pike, Chadds Ford, Pennsylvania 19317

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

**SALE NO. 14-3-223**  
**Writ of Execution No. 2009-01539**  
**DEBT \$268,490.26**

ALL THAT CERTAIN lot or tract of land being situated on the north side of Butternut Drive, east of South Blackhorse Road, in West Sadsbury Township, County of Chester, Commonwealth of Pennsylvania and being known as Lot #3, Block D, as shown on a Plan of Woodland View Estates prepared by Huth Engineers, Inc., dated 02/24/1976 and last revised 04/21/1976, drawing NA. LA-1257-8 and more fully bounded and described as follows, to wit:

BEGINNING at a point in the south line of Butternut Drive, a corner of Lot #2, Block D, said point being situated at a distance of 290.79 feet east of the intersection of the south line of Butternut Drive extended and the east line of South Blackhorse Road extended; thence extending along the south line of Butternut Drive, south 72 degrees 39 minutes 45 seconds east, a distance of 195 feet to a point, a corner of Lot #4, Block D; thence extending along the same, south 17 degrees 20 minutes 15 seconds west, a distance of 298.72 feet to an iron pin, a corner of land of Roy Engel; thence extending along the same, south 89 degrees 35 minutes 20 seconds west, a distance of 147.89 feet to a point, a corner of Lot #1, Block D; thence extending along the same north 00 degrees 24 minutes 40 seconds west, a distance of 177.66 feet to a point, a corner of Lot #2, Block D; thence extending along the same, north 17 degrees 20 minutes 15 seconds east, a distance of 174.60 feet to the point and place of beginning.

SAID Subdivision of Woodland View Estates recorded in Chester County at Plan #402.

UPI No. 36-5A-35

PARCEL/Tax I.D. #: 36-05A-0035

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as Successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE5

VS

DEFENDANT: **ALLEN E. ROBINSON and SHIRLEY A. ROBINSON**

SALE ADDRESS: 125 Butternut Drive, Parkesburg, Pennsylvania 19365

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

**SALE NO. 14-3-224**  
**Writ of Execution No. 2013-08010**  
**DEBT \$166,547.22**

ALL THAT CERTAIN Lots Nos. 140, 141, 142, 143, on a Plat of Lots called "Lincoln Heights" on the Lincoln Highway in Valley Township, Chester County, Pennsylvania, developed by Harry A. Nicholas and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Lafayette Street, distant nine hundred feet westwardly along the said south line of Lafayette Street from the intersection of the said south line of Lafayette Street with the west line of Highland Avenue, a corner of Lot #144, now or late of Wright Green; thence by said Lot #144, south nineteen fifty three minutes east one hundred fifty feet to a point on the north line of Ross Street another corner of said Lot #144 thence along the north line of the said Ross Street south seventy degrees seven minutes west two hundred feet to a point a corner of Lot #139 now or late of Harry A. Nicholas; thence along the said Lot #139, north nineteen degrees fifty three minutes west one hundred fifty feet to another corner of Lot #139, in the south line of the said Lafayette Street; thence along the south line of the said Lafayette Street north seventy degrees seven minutes east two hundred feet to the place of beginning.

CONTAINING thirty thousand one hundred square feet of land, more or less.

SUBJECT to easements, restrictions and covenants of record, if any

TAX ID: 38-5C-25

BEING the same premises which the Redevelopment Authority of the County of Chester by Deed dated February 18, 1988 and recorded in the Office of the Recorder of Deeds for the County of Chester, Pennsylvania, in Deed Book 1060, Page 29, granted and conveyed unto Milton I. Young, Jr. and Brenda J. Young.

PLAINTIFF: Springleaf Financial Services of Pennsylvania, Inc. f/k/a American General Consumer Discount Company

VS

DEFENDANT: **MILTON I. YOUNG, JR.**

SALE ADDRESS: 1016 Lafayette Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BENJAMIN E. WITMER, ESQ., 610-275-7990**

**SALE NO. 14-3-225**  
**Writ of Execution No. 2013-07919**  
**DEBT \$781,602.15**

PROPERTY situate in West  
Brandywine Township, Chester County,  
Pennsylvania

BLR# 29-7-24.4

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: U.S. Bank National  
Association, as Trustee for Credit Suisse First  
Boston Mortgage Securities Corp., CSFB  
Mortgage-Backed Pass-Through Certificates,  
Series 2005-12

VS

DEFENDANT: **BARBARA A.**  
**SCHEMM and JOHN L. SCHEMM**

SALE ADDRESS: 2691 Manor Road,  
Coatesville, PA 19320-1257

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

**SALE NO. 14-3-226**  
**Writ of Execution No. 2008-05600**  
**DEBT \$5,547.99**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, hereditaments and appurtenances,  
situate in the Township of Sadsbury, County of  
Chester and State of Pa., bounded and described  
according to a Plan of "Quarry Ridge", dated  
11/3/1997 and recorded in Chester County Plan  
File #15071, as follows, to wit:

BEGINNING at a point at the end of  
Timber Drive cul-de-sac, said point being a corner  
of Lot #150; thence extending from said beginning  
point along Lot #150 south 17 degrees 45 minutes,  
02 seconds east, 406.66 feet to a point in line of  
lands of Penguin Industries; thence extending  
along same the (3) courses and distances: (1) north  
88 degrees, 50 minutes, 54 seconds west, 112.83  
feet to a point of curve; (2) on the arc of a circle  
curving to the left, having a radius of 2935.00 feet,  
the arc distance of 368.93 feet to a point and (3)  
north 12 degrees, 28 minutes, 01 second west,  
57.55 feet to a point, a corner of Lot #152; thence  
extending along same north 41 degrees, 10 min-  
utes 05 seconds west, 473.68 feet to a point of  
curve at the end of Timber Drive cul-de-sac;  
thence extending along the same on the arc of a cir-  
cle curving to the left, having a radius of 60.00  
feet, the arc distance of 61.70 feet to the first men-  
tioned point and place of beginning.

BEING Lot #151 as shown on said

Plan.

BEING Parcel No. 37-4-183

BEING the same premises which  
Cosmos Development Company, Inc. by Deed  
recorded October 31, 2002 in Chester County in  
Land Record Book 5441, Page 1628 conveyed  
unto NVR Inc., a Virginia Corporation, trading as  
Ryan Homes, in fee.

PLAINTIFF: Sadsbury Township  
VS

DEFENDANT: **DONNA BOLIVAR**

SALE ADDRESS: 808 Timber Drive,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT**  
**T. McCLINTOCK, ESQ., 610-430-8000**

**SALE NO. 14-3-227**  
**Writ of Execution No. 2009-05225**  
**DEBT \$5,155.86**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, hereditaments and appurtenances,  
situate in the Township of Sadsbury, County of  
Chester and State of Pa., bounded and described  
according to a Plan of "Quarry Ridge", dated  
11/3/1997 and recorded in Chester County Plan  
File # 15071, as follows, to wit:

BEGINNING at a point at the end of  
Timber Drive cul-de-sac, said point being a corner  
of Lot #150; thence extending from said beginning  
point along Lot #150 south 17 degrees 45 minutes,  
02 seconds east, 406.66 feet to a point in line of  
lands of Penguin Industries; thence extending  
along same the (3) courses and distances: (1) north  
88 degrees, 50 minutes, 54 seconds west, 112.83  
feet to a point of curve; (2) on the arc of a circle  
curving to the left, having a radius of 2935.00 feet,  
the arc distance of 368.93 feet to a point and (3)  
north 12 degrees, 28 minutes, 01 second west,  
57.55 feet to a point, a corner of Lot #152; thence  
extending along same north 41 degrees, 10 min-  
utes, 05 seconds west, 473.68 feet to a point of  
curve at the end of Timber Drive cul-de-sac;  
thence extending along the same on the arc of a cir-  
cle curving to the left, having a radius of 60.00  
feet, the arc distance of 61.70 feet to the first men-  
tioned point and place of beginning.

BEING Lot #151 as shown on said  
Plan.

BEING Parcel No. 37-4-183

BEING the same premises which  
Cosmos Development Company, Inc. by Deed  
recorded October 31, 2002 in Chester County in  
Land Record Book 5441, Page 1628 conveyed  
unto NVR Inc., a Virginia Corporation, trading as

Ryan Homes, in fee.

PLAINTIFF: Sadsbury Township

VS

DEFENDANT: **DONNA BOLIVAR**

SALE ADDRESS: 808 Timber Drive,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT  
T. McCLINTOCK, ESQ., 610-430-8000**

**SALE NO. 14-3-228**

**Writ of Execution No. 2013-09469**

**DEBT \$348,369.98**

UPI # 17-4-8.5

PLAINTIFF: Wells Fargo Bank,  
National Association, successor by merger to  
Wachovia Bank, National Association

VS

DEFENDANT: **ELIZABETH C.  
McFARLAND**

SALE ADDRESS: 1445 E. Schuylkill  
Road, Pottstown, North Coventry Township,  
Chester County PA 19465

PLAINTIFF ATTORNEY: **DENISE L.  
WESTER, ESQ., 610-403-1300**

**SALE NO. 14-3-229**

**Writ of Execution No. 2011-09605**

**DEBT \$20,267.77**

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

SITUATE in the Township of Caln in  
the County of Chester and Commonwealth of  
Pennsylvania, bounded and described in ac-  
cordance with a final plot plan of "Downing Ridge"  
made by G.D. Houtman & Son, Civil Engineers  
and Land Surveyors (Media, Pennsylvania) dated  
November 7, 1975 last revised February 16, 1977  
and recorded as Chester County Plan No. 1315, as  
follows, to wit:

BEGINNING at a point on the north-  
easterly side of Glen Ridge Drive (50 feet wide)  
said point of beginning being measured the next  
two following courses and distances from a point  
of curve on the southeasterly side of Hillcrest  
Drive (50 feet wide) (1) on the arc of a circle curv-  
ing to the left having a radius of 25.00 feet the arc  
distance of 37.46 feet to a point of tangent on the  
northeasterly side of Glen Ridge Drive, thence (2)  
south 83 degrees 13 minutes 30 seconds east 77.10  
feet to the point of beginning, thence extending  
from said point of beginning and along Lot No. 12  
north 02 degrees 38 minutes east 125.00 feet to a  
point a corner of Lot No. 13 on said Plan, thence

extending along the same 42 degrees 00 minutes  
east 47.15 feet to a point a corner of lands of  
Ludwig L. Hilpert, thence extending along the  
same 42 degrees 00 minutes east 47.15 feet to a  
point a corner of lands of Ludwig L. Hilpert,  
thence extending along the same south 83 degrees  
13 minutes 30 seconds east 50.23 feet to a point a  
corner of Lot No. 10 on said Plan, thence extend-  
ing along the same and passing through the bed of  
a thirty feet wide drainage easement and also  
through the center of a fifteen feet wide drainage  
easement south 02 degrees 38 minutes west 163.62  
feet to a point on the northeasterly side of Glen  
Ridge Drive, aforesaid, thence extending along the  
same north 83 degrees 13 minutes 30 seconds west  
80.21 feet to the point and place of beginning.

BEING known as Lot No. 11 on said  
Plan.

BEING the same premises which  
K.P.S. Property Associates, Inc., a Pennsylvania  
Corporation by Deed dated June 30, 1981 and  
recorded July 2, 1981 in the County of Chester in  
Deed Book N-58 Page 424 conveyed unto Thomas  
A. Bannan and Deborah S. Bannan, his wife, in  
fee.

BEING Tax Parcel No. 39-2L-11

Assessment: \$104,510.00

PLAINTIFF: Citadel Federal Credit  
Union

VS

DEFENDANT: **THOMAS A. BAN-  
NAN and DEBORAH S. BANNAN**

SALE ADDRESS: 21 Glen Ridge  
Drive, Downingtown, PA 19335

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

**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 begin-  
ning, 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. 14-1-38**

**Writ of Execution No. 2013-03484**

**DEBT \$588,717.22**

Property situate in Township of London Grove

TAX Parcel # (59-5-151.5)

PROPERTY ADDRESS: 170 Lloyd Road, West Grove, PA 19390

IMPROVEMENTS: a residential dwelling

SOLD as the property of: Gregory J. Arsenault and Barbara A. Arsenault

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

VS

DEFENDANT: **BARBARA A. ARSENAULT and GREGORY J. ARSENAULT**

SALE ADDRESS: 170 Lloyd Road, West Grove, PA 19390

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 message 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. 14-1-49**

**Writ of Execution No. 2010-07904**

**DEBT \$184,579.66**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the north side of Highland or 2nd Avenue in the Borough of Parkesburg, Chester County, Pennsylvania, designated as Lot No. 8 in a Plan of Lots of James Smith and bounded and described as follows, to wit:

BEGINNING at a point in the middle of Highland or 2nd Avenue, aforesaid 100 feet west of the west line of Culvert Street and extending thence northward by the west line of Lot No. 9 at right angles to the said Highland or 2nd Avenue 195 feet to a point in the middle of a 20 feet wide public alley, known as South Alley; thence westward along the middle of said alley and parallel with the said Avenue, 50 feet to the northeast corner of Lot No. 7; thence southward by the east line of said last mentioned lot and parallel with first mentioned line, 195 feet to a point in the middle of Highland or 2nd Avenue, aforesaid; thence lastly eastward along the said middle of said Avenue, 50 feet to the place of beginning.

EXCEPTING thereout and therefrom all that certain tract of land which land which William H. Mowrey and Jean E. Mowrey, his wife, by Deed dated 7/7/1977 and recorded in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania, in Deed Book H-51, Page 94 granted and conveyed unto Carl L. Newswanger and Lula B. Newswanger, husband and wife, their heirs and assigns, as tenants by the entireties.

TITLE to said premises is vested in Jesse P. Yacoe and Lyrn K. Yacoe, by Deed from Richard Gorgo and Kristin Gorgo, dated 07/25/2005, recorded 08/01/2005 in Book 6567, Page 1276.

BLR # 8-5-152

RESIDENTIAL property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JESSE P. YACOE**

**and LYRYN K. YACOE**

SALE ADDRESS: 509 West 2nd

Avenue, Parkesburg, PA 19365-1403

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. 14-1-65**  
**Writ of Execution No. 2013-03244**  
**DEBT \$128,184.50**

ALL THAT CERTAIN lot or piece of land, situate in West Vincent Township, Chester County, State of PA, and described according to a survey thereof made by Earl R. Ewing, R.S., Phoenixville, PA in 3-29-1952, and revised 6-19-1964, as follows, to wit:

BEGINNING at a point in the center line of Route No. 100 a corner of lands of the Woodland Inn owned now or late of one Rowland; thence along lands of Woodland Inn the three (3) following courses and distances crossing an iron pin on the line 23.06 feet distant from said place of beginning; south 11 degrees 57 minutes west 250 feet to an iron pin south 86 degrees 33 minutes east, 260 feet to an iron pin and north 11 degrees 57 minutes east 93.86 feet to an iron pin in line of lands now or late of Thelma Herlock; thence along the same south 51 degrees 28 minutes east, 197.57

feet to an iron pin; thence south 39 degrees 10 minutes west, 586 feet to a point, a corner of lands about to be conveyed to one Strickland; thence along the same north 49 degrees 50 minutes west; 711.48 feet to a point in unimproved public road leading to Route 100; thence along the unimproved road the two (2) following courses and distances: (1) north 40 degrees 10 minutes east 94.20 feet to a point and (2) north 42 degrees 12 minutes east, 289.27 feet to the center line of Route No. 100; thence on a curve on the right having a chord bearing and distance of north 85 degrees 21 minutes east 122.62 feet to a point of tangent; thence along the center line thereof; south 86 degrees 33 minutes east, 155.05 feet to the place of beginning.

CONTAINING 7.780 acres of land, more or less.

BEING the same premises which David S. Lincoln and Wendy K. Lincoln, his wife, by Deed dated 1/31/1994 and recorded 2/15/1994 at West Chester in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 3709 page 2030 granted and conveyed unto Patricia Kozak, her heirs and assigns in fee.

Premises Being Known as: 2004 Pottstown Pike, Spring City, Pennsylvania 19475.

TAX I.D. #25-02-0029.030

PLAINTIFF: JPMorgan Chase Bank N.A.

VS

DEFENDANT: **PATRICIA A. KOZAK a/k/a PATRICIA KOZAK**

SALE ADDRESS: 2004 Pottstown Pike, Spring City, PA

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 215-790-1010**

**SALE NO. 14-1-67**

**Writ of Execution No. 2012-12649**

**DEBT \$254,009.13**

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

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$254,009.13

BY virtue of a Writ of Execution No. 2012-12649

BLR # 27-2P-81

RESIDENTIAL property

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc

VS

DEFENDANT: **KATHLEEN NEWMAN-SYRYLO, in her capacity as**

**EXECUTRIX and DEVISEE of the ESTATE of JOHN V. TOMCHO**

SALE ADDRESS: 1330 Ellwanger Drive, Phoenixville, PA 19460-2204

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 southeasterly 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 seconds 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**