

NOTICES

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

NOTICE OF FILING ACCOUNTS

**ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, APRIL 2, 2014**

Courtroom 16 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

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

ESTATE OF THOMAS J. SCHREIBER, DECEASED**1512-0700**

A/K/A THOMAS SCHREIBER
FIRST AND FINAL ACCOUNT
OF: CAROL ABT, EXECUTOR
ATTORNEY(S):
ROBERT BAILEY JR, ESQUIRE

ESTATE OF ERMA L. WALTON, DECEASED**1512-0921**

A/K/A ERMA JEAN LEWIS WALTON
FIRST AND FINAL ACCOUNT
OF: THOMAS J. COLLINS, EXECUTOR
ATTORNEY(S):
ELIZABETH CATHLEEN CORDER, ESQUIRE
FRANK G. COOPER, ESQUIRE

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 JMB Property Mgmt Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for THE LAW OFFICE OF RANDY HOPE STEEN, LTD., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988 as a professional corporation.

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 Silvia N. MacWilliams, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: Orion Strategic Sales & Marketing, LLC, and the Certificate of Organization were filed on: February 24, 2014.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

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 Attitude is Everything, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

EUGENE STEGER & ASSOCIATES, P.C.

411 Old Baltimore Pike

Suite 101

Chadds Ford, PA 19317

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

CALANESE, Dorothy Mutti, late of Borough of Phoenixville. John J. Zimmer, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Administrator. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

CATENA, Carolyn C., late of Kennett Square. Cynthia Fragale, Annette Vattilano and William Catena, care of ANITA D'AMICO, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Administrators. ANITA D'AMICO, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

CROSS, Holly W., late of Borough of West Chester. Austin S. Fegely, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine LLP, 104 S. Church St., West Chester, PA 19382, atty.

DETERLINE, Irene, a/k/a Irene A. Detterline, late of Honeybrook Township. Barbara J. Pierce, 1770 Beaver Dam Road, Honey Brook, PA 19344, Executor. KLING & FANNING, LLP 131 West Main Street, New Holland, PA 17557, atty.

ELSER, Henry R.C., late of Township of Pocopson. George H. Elser and Ramon R. Obod, care of **ROBIN B. MATLIN**, Esquire, 2000 Market Street, 20th Fl., Philadelphia, PA 19103-3222, Executors. **ROBIN B. MATLIN**, Esquire, Fox Rothschild LLP, 2000 Market Street, 20th Fl., Philadelphia, PA 19103-3222, atty.

GERHARD, Bernadette H., late of East Brandywine Township. Bernadette J. Gerhard, care of **HUDSON L. VOLTZ**, Esquire, 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, Executrix. **HUDSON L. VOLTZ**, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, atty.

LOJEWSKI, Stanley W., late of Upper Uwchlan Township. Andrea Schmidt, 34 Heron Hill Drive, Downingtown, PA 19335, and Raymond Schmidt, 34 Heron Hill Drive, Downingtown, PA 19335, Executors.

MORENO, Vito N., late of Township of Upper Uwchlan. Melissa Moreno Seiler, care of **KAREN M. STOCKMAL**, Esquire, 1055 Westlakes Drive, Ste. 300, Berwyn, PA 19312, Executrix. **KAREN M. STOCKMAL**, Esquire, KMS Law Offices, 1055 Westlakes Drive, Ste. 300, Berwyn, PA 19312, atty.

O'ROURKE, Margaret R., late of West Goshen Township. Eileen O. McMonagle, care of **ANTHONY MORRIS**, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. **ANTHONY MORRIS**, Esquire, Buckley, Brion, McGuire & Morris, LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

RAY, Patricia K., a/k/a Patricia A. Ray, late of West Chester. Howie Ray, 31 Benjamin Court, Barnegat, NJ 08005, Executor.

SCHLIMME, Mabel M., late of Downingtown. Paul B. Schlimme, care of **MICHAEL E. EISENBERG**, Esquire, 2635 Byberry Road, Suite 107, Hatboro, PA 19040, Executor. **MICHAEL E. EISENBERG**, Esquire, 2635 Byberry Road, Suite 107, Hatboro, PA 19040, atty.

SCHROCK, Deborah Watterson, late of West Fallowfield Township. Kurtis L. Watterson, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **L. PETER TEMPLE**, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SHEREL, Lori M., late of Sadsbury Township. William Wible, care of **KENNETH R. WERNER**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

SPILLANE, David M., late of Uwchlan Township. Exton. Gary Spillane, Mary Mundth and Laura Sawhill, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

SPOLEN, Joseph, late of Phoenixville, East Pikeland Township. Michael Spollen, 2665 Shady Lane, Pottstown, PA 19464, Executor.

THORNTON, Judith H., late of Landenberg. Judd Thorton, 1012 Kathleen Court, Roswell, GA 30075 and Lara Bartholow, 6013 Tarleton Court, Raleigh, NC 27616, Administrators. **MARY M. CULLEY**, Esquire, Morris James LLP, P.O. Box 2306, Wilmington, DE 19899-2306, atty.

TRUESDELL, Eugenia R., late of Township of West Goshen. Donald K. Truesdell, care of **JOSEPH A. BELLINGHERI**, Esquire, 17 W. Miner Street, West Chester, PA 19382, Executor. **JOSEPH A. BELLINGHERI**, Esquire, MacElree Harvey Ltd., 17 W. Miner Street, West Chester, PA 19382, atty.

WEINER, Helen L., late of the Borough of West Grove. Peter B. deLeeuw, Rosenthal, Monhait & Goddess, P.A., 919 North Market Street, Suite 1401, Wilmington, DE 19801, Hillary Spruance, 412 Hessian Drive, Kennett Square, PA 19348, and Jason deLeeuw, 8435 Braddock Way, Columbia, MD 21046, Executors. **PETER S. GORDON**, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806.

WILKINSON, Edward E., late of Caln Township. JoAnn Snyder, 1401 Walnut St., Coatesville, PA 19320, Executrix. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

2nd Publication

BOUTIN, Constance E., late of West Goshen Township. Russell Boutin and Michelle Komisor, care of KATHRYN A. MELONI, Esquire, 2 S. Orange St., Ste. 205, Media, PA 19063, Executors. KATHRYN A. MELONI, Esquire, Law Office of Kathryn A. Meloni, P.C., 2 S. Orange St., Ste. 205, Media, PA 19063, atty.

BURKE, Joseph J., a/k/a Joseph John Burke, late of West Whiteland Township. Susan Bennett Burke, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

GWYNN, Michael N., late of Township of Tredyffrin. Lucia Samblas, care of ROBERT S. LEVY, Esquire, 1204 Township Line Rd., Drexel Hill, PA 19026, Executrix. ROBERT S. LEVY, Esquire, Halpern & Levy, P.C., 1204 Township Line Rd., Drexel Hill, PA 19026, atty.

HOPKINS, John R., late of East Nottingham Township. Kathleen Jo Polita, Gail Rhodes and Karen LaFage, care of ALLISON BELL ROYER, Esquire, 280 N. Providence Road, Media, PA 19063, Executors. ALLISON BELL ROYER, Esquire, 280 N. Providence Road, Media, PA 19063, atty.

IDZIK, John J., late of Chadds Grove. Joyce H. Idzik, care of ANITA M. D'AMICO, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

JUDSON, Nancy N., late of Pennsbury Township. Kenneth G. Judson, 1055 West Grove Court, Gibsonia, PA 15044, Executor. ROBERT P. STRUBLE, Esquire, Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, atty.

LEITCH, Mary I., late of Londonderry Township. Ann Leitch Schmidt, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MARTENET, Oscar C., a/k/a Oscar Conway Martenet III, late of West Chester Borough. Lucretia Martenet, 254, 1620 8th Avenue, NW, Calgary, Alberta, Canada T2N1C4, Executrix. MARGERY S. PREDDY, Esquire, Law Offices of Sand Gibbs LLP, 2727 West Chester Pike, Broomall, PA 19008, atty.

MCNISS, Esther Irene, late of East Nottingham Township. Cynthia G. Arters and Kimberly J. Wood, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executors. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

MOORE, Beatrice M., late of Township of East Goshen. William J. Moore, care of JOHN A. WETZEL, Esquire, 101 East Evans St., Ste. A, West Chester, PA 19380-2600, Executor. JOHN A. WETZEL, Esquire, Wetzel Gagliardi & Fetter LLC, 101 East Evans St., Ste. A, West Chester, PA 19380-2600, atty.

NELSON, Vivian R., late of West Grove, Penn Township. Warren L. Nelson, 2400 Freshman Drive, Bel Air, MD 21015, Executor.

PUTZ, Stephen M., late of West Caln Township. Elizabeth A. Putz, 102 Kurtz Lane, Coatesville, PA 19320, Executrix. JAMES R. FREEMAN, Esquire, 606 S. Main Street, Phoenixville, PA 19460, atty.

RAKER, Charles W., late of Honey Brook Township. David I. Raker, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

RICHEY, Joan S., late of West Brandywine Township. Susquehanna Trust and Investment Company, care of The Law Firm of BARRY S. RABIN, 797 E. Lancaster Avenue, Downingtown, PA 19335-3315, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Downingtown, PA 19335-3315, atty.

RUBLE, Dorothy J., late of Exton, Uwchland Township. Lisa Serwatka, care of JAY G. FISCHER, Esquire, 342 E. Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 E. Lancaster Avenue, Downingtown, PA 19335, atty.

SYESTER, Earl Robert, a/k/a Earl R. Syester, late of Township of Schuylkill. Roxanne Roberto, care of STEPHANIE E. MURPHY, Esquire, 40 E. Airy Street, P.O. Box 671, Norristown, PA 19404-0671, Executrix. STEPHANIE E. MURPHY, Esquire, High Swartz LLP, 40 E. Airy Street, P.O. Box 671, Norristown, PA 19404-0671, atty.

TINCHER, Albert A., late of Caln Township. Shelley L. Mull, 2335 E. Schuylkill Road, Pottstown, PA 19465, Administratrix. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

VARNES, Fred Dale, late of East Nantmeal Township. Michael Varnes, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

VOLDSTAD, Natalie K., late of Pennsbury Township. Richard F. Voldstad, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

WADSWORTH, Marjorie R., late of Spring City. Elmer T. Schorle, 3172 Colony Lane, Plymouth Meeting, PA 19462 and Karen E. Davis, 941 Cadmus Road, Pottstown, PA 19465, Executors.

WASHBURN, Carolyn P., a/k/a Carolyn Perry Washburn, late of Township of Honey Brook. F. Harry Spiess, Jr., care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

WOODRUFF, Herbert E., late of East Pikeland Township. Kenneth L. Woodruff, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ZANDI, Mary C., late of West Chester. Karl D. Zandi, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Administrator. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

3rd Publication

ALLEN, Estelle, late of West Chester. Tawana Rivera, care of FRANCIS C. MILLER, Esquire, 21 West Washington Street, Suite D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, 21 West Washington Street, Suite D, West Chester, PA 19380, atty.

BARSON, Laura M., a/k/a Laura Mary Barson a/k/a Laura Barson, late of Township of Honey Brook. Dennis B. Barson, care of JOHN H. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Road, Ste. 106, Wayne, PA 19087-3115, Executor. JOHN H. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Bldg. #2, 200 Eagle Road, Ste. 106, Wayne, PA 19087-3115, atty.

BAUMANN, Donald O., late of Charlestown Township. Ruth J. Van Tassel Baumann, care of JAMES L. HOLLINGER, Esquire, 60 East Penn Street, P.O. Box 150, Norristown, PA 19404-0150, Executrix. JAMES L. HOLLINGER, Esquire, Smith Aker Grossman & Hollinger, LLP, 60 East Penn Street, P.O. Box 150, Norristown, PA 19404-0150, atty.

BOLLINGER, Veronica M., a/k/a Veronica Bollinger, late of Tredyffrin Township. Karen Marie Bogle and Claudia A. Joos, care of CHARLES S. FRAZIER, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, Executors. CHARLES S. FRAZIER, Esquire, Frazier & Roberts, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, atty.

BUTTS, Martha S., late of Township of Birmingham. Nancy Snow Lindenberg, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 West Miner Street, West Chester, PA 19382, atty.

DESMOND, Marilyn, late of Township of North Conventry. Marilyn Desmond, care of KATHRYN A. MELONI, Esquire, 2 S. Orange Street, Ste. 205, Media, PA 19063, Executrix. KATHRYN A. MELONI, Esquire, Law Office of Kathryn A. Meloni, P.C., 2 S. Orange Street, Ste. 205, Media, PA 19063, atty.

GILL, Mildred M., late of Township of West Bradford. Judy M. Elvin, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

HILL, Ellen S., late of Kennett Township. Kathleen H. Snyder, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MCCORMICK, Paul Y., late of Township of West Vincent. Louise Sharp, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MILLER, Jean H., late of Kennett Township. DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MURPHY, Jacqueline B., late of Township of Easttown. John Murphy, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executor. RUSSELL J. RESSLER, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

PAZDALSKI, Patricia A., late of Westtown Township. Robert A. Pazdalski, care of WALTER P. EELLS, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Administrator. WALTER P. EELLS, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PEW, Robert S., late of Township of Thornbury. Stephanie Pew, care of DAWSON R. MUTH, Esquire, 213 West Miner Street, West Chester, PA 19382, Executrix. DAWSON R. MUTH, Esquire, Goldberg Meanix McCallin Muth, 213 West Miner Street, West Chester, PA 19382, atty.

SHAHADE, Amelia, a/k/a Amelia E. Shahade, late of Township of Honey Brook. Karen Kane, care of DAVID P. BROWN, III, Esquire, 354 W. Lancaster Ave., Haverford, PA 19041, Executrix. DAVID P. BROWN, III, Esquire, 354 W. Lancaster Ave., P.O. Box 277, Haverford, PA 19041, atty.

SHEPARD, Violet M., late of West Nantmeal Township. Vernon H. Shephard, 579 Cupola Road, Honeybrook, PA 19344, Administrator. JAMES D. SCHEFFEY, Esquire, Yergey, Daylor, Allebach, Scheffey, Picardi, 50 S. Pine Street, P.O. Box 526, Elverson, PA 19520-0526, atty.

SMITH, Dorothy E., late of Township of East Goshen. Donna S. Ciliberto, care of DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, Executrix. DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, atty.

WEST, Frederic Hadleigh, Jr., late of Township of Birmingham. Eleanor Talbot West, 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, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, atty.

WIEN, Dorothea B., a/k/a Dorothea O. Wien, late of East Coventry Township. Patricia A. Baer, care of DAVID G. GARNER, Esquire, 221 E. High Street, Suite 1, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 221 E. High Street, Suite 1, Pottstown, PA 19464, atty.

WILLS, Roberta J., late of Exton. Tracy Sheldon, P.O. Box 16, Brandamore, PA 19316.

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

NOTICE IS HEREBY GIVEN THAT an Application for Registration of Fictitious Name was filed under the Fictitious Names Act with the Pennsylvania Department of State for the fictitious name "Runnymede". The address of the principal office of the business to be carried on through the fictitious name is 204 Bentley Lane, East Fallowfield, Pennsylvania 19320. The name and address of the individuals who are parties to the registration is Gregory S. Bentley and Caroline M. Bentley, 204 Bentley Drive, East Fallowfield, PA 19320.

GAWTHROP GREENWOOD, PC, Solicitors
17 East Gay Street, Suite 100
West Chester, PA 19380

Keystone Lawn Patrol, with its principal place of business at 72 Ramblewood Drive, Glenmoore, PA 19343.

The application has been (or will be) filed on: February 20, 2014 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Inversity, Inc., 72 Ramblewood Drive, Glenmoore, PA 19343.

ELIZABETH R. HOWARD, Solicitor
P.O. Box 507
301 Gay St.
Phoenixville, PA 19460

Hearing Aids by Zounds, with its principal place of business at 17 W. Miner Street, West Chester, PA 19382.

The application has been (or will be) filed on: March 10, 2014.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: PCLW, LLC, a Pennsylvania limited liability company

17 W. Miner Street, West Chester, PA 19382.

A. DUIE LATTI, Solicitor

MacElree Harvey, Ltd.

17 West Miner Street

P.O. Box 660

West Chester, PA 19381-0660

Vape Invader, with its principal place of business at VapeInvader.com.

The application has been (or will be) filed on: March 7, 2014.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Joshua M. Thorton, 3650 Humpton Road, Downingtown, PA 19335 and James M. Thorton, 1620 Monk Road, Gladwyne, PA 19035

NONPROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State, on or about March 3, 2014 to form a non-profit corporation under the name Donegal Estates Homeowners Association, Inc., pursuant to the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

The corporation has been organized to maintain and administer common areas and residential units in a Homeowners Association.

BRIAN L. NAGLE, Esquire

MacElree Harvey, Ltd.

17 West Miner Street

P.O. Box 660

West Chester, PA 19381-0660

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State on February 21, 2014 for RADNOR WALK COMMUNITY ASSOCIATION, which was incorporated under the Pennsylvania Nonprofit Corporation Law of 1988 to operate a community association.

FOX ROTHSCHILD LLP, Solicitors

2000 Market Street, 20th Floor

Philadelphia, PA 19103

1st Publication**NOTICE**

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 12-10192**

GMAC MORTGAGE, LLC

Vs.

JASON R. JUDY and DENISE R. JUDY

NOTICE TO: JASON R. JUDY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 334 TOWNSHIP LINE ROAD, ELVERSON, PA 19520-9124

Being in the Township of Honey Brook, County of CHESTER, Commonwealth of Pennsylvania, 22-02-0010.01A

Improvements consist of residential property.

Sold as the property of JASON R. JUDY and DENISE R. JUDY

Your house (real estate) at 334 TOWNSHIP LINE ROAD, ELVERSON, PA 19520-9124 is scheduled to be sold at the Sheriff's Sale on 06/19/2014 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$278,344.70 obtained by, GMAC MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

NOTICE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 2013-04870-RC

WELLS FARGO BANK, N.A.

Vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD SCOTT BUNTING,
DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD SCOTT
BUNTING, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 232 MINER STREET, MALVERN, PA 19355-2528

Being in MALVERN BOROUGH, County of CHESTER, Commonwealth of Pennsylvania, TAX PAR-
CEL#2-4-32

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
HAROLD SCOTT BUNTING, DECEASED

Your house (real estate) at 232 MINER STREET, MALVERN, PA 19355-2528 is scheduled to be sold
at the Sheriff's Sale on 06/19/2014 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market
Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$132,449.45 obtained by, WELLS
FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

NOTICE

Notice of Action in Mortgage Foreclosure
In the Court of Common Pleas of
Chester County, Pennsylvania
Civil Action – Law
No. 13-01448

Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-2, Asset-Backed Certificates, Series 2007-2, Plaintiff vs. Josphy C. Rzucidlo and Tanya H. Rzucidlo, Defendants

To: Tanya H. Rzucidlo, Defendant, whose last known addresses are 153 Sheehan Road, Avondale, PA 19311 and 3252 Egypt Run Road, Landenberg, PA 19350-9332.

Your house (real estate) at 352 Egypt Run Road, Landenberg, PA 19350-9332, is scheduled to be sold at the Chester County Sheriff's Sale on June 19, 2014 (Postponed from April 17, 2014) at 11:00 a.m. in the Chester County Justice Center, 201 W. Market St., West Chester, PA 19380, to enforce the court judgment of \$557,241.80, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: Tax ID Number: 60-5-26 Land situated in the Township of New Garden in the County of Chester in the State of PA Beginning at a stone, corner of lands of C.F. Brandenberger and Christopher Trainor; thence by said land of Christopher Trainer, North 17 1/4 degrees West 254.10 feet to a point in the middle of the public road, a corner of land of James

Barber; thence along said road by said land of James Barber, South 75 degrees West 314.16 feet, and leaving the road and continuing by said James Barber's land, South 1/2 degrees West 144.54 feet, and North 89 1/2 degrees West 181.5 feet to a stone in a line of land of Charles Canby; thence by said land of Charles Canby and land of Harry Y. Crossan, South 1/2 degrees West 607.00 feet to a corner of the aforesaid land of C.F. Brandenberger; thence by the last names land, South 89 degrees East 577.50 feet, North 3/4 degrees West 598.50 feet to the place of beginning. Commonly known as: 352 Egypt Run Rd, Landenberg, PA 19350. BEING KNOWN AS: 352 Egypt Run Road, Landenberg, PA 19350-9332.

PROPERTY ID NO.: 60-5-26. TITLE TO SAID PREMISES IS VESTED IN Josphy C. Rzucidlo BY DEED FROM Tanya H. Rzucidlo DATED 01/18/2012 RECORDED 01/27/2012 IN DEED BOOK 8345 PAGE 2171 OR AT INSTRUMENT NUMBER. Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

NOTICE

BRUCE L. BALDWIN
ATTORNEY I.D. # 42304
WOLF, BALDWIN & ASSOCIATES, P.C.
800 E. HIGH STREET
P.O. BOX 444
POTTSTOWN, PENNSYLVANIA 19464-0444
(610) 323-7436

ATTORNEY FOR PLAINTIFF
RANDY J. MYERS

RANDY J. MYERS
176 Hedge Road
Elverson, PA 19520
Plaintiff
vs.

HARRY HAUSE, Administrator of the
ESTATE OF DAVIS HECK and his Heirs,
HARRISON S. HECK, WILLIAM HECK,
GEORGE L. HECK, CHARLES HECK, HOWARD
HECK, THOMAS HECK, HEBER HECK,
ELLEN BUTTERS, and MRS. JOSEPH TEMPLIN,
and their Heirs Executors, Administrators and
Assigns
Defendants

: IN THE COURT OF
: COMMON PLEAS OF
: CHESTER COUNTY,
: PENNSYLVANIA
:
:
:
: CIVIL ACTION – QUIET TITLE
:
:
:
:
:
: DOCKET NO. 13-00047

NOTICE

Notice is hereby given to the last known descendants of Davis Heck, deceased, to wit:
Charles A. Baer, Carolyn Baer, Conrad Baer, James D. Hummel, Eugene A. Hummel, Jana E. Hummel, Dolores A. Hummel, Vaughn E. Hummel, Nancy L. Hummel, Barbara A. Heaps, Elmer L. Heaps, Esther R. Heaps, Judy A. Heaps, James R. Heck, Jas R. Wells, Robert G. Wells, Lillian E. Dukeman, Gladys Dukeman, and Allan F. Dukeman, their heirs, successors and assigns, that the above were named as Defendants in a civil action to quiet title to a residential property located at 176 Hedge Road in Elverson, East Nantmeal Township, Chester County, Pennsylvania, last deeded to Davis Heck by deed dated March 29, 1850 and recorded in the Office of the Recorder of Deeds of Chester county, Pennsylvania on July 29, 1850 in Deed Book L-5, page 442.

If you wish to defend against the claims set forth in the above referenced action to quiet title, you must take action within twenty (20) days after the publication of this notice by entering a written notice personally or by an 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 by the court without further notice for any 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 or cannot afford one, 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 service to eligible persons at a reduced fee or no fee.

Chester County Bar Association
15 W. Gay Street, 2nd Floor
West Chester, PA 19382
610-692-1889

Bruce L. Baldwin, Esquire
Wolf Baldwin and Associates, P.C.
P.O. Box 444
800 E. High Street
Pottstown, PA 19464
610-323-7436

3rd Publication

TRUST NOTICE

Trust Estate of ARLINE V. HEUSER, deceased, late of East Marlborough Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of ARLINE V. HEUSER are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Robert R. Heuser, Trustee
30 Shady Hill Road
Media, PA 19065

Robert E. Blumberg, Esquire
705 W. DeKalb Pike
King of Prussia, PA 19406

STARPOINT SOLUTIONS LLC
 22 Cortlandt Street
 Fourteenth Floor
 New York, NY 10007
Plaintiff

v.

SUITELINQ, INC.
 841 Springdale Drive
 Exton, PA 19341
Defendant

COURT OF COMMON PLEAS
 CHESTER COUNTY

CIVIL ACTION

No. 2013-04076-CT

NOTICE OF ENTRY OF JUDGMENT

TO DEFENDANT SUITELINQ, INC.:

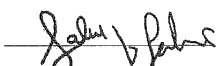
In accordance with Pa.R.Civ. P. 236, Notice is hereby given that a default judgment in the above-captioned matter has been entered against you in the amount of \$28,453.00 on 3/5, 2014.

A copy of all documents filed with The Prothonotary in support of the within Judgment is enclosed as exhibits to the attached praecipe.

By: 

If you have any questions regarding this Notice, please contact the filing party:

GOLDBERG SEGALLA LLP



Saleel V. Sabnis, Esquire
 Identification No. 202572
 1700 Market St., Ste. 1418
 Philadelphia, PA 19103-3907
 (267) 519-6800
ssabnis@goldbergsegalla.com
Attorney for Plaintiff
Starpoint Solutions LLC

Date: January 24, 2014

STARPOINT SOLUTIONS LLC	:	COURT OF COMMON PLEAS
22 Cortlandt Street	:	CHESTER COUNTY
Fourteenth Floor	:	
New York, NY 10007	:	CIVIL ACTION
<i>Plaintiff</i>	:	No. 2013-04076-CT
v.	:	
SUITELINQ, INC.	:	
841 Springdale Drive	:	
Exton, PA 19341	:	
<i>Defendant</i>	:	

PRAECIPE FOR ENTRY OF DEFAULT JUDGMENT

To the Office of the Prothonotary:

Kindly enter default judgment in favor of Plaintiff Starpoint Solutions, LLC and against Defendant, Suitelinq, Inc. for Defendant's failure to file an Answer or otherwise file a responsive pleading to Plaintiff's Civil Action Complaint:

Assess Damages in the above action as follows:

Value of consulting services stemming from breach
of contract
(See Paragraph 24 of Complaint, attached) **\$26,818.00**

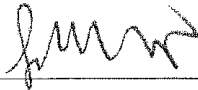
Interest as of January 3, 2014 calculated as
of December 27, 2012 and thereafter
continuing

\$1635.00
(6% per annum calculated
daily)

Total **\$28,453.00**

2536838v1

GOLDBERG SEGALLA LLP



Saleel V. Sabnis, Esquire
Identification No. 202572
1700 Market St., Ste. 1418
Philadelphia, PA 19103-3907
(267) 519-6800
ssabnis@goldbergsegalla.com
Attorney for Plaintiff
Starpoint Solutions LLC

: January 3, 2014

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, April 17, 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 May 19, 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. 14-4-231

Writ of Execution No. 2012-11389

DEBT \$296,706.91

PROPERTY situate in Tredyffrin Township, Chester County, Pennsylvania
BLR# 43-5K-25
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **TIMOTHY HOWE, SR., BARBARA D. HOWE a/k/a BARBARA HOWE and TIMOTHY HOWE, JR.**

SALE ADDRESS: 50 Elan Lane, Chesterbrook, PA 19087-5714

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

SALE NO. 14-4-232

Writ of Execution No. 2012-05937

DEBT \$146,756.58

PROPERTY situate in Tredyffrin Township, Chester County, Pennsylvania
BLR# 43-6R-22
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DAWN L. BANKS**

SALE ADDRESS: 948 Mount Pleasant Avenue, Wayne, PA 19087-2713

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

SALE NO. 14-4-234

Writ of Execution No. 2009-07064

DEBT \$2,257.02

ALL THOSE TWO CERTAIN lots of land, together with the improvements situate in Valley Township, Chester County, Pennsylvania.

TAX Parcel No. 38-2Q-38

PROPERTY address: 957 W. Lincoln Highway, Coatesville, Pennsylvania 19320

PLAINTIFF: Township of Valley VS

DEFENDANT: **R. EDWARD CARTER, III**

SALE ADDRESS: 957 W. Lincoln Highway, Coatesville, Pennsylvania 19320

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

SALE NO. 14-4-236

Writ of Execution No. 2012-09435

DEBT \$1,638.67

PREMISES "A"

ALL THAT CERTAIN tract of land, situate in the Township of Valley, County of Chester and State of Pennsylvania.

PREMISES "B"

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

TAX Parcel No. 38-2-35.1

PROPERTY address: 235 S. Mt. Airy Road, Coatesville, Pennsylvania 19320

PLAINTIFF: Township of Valley VS

DEFENDANT: **EMILY DOYLE**

SALE ADDRESS: 235 S. Mt. Airy Road, Coatesville, Pennsylvania 19320

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

SALE NO. 14-4-237

Writ of Execution No. 2013-00010

DEBT \$169,278.95

PROPERTY situate in North Coventry Township, Chester County, Pennsylvania

BLR# 17-7-30

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **KRISTI D. TROUTMAN and GREGORY G. TROUTMAN**

SALE ADDRESS: 812 Temple Road, Pottstown, PA 19465-7355

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

SALE NO. 14-4-238

Writ of Execution No. 2012-04878

DEBT \$218,523.53

PROPERTY situate in London Grove Township, Chester County, Pennsylvania

BLR# 59-8-160.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Delaware Trustee and U.S. Bank National Association, not in its Individual Capacity but Solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1

VS

DEFENDANT: **ANDREW D. SUMNER**

SALE ADDRESS: 131 East State Road, West Grove, PA 19390-8905

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

SALE NO. 14-4-240

Writ of Execution No. 2013-06771

DEBT \$259,563.87

ALL THAT CERTAIN tract of land, designated as Lot #14 on a Plan of Lots entitled "Sunset Gardens", situate in the Borough of Downingtown, County of Chester, Pennsylvania, made by P.J. Short, Jr., Professional Engineer on

January 1959 and recorded in the Office for the Recording of Deeds for Chester County in Plan Book 11 Page 48 on May 5, 1961 as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Prospect Avenue, (thirty-four feet wide) which point is at the arc distance of forty-two and fifty-five one-hundredths feet measured on a line curving to the right having a radius of twenty-six and forty-two one-hundredths feet from a point of curve, on the westerly side of Church Street (thirty-four feet wide) thence extending from said beginning point along the said side of Prospect Avenue north eighty-eight degrees nine minutes forty-eight seconds west one hundred eleven and twenty-one one-hundredths feet to a point; thence extending north zero degrees twenty-six minutes west, one thirty-four and twenty-two one-hundredths feet to a point, a corner of Lot No. 13 as shown on said Plan; thence extending along the same north eighty-nine degrees thirty-four minutes east, one hundred thirty-eight and fifty-nine one-hundredths feet to a point on the westerly side of Church Street, aforesaid; thence extending along the same south zero degrees twenty-six minutes east one hundred twelve and twenty-three one-hundredths feet to a point of curve; thence extending on a line curving to the right having a radius of twenty-six and forty-two one-hundredths feet the arc distance of forty-two and fifty-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 14 as shown on said Plan.

UPI No. 11-10-58.4

PLAINTIFF: M&T Bank
VS

DEFENDANT: **ELEANOR K. RATIGAN and JAMES E. RATIGAN**

SALE ADDRESS: 435 Church Street, Downingtown, Pennsylvania 19335

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

SALE NO. 14-4-242

Writ of Execution No. 2011-01410

DEBT \$177,119.32

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land for J. Norris Carr, made by Meizner, Civil Engineers and Surveyors, Collegeville, Pa., dated November 4,

1974, last revised November 25, 1974, as follows, to wit:

BEGINNING at an iron pin on the northeasterly side of Planebrook Road (50 feet wide) which iron pin is measured the 2 following courses and distances from a point of curve on the northwesterly side of Golf View Lane (40 feet wide) (as shown on said Plan), (1) extending from said point of curve on a line curving to the right having a radius of 20 feet the arc distance of 25.45 feet to a point of tangent; and (2) north 29 degrees 53 minutes west, 298.83 feet to a point and place of beginning; thence extending from said beginning point along the northeasterly side of Planebrook Road, north 29 degrees 53 minutes west, 20.12 feet to an iron pin, a corner of land now or late of John Mowrer; thence extending along the same and along Lot No. 1-B on said Plan, north 66 degrees 29 minutes east, crossing over a certain drainage ditch, 379.92 feet to a point; thence extending still along Lot No. 1-B and along other land now or late of John Mowrer, north 30 degrees 15 minutes west, crossing the southerly right of way at a corner of Lot No. 16 on said Plan, now or late of M. Knox; thence extending along the same and along Lot No. 15 on said Plan, now or late of A. Capetola and partly along Lot No. 14 on said Plan, now or late of James Corle, and continuing along the center line of the aforesaid Philadelphia Electric Company right of way, north 87 degrees 56 minutes 50 seconds east, 175.58 feet to an iron pin a corner of Lot No. 10 on said Plan, now or late of Mrs. Robert N. Carr; thence extending along the same and recrossing the southerly right of line of the aforesaid Philadelphia Electric Company right of way, south 19 degrees 41 minutes 40 seconds east, 288.01 feet to an iron pin a corner of Lot No. 4 on said Plan; thence extending along the same the 2 following courses and distances: (1) south 70 degrees 47 minutes 34 seconds west, 104.76 feet to an iron pin and (2) north 29 degrees 53 minutes west, 49.89 feet to an iron pin; thence extending still along Lot No. 4 and along Lot No. 2 on said Plan; south 66 degrees 29 minutes west, recrossing the aforesaid drainage ditch, 379.58 feet to the first mentioned point and place of beginning.

CONTAINING 49,443 square feet of land, more or less.

BEING Lot No. 1-A as shown on said Plan.

TAX I.D. #: 42-3Q-20

ALL THAT CERTAIN interior lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and

described according to a Plan of Subdivision made for John L. Mowrer, by Chester Valley Engineering, Inc., Paoli, Pa., dated July 16, 1984 revised March 4, 1985 and described as follows, to wit:

BEGINNING at an interior point marked by an iron pin dividing parcels 1 and 2 and being north 19 degrees 41 minutes 40 seconds west 246.14 feet from a monument on the northwesterly side of Golf View Lane (40 feet wide); said point also being the southwest corner of Lot No. 1; thence extending along lands of Janet Lee Fry, north 19 degrees 41 minutes 40 seconds west, 289.30 feet to a point in lands now or late of James A. Corle; thence extending along last mentioned lands and along lands now or late of Walton F. Hill, north 87 degrees 56 minutes 50 seconds east 157.40 feet to a point in line of lands now or late of John P. Gross, Jr.; thence extending along the last mentioned lands south 19 degrees 41 minutes 40 seconds east 119.88 feet to an iron pin, a corner of Lot No. 1; thence extending along same, south 31 degrees 13 minutes 43 seconds west, 193.22 feet to an iron pin, the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

CONTAINING .705 acres of land be the same more or less.

BEING Parcel #42-3R-32.1

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **THOMAS W. DOMENICK**

SALE ADDRESS: 159 Planebrook Road, Malvern, Pennsylvania 19355.

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

SALE NO. 14-4-243

Writ of Execution No. 2012-07927

DEBT \$290,035.25

PROPERTY situate in Township of East Nottingham

TAX Parcel #69-6-275

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DEWEY E. ALLEN and JENNIFER M. ALLEN**

SALE ADDRESS: 409 Ivy Drive, Oxford, PA 19363

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

SALE NO. 14-4-244
Writ of Execution No. 2007-07813
DEBT \$138,754.10

ALL THAT CERTAIN message tene-
ment and tract of land with the buildings and
improvements thereon erected, situate in the
Township of West Fallowfield, County of Chester,
Commonwealth of Pennsylvania:

TAX Parcel No.: 44-06-0024

PLAINTIFF: National City Mortgage
Company d/b/a Commonwealth United Mortgage
Company

VS

DEFENDANT: **GREGORY A.
SCHUCK**

SALE ADDRESS: 77 Highpoint Rd.,
Cochranville, PA 19330

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

SALE NO. 14-4-245
Writ of Execution No. 2012-10723
DEBT \$280,731.95

ALL THAT CERTAIN extracted lands
of Chris S. and Annie Stolzhus and Omar S. and
Rebecca S. Stolzhus, as described in Deed Book
365 Page 434, situate in the Township of West
Fallowfield, County of Chester and
Commonwealth of Pennsylvania and all that cer-
tain tract of land situate in West Fallowfield
Township, Chester County, Pennsylvania, bounded
and described according to a survey thereof made
05/19/1966 by Edgar H.R. Laub, Registered
Surveyor

TAX IDs: 44-7-83 and 44-7-83.3

TITLE is vested in John F. Bonhage,
heirs and assigns, by Deed from John F. Bonhage
and Wanda J. Bonhage, dated 6/19/2006 recorded
7/18/2006 in Book 6899 Page 2209

PLAINTIFF: FV-I Inc., in Trust for
Morgan Stanley Mortgage Capital Holdings LLC
VS

DEFENDANT: **JOHN F. BONHAGE
and UNITED STATES OF AMERICA**

SALE ADDRESS: 1843 High Point
Road, Cochranville, PA 19330

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

SALE NO. 14-4-246
Writ of Execution No. 2013-01721
DEBT \$225,470.09

ALL THAT CERTAIN message, tene-
ment and Lot of Land situate in the Fifth Ward of
the Borough of Phoenixville, County of Chester
and State of Pennsylvania, formerly known as the
North Ward, bounded and described according to a
survey made as follows, to wit:

BEGINNING at the northwest corner
of lands now or late of the said John Donahue, fif-
teen feet from the center line of Dayton Street,
thence by lands now or late of John Donahue, nine-
ty-five feet to lands now or late of Joseph
Koltoniak; thence by the same north, sixty-four
feet and three inches to other lands now or late of
Joseph Koltoniak; thence along lands of Nicholas
Jurato, one hundred and three feet along lands to
Dayton Street; thence by said Dayton Street, sixty-
seven feet and three inches to the place of begin-
ning.

CONTAINING six thousand four hun-
dred and forty-three square feet of land, to the
same more or less.

UPI No. 15-5-349

PLAINTIFF: Wells Fargo Bank,
National Association

VS

DEFENDANT: **JOEL COHEN,
Administrator of the Estate of JUSTIN
COHEN, Deceased Mortgagor and Real Owner**

SALE ADDRESS: 407 Dayton Street,
Phoenixville, Pennsylvania 19460-3119

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

SALE NO. 14-4-247
Writ of Execution No. 2008-09883
DEBT \$1,603,166.34

PROPERTY situate in the Chester
County, Pennsylvania

BLR# 55-2-143.1L

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: HSBC Bank USA,
National Association, as Trustee for WFMBS
2007-AR6

VS

DEFENDANT: **DIANE C. HENDER-
SON**

SALE ADDRESS: 260 Blackburn
Drive, Berwyn, PA 19312-2800

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

SALE NO. 14-4-248
Writ of Execution No. 2012-10284
DEBT \$376,286.37

OWNER(S) of property situate in the Township of East Marlboro, County of Chester, Commonwealth of Pennsylvania

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$376,286.37
BY virtue of a Writ of Execution No. 12-10284

BLR# 61-6-2.1C
PLAINTIFF: JPMorgan Chase Bank, National Association

VS
DEFENDANT: **JEFFREY L. RICK-ENBACH and CARMEL M. RICKENBACH**

SALE ADDRESS: 715 Northbrook Road, Kennett Square, PA 19348-1509

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

SALE NO. 14-4-249
Writ of Execution No. 2013-06487
DEBT \$120,939.72

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

BLR# 1-10-81
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS
DEFENDANT: **FRANK J. FALCONE and EDNA V. FALCONE**

SALE ADDRESS: 335 South Adams Street, West Chester, PA 19382-3719

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

SALE NO. 14-4-250
Writ of Execution No. 2013-04714
DEBT \$165,284.59

PROPERTY situate in the Township of New Garden, Chester County, Pennsylvania

BLR# 60-1Q-25
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS
DEFENDANT: **JOSE BALCAZAR PEREZ & RACHEL BALCAZAR**

SALE ADDRESS: 112 Church Street, Toughkenamon, PA 19374

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

SALE NO. 14-4-251
Writ of Execution No. 2010-07558
DEBT \$120,163.65

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

TAX Parcel No.: 39-03G-0031
PLAINTIFF: PNC Bank, National Association

VS
DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGIL E. NEWMAN, DECEASED AND/OR MARJORIE MAY NEWMAN, DECEASED, IRENE OLLIE NEWMAN and JAMES P. WALTZ**

SALE ADDRESS: 1107 Scott Dr, Coatesville, PA 19320

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

SALE NO. 14-4-252 A
Writ of Execution No. 2012-04676
DEBT \$826,784.78

ALL THAT CERTAIN lot or tract of land on which is erected a brick dwelling house designated as No. 350 Valley Road, situate in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the south curb line of Valley Road, distant 354.24 feet west from the west curb line of Strode Avenue, thence by other land of the grantors south 13 degrees 2 minutes east 150 feet to the north line of a 15 feet wide alley, called Sumer Street; thence by the same south 76 degrees 58 minutes west 14.16 feet to a corner of other land of the grantors; thence by the same north 13 degrees 2 minutes west 150 feet to the south curb line of Valley Road; thence by the same north 76 degrees 58 minutes east, 14.16 feet to the place of beginning.

THE eastern and western line of the property pass through the center of the dividing partition wall between the house on the tract herein conveyed and the respective house adjoining it on the east and the west.

BEING the same premises which Robert J. McGlinn and Jane C. McGlinn by Deed dated March 15, 2006 and recorded March 21, 2006 in Chester County in Record Book 6793 Page 2370 conveyed unto Con-Lyn Properties of Pennsylvania, LLC, in fee.

BLR #16-9-424

PLAINTIFF: Meridian Bank and Apex Realty, LLC

VS

DEFENDANT: **CON-LYN PROPERTIES OF PENNSYLVANIA, LLC**

SALE ADDRESS: 350 Valley Road, Coatesville, Chester County, Pennsylvania

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

SALE NO. 14-4-252 B

Writ of Execution No. 2012-04676

DEBT \$826,784.78

ALL THAT CERTAIN lot or tract together with improvements thereon erected, an exanet of lands of Joseph M. and Kathleen E. Prekup, as described in Deed Book F-53, page 482, situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, surveyed by Edgar Laub, bounded and described as follows:

BEGINNING at an iron pin at the northeast corner thereof and corner of Lot No. 2 on the south line of Locust Street, thence by said Locust Street, north 80 degrees 27 minutes 30 seconds east 155.36 feet to an iron pipe and northwest corner of lands of George Henry; thence by said George Henry, south 6 degr4es 47 minutes east 292.33 feet to a spike in McCalls Ferry Road; thence by said Road south 80 degrees 12 minutes 10 seconds west 140.01 feet to a spike; thence by James Martin and Parcel No. 2, north 9 degrees 48 minutes west 292.65 feet to the point and place of beginning.

BEING known as 637 McCalls Ferry Road, Parkesburg, Pa. 19365

Tax ID/Parcel No. 8-3-180.1A

Being the same premises which ATL Associates and Con-Lyn Associates by Deed dated December 11, 2006 and recorded December 21, 2006 in Chester County in Record Book 7039 Page 1592 conveyed unto Con-Lyn Properties of Pennsylvania, LLC, in fee.

PLAINTIFF: Meridian Bank and Apex Realty, LLC

VS

DEFENDANT: **CON-LYN PROPERTIES OF PENNSYLVANIA, LLC**

SALE ADDRESS: 637 McCalls Road, Coatesville, Chester County, Pennsylvania

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

SALE NO. 14-4-252 C

Writ of Execution No. 2012-04676

DEBT \$826,784.78

ALL THAT CERTAIN lot or tract of land on which is located the west house of a row of 16 brick dwelling houses designated as No. 352 Valley Road, situated in the first Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by J.W. Harry, Civil Engineer and dated March 6, 1940 as follows, to wit:

BEGINNING at a point on the south curb line of Valley Road a corner of land now or late of D. Henry Meredith and wife, distant 368.4 feet west of the west curb line of Strode Avenue as now laid out and located; thence measuring along the said south curb line of Valley Road, westwardly 21.55 feet to the center line of a 14 feet wide alley and extending back southwardly between parallel lines of the width at right angles to said Valley Road 150 feet to the north line of a 15 feet wide alley.

BOUNDED on the north by the south curb line of Valley Road, on the east by remaining lands of the said D. Henry Meredith, et ux, on the south by the north line of a fifteen feet wide alley, and on the west by the center of a fourteen feet wide alley.

THE Eastern line of this property passes through the center of the dividing partition between the house on the tract or lot hereby conveyed and the house immediately adjoining it on the west.

CONTAINING thirty-two hundred thirty-two and five-tenths square feet of land, be the same more or less.

Being the same premises which Joseph D. Owens, Jr. by Deed dated December 15, 2005 and recorded December 21, 2005 in Chester County in Record Book 6717 Page 622 conveyed unto Con-Lyn Properties of Pennsylvania, LLC, in fee.

UPI #16-9-423,

PLAINTIFF: Meridian Bank and Apex Realty, LLC

VS

DEFENDANT: **CON-LYN PROPERTIES OF PENNSYLVANIA, LLC**

SALE ADDRESS: 352 Valley Road,

Coatesville, Chester County, Pennsylvania
 PLAINTIFF ATTORNEY: **SCOTT M. KLEIN, ESQ., 610-436-4400**

SALE NO. 14-4-253
Writ of Execution No. 2013-07995
DEBT \$153,454.92

PROPERTY situate in East Marlborough Township, Chester County, Pennsylvania

BLR# 61-6-43.31

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **DAVID B. HILL**

SALE ADDRESS: 709 Beversrede Trail, Kennett Square, PA 19348-1501

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

SALE NO. 14-4-254
Writ of Execution No. 2012-11644
DEBT \$1,598.01

ALL THAT CERTAIN, unit situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 39-4F-68

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **LILLIAN FRATELLI and AARON JACKSON**

SALE ADDRESS: 2640 Adams Street, Caln Township, Pennsylvania

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

SALE NO. 14-4-255
Writ of Execution No. 2012-12394
DEBT \$232,432.51

ALL THAT CERTAIN lot or piece of ground situate in Westtown Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a title plan for Chester Field; Durham Court and Cumbrian Court Buildings 100 and 500, made by Dennis B. DiBlasio PLS dated 8/26/1986 and recorded in Chester County as Plan #, being more fully described as follows.

BEGINNING at a point along a Limited Common Area said point also being the

southeast corner of Unit 103 shown on said Plan; thence extending along the Common Area, south 12 degrees 58 minutes 04 seconds west 17.3 feet to a corner of Unit 101; thence extending along same north 77 degrees 01 minutes 56 seconds west approximately 35 feet to a corner of Limited Common Area; thence extending along same the 5 following courses and distances: (1) north 12 degrees 58 minutes 04 seconds east approximately 6.8 feet to a point; (2) north 77 degrees 01 minute 56 seconds east 2.0 feet to a point; (3) north 12 degrees 58 minutes 04 seconds east 4.7 feet to a point; (4) south 77 degrees 01 minute 56 seconds east 2.0 feet to a point and (5) north 12 degrees 58 minutes 04 seconds east 6.3 feet to a corner of Unit 103; thence extending along same south 77 degrees 01 minute 56 seconds east approximately 35 feet to the first mentioned point and place of beginning.

BEING UPI #67-3-302

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MATTHEW LEVEN-**

GOOD

SALE ADDRESS: 102 Cumbrian Court, West Chester, Pennsylvania 19382.

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

SALE NO. 14-4-256
Writ of Execution No. 2013-09697
DEBT \$342,399.65

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

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

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

BLR# 54-8-2153

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

PLAINTIFF: Federal National Mortgage Association
VS

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

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

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

SALE NO. 14-4-257**Writ of Execution No. 2013-07965****DEBT \$214,373.23**

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building Unit "P", drawing No. 2002219U081 dated 2/20/2004, prepared by Wilkinson Associates, Surveyor/Engineering and recorded as Instrument No. 10383989 in Plan File No. 16945 as follows, to wit:

BEING Lot No. 83

BUILDING "P".

PARCEL #37-4-40.16B

TITLE to said premises vested in Brian P. Eells, unmarried by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes dated 04/30/2004 and recorded 06/07/2004 in the Chester County Recorder of Deeds in Book 6179, Page 2275.

PLAINTIFF: Citimortgage, Inc.
VS

DEFENDANT: **BRIAN P. EELLS**

SALE ADDRESS: 307 Broad Meadow Drive, Parkesburg, PA 19365

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

SALE NO. 14-4-258**Writ of Execution No. 2012-09156****DEBT \$436,243.88**

PROPERTY situate in the Township of New London, Chester County, Pennsylvania

BLR# 71-4-262

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A., formerly known as Sovereign Bank
VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY COLANGELO, DECEASED, MAUREEN KELLY COLANGELO, IN HER CAPACITY AS HEIR OF GARY COLANGELO, DECEASED, JOSEPH COLANGELO, IN HIS CAPACITY AS HEIR OF GARY COLANGELO, DECEASED, MICHAEL COLANDELO, IN HIS CAPACITY AS HEIR OF DECEASED, GARY ANTHONY COLANGELO, IN HIS CAPACITY AS HEIR OF GARY COLANGELO, DECEASED, KELLY SARNECKY, IN HER CAPACITY AS HEIR OF GARY COLANGELO, DECEASED, JENNIFER WELDON, IN HER CAPACITY AS HEIR OF GARY COLANGELO, DECEASED, KAITLYN COLANGELO, IN HER CAPACITY AS HEIR OF GARY COLANGELO, DECEASED**

SALE ADDRESS: 1133 Thunder Hill Road, Lincoln University, PA 19352-1107

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

SALE NO. 14-4-260**Writ of Execution No. 2013-09174****DEBT \$115,360.43**

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

BLR# 22-11-40.6

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citimortgage, Inc.
VS

DEFENDANT: **WILLIAM WITTORFF and AMY WITTORFF**

SALE ADDRESS: 250 Icedale Road, Honey Brook, PA 19344-8661

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

SALE NO. 14-4-261
Writ of Execution No. 2012-06858
DEBT \$681,254.43

OWNER(S) of property situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$681,254.43

BY virtue of a Writ of Execution No. 12-06858

BLR# 34-1-111

PLAINTIFF: The Bank of New York Mellon Trust Company NA, FKA The Bank of New York Trust Company NA as Successor in Interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR2

VS

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

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

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

SALE NO. 14-4-262
Writ of Execution No. 2013-00431
DEBT \$695,196.52

ALL THAT CERTAIN parcel of lands with various improvements located thereon, situate in Franklin Township, Chester County, PA, being Lot No. 3, as shown on the Final Subdivision Plan prepared for Dolores W. Morris, prepared by Register Associates, Inc., Registered Land Surveyor, Drawing M-572, dated 8/8/1990, last revised 4/25/1991, recorded in Chester County, Pennsylvania as Plan No. 11276, bounded and described as follows:

BEGINNING at a point or near the centerline of Lewisville-Chesterville Road, marking the northwesterly corner of the herein described parcel and the northeasterly corner of other lands of Dolores W. Morris; thence leaving the said point of beginning, along or near the centerline of Lewisville-Chesterville Road the following 2 courses and distances 1.) north 37 degrees 35 minutes 09 seconds east 408.15 feet to a point; 2.) north 33 degrees 44 minutes 09 seconds east 96.33 feet to a point on the southwesterly side of a 50 feet wide easement and a corner of Lot No. 2 on the above referenced Plan; thence leaving the said Lewisville-Chesterville Road, along the said Lot

No. 2 the following 2 courses and distances: 1.) south 55 degrees 58 minutes 51 seconds east, along the southwesterly side of the said access easement, 474.72 feet to an iron pipe; 2.) south 05 degrees 00 minutes 00 seconds east, partly along the westerly side of the said access easement, creasing a 50 feet wide Colonial Pipeline Company right of way, 648.30 feet to an iron pipe in line of first mentioned other lands of Dolores W. Morris; thence along the said other lands of Dolores W. Morris north 55 degrees 58 minutes 51 seconds west, re-crossing the aforementioned Colonial Pipeline Company right of way, 907.78 feet to the first mentioned point and place of beginning.

TAX ID: 72-4-29.1

TITLE is vested in Brian G. Morris, by Deed from Dolores W. Morris, dated 1/29/2007 and recorded 2/5/2007, in Book 7075, Page 729.

PLAINTIFF: U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-1

VS

DEFENDANT: **BRIAN G. MORRIS, SR. and UNITED STATES OF AMERICA**

SALE ADDRESS: 638 Chesterville Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-810-58145**

SALE NO. 14-4-263
Writ of Execution No. 2013-01854
DEBT \$238,567.44

ALL THAT CERTAIN premises situate on the easterly side of U.S. Route #1, in Lower Oxford Township, now Oxford Borough, Chester County, Pennsylvania, bounded and described as follows, in accordance with a survey made by Arthur Crowell, Registered Surveyor, July 1947.

BEGINNING at a point in the center line of U.S. Route #1, said point being 16.9 feet from a stone set on the south side of U.S. Route #1; thence along the center line of said U.S. Route #1 and by land of the Dickey Estate, north 58 degrees east 47.6 feet to a point, a corner of Lot #2, and other land of Charles L. Strickland; thence leaving U.S. Route #1 and by Lot #2 and other land of Charles L. Strickland, south 32 degrees east 416 feet to an iron pipe set in the center line of right of way of the Philadelphia, Baltimore and Washington Railroad; thence along the center line of said right of way of the Philadelphia, Baltimore and Washington Railroad, south 62 degrees 13 minutes west 108.3 feet to an iron pipe; thence

leaving said railroad right of way and by land of the Estate of A. Hayes McFedien, deceased. North 21 degrees 37 minutes west 411.8 feet, passing over a stone set in the south side of U.S. Route #1, to a point in the center line of U.S. Route #1, the place of beginning.

CONTAINING 32,864 square feet of land, more or less.

ALL THAT CERTAIN messuage or tenement and lot or tract of land situated in the Township of Lower Oxford, now in Oxford Borough, in the County of Chester and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake and running thence by land now or late of Sarah R. Woodside, north 27 degrees west, 23.35 perches to a stake; thence by the public road leading to the Borough of Oxford, south 53' degrees west, 18.1 perches to a stake; thence by land now or late of Jennie R. Dickey, south 17' degrees east, 23.77 perches to a stake and thence by the Philadelphia, Baltimore and Washington Railroad, north 49 3/4 degrees east 13.55 perches to the place of beginning.

CONTAINING about 2' acres of land, be the same more or less.

EXCEPTING and reserving therefrom and thereout premises as conveyed by Robert F. McFedien et ux to Southern Pennsylvania Power Company by Deed dated 7/18/51 and recorded in Deed Book B-25 Page 190, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate partly in the borough of Oxford and partly in the Township of Lower Oxford, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Baltimore Pike (U.S. Route #1) at a corner common to ground of S. Milton Whiteside and ground herein described at the distance of 99.5 feet more or less, northeastwardly from a borough monument on line dividing Oxford Borough from Lower Oxford Township; thence extending from said point of beginning along the said center line of Pike, north 57 degrees 20 minutes east, 95.14 feet to a point; thence extending through ground of Robert P. McFedien, of which this is a part, south 35 degrees 48 minutes east 394.15 feet to a point in the center line of the Philadelphia and Baltimore Central Railroad of the Pennsylvania Railroad Company; thence extending along the said center line of said Railroad, south 56 degrees 33 minutes west 95.08 feet to a point at a corner common to ground herein described and ground of the aforementioned S. Milton Whiteside; thence extending

along line of last mentioned ground. North 35 degrees 48 minutes west 394.14 feet to the first mentioned point and place of beginning.

TAX I.D. #: 6-2-13

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in interest to Bank of America, National Association as Trustee Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-10

VS

DEFENDANT: **FAITH C. HOL-COMB, OLEN B. HOLCOMB, UNITED STATES OF AMERICA, c/o UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

SALE ADDRESS: 701 Lincoln Street, Oxford, Pennsylvania 19363

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

SALE NO. 14-4-265

Writ of Execution No. 2011-07718

DEBT \$1,645.62

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

TAX Parcel No. 47-6-39.18

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **MICHAEL A. DIFRANCESCO and LINDA S. DIFRANCESCO**

SALE ADDRESS: 425 Trotters Way, E. Fallowfield, Pennsylvania 19320

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

SALE NO. 14-4-266

Writ of Execution No. 2011-04142

DEBT \$1,668,588.90

PREMISES A

ALL THAT CERTAIN parcel of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Farm of Estate of George W. Hoffecker, made by George F. Shaner, Pottstown, Pennsylvania, as revised October 14, 1958 as follows, to wit:

BEING Parcel #25 on said Plan.

BEING Parcel No. 17-7-66

EXCEPTING thereout and therefrom all that certain tract or parcel of land situate along the easterly side of Route 100 (S.R. 0100) in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania, as shown on Drawing No. 5339-121-C-007, prepared by SSM/Spotts, Stevens and McCoy, Inc., Consulting Engineers of Reading, Pa., and being more fully bounded and described as follows, to wit:

CONTAINING in area nine hundred fourteen and eighty-two hundredths square feet (914.82 sq. ft.) of land.

PREMISES B

ALL THAT CERTAIN messuage and tract of land situate in North Coventry Township, Chester County, PA., bounded and described in accordance with survey made by George F. Shaner, R.E. as follows to wit:

CONTAINING 14 acres and 134.28 perches.

EXCEPTING thereout and therefrom all that certain tract or parcel of land situate in North Coventry Township, Chester County, Pennsylvania; bounded and described in accordance with a survey made by George F. Shaner, R.E. as follows, to wit:

CONTAINING 0 acres and 159.40 perches of land

ALSO excepting thereout and therefrom all that certain tract or parcel of land, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by George F. Shaner, Registered Engineer, Pottstown, Pennsylvania, dated November 17th, 1958 and last revised March 20th, 1962 as follows, to wit:

TRACT 1:

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

CONTAINING 0 Acres and 159.40 perches of land.

BEING Parcels No. 17-7-62 & 17-7-67

BEING the same premises which Stauffer Y. Kutz & Marie Kutz, his wife by Indenture dated December 28, 1973 and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book P-42, Page 60, granted and conveyed unto Builders Equipment and Supply Company, Inc.

PLAINTIFF: Jay C. Wissler and Susan G. Wissler

VS

DEFENDANT: **BUILDERS EQUIPMENT & SUPPLY CO., INC.**

SALE ADDRESS: 1500 and 1530 S. Hanover Street, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JAY G. FISCHER, ESQ., 610-269-0900**

SALE NO. 14-4-267

Writ of Execution No. 2011-12072

DEBT \$321,484.12

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

BLR# 38-2-363

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citimortgage, Inc. s/b/m to ABN Amro Mortgage Group, Inc.

VS

DEFENDANT: **JOHN W. SOMERS a/k/a JOHN SOMERS and ELIZABETH J. SOMERS a/k/a ELIZABETH SOMERS**

SALE ADDRESS: 36 Kimberly Circle, Coatesville, PA 19320-5913

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

SALE NO. 14-4-269

Writ of Execution No. 2012-05164

DEBT \$576,128.17

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Kent Packard, Jr. and Elizabeth M. Packard by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 4/20/1973 and recorded in Chester County in Plan Book 49 Page 47 as follows, to wit:

BEGINNING at a point on the south-westerly side of Ashenfelter Road, said point being in the Charlestown Township, Schuylkill Township Division line in the north line of lands of the R.N.R. Toland Estate and being a corner of lands now or late of Francis B. Rouch; thence from said point of beginning along the lands of the said Francis B. Rouch the following two courses and distances to wit: (1) north 46 degrees 39 minutes 30 seconds east, 554.16 feet to an iron pin; (2) north 39 degrees 20 minutes 50 seconds east, 60 feet to an iron pin; thence along lands of the grantors herein the following two courses and distances to wit: (1) south 48 degrees 26 minutes 03 seconds east, 366.25 feet to an iron pin; (2) south 41 degrees 45 minutes 00 seconds west, 400.51 feet to an iron pin in line of lands now or late of

George C. Jeitiles; thence along the aforesaid lands the two following courses and distances to wit: (1) north 45 degrees 53 minutes west 40 feet to an iron pin; (2) south 50 degrees 12 minutes west 239.80 feet to an iron pin in the aforesaid Charleston Township, Schuylkill Township division lines; thence along said line and along the southwesterly side of Ashenfelter Road north 44 degrees 22 minutes west 336.71 feet to the first mentioned point and place of beginning.

BEING known as 110 Ashenfelter Road, Malvern, PA 19355.

BEING UPI #27-6-138.1.

PLAINTIFF: One West Bank, FSB

VS

DEFENDANT: **KRISTEN GLEASON, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, ELISE BOND, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, DONNA CASHMAN, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER, DANIEL E. CASHMAN, KNOWN SURVIVING HEIR OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER AND ALL UNKNOWN SURVIVING HEIRS OF DANIEL V. CASHMAN, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 110 Ashenfelter Road, Malvern, Pennsylvania 19355

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

SALE NO. 14-4-271

Writ of Execution No. 2012-12365

DEBT \$583,816.83

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Penn, County of Chester and Commonwealth of PA, bounded and described according to a Final Subdivision Plan of the Estates at London Brook, prepared by Crossan-Raimato, Inc., dated 10/16/2002, last revised 2/11/2003 and recorded in Chester County as Plan No. 16700 as follows, to wit:

BEGINNING at a point on the easterly side of Winchester Lane, a corner of Lot #33 as shown on said Plan; thence from said point of beginning, along the said side of Winchester Lane on the arc of a circle curving to the left having a radius of 675.00 feet the arc distance of 95.75 feet to a corner of Open Space 'B'; thence along Open Space 'B' the following two courses and distances:

(1) south 88 degrees 07 minutes 55 seconds east 156.47 feet (2) south 05 degrees 55 minutes 54 seconds west 117.85 feet to a corner of Lot #33; thence along Lot #33 north 80 degrees 00 minutes 15 seconds west 156.47 feet to the first mentioned point and place of beginning.

TAX ID: 58-3-403

TITLE is vested in Alessandro Spennato, unmarried and Concetta Spennato, married, joint tenants with the rights of survivorship, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 08/30/2005, recorded 10/06/2005 in Book 6642, Page 1001.

PLAINTIFF: EMC Mortgage LLC

VS

DEFENDANT: **ALESSANDRO SPENNATO and CONCETTA SPENNATO**

SALE ADDRESS: 307 Winchester Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **PARKER McCAY, PA, 856-810-58145**

SALE NO. 14-4-272

Writ of Execution No. 2013-03348

DEBT \$1,580.80

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

TAX Parcel No. 50-6P-45.2

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **JOSEPH A. McCORMICK, III**

SALE ADDRESS: 553 Northbrook Road, West Bradford, Pennsylvania

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

SALE NO. 14-4-273

Writ of Execution No. 2013-06578

DEBT \$104,494.29

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

SITUATE in West Grove Borough, Chester County, Commonwealth of Pennsylvania, bounded and described as follows to wit.

BEGINNING at a stone in the middle of Jackson Avenue, a corner of land now or formerly of Emmor R. Criswell; thence along said land now or formerly of Emmor R. Criswell south

89 degrees east one hundred eighty-seven feet to the middle of a twenty feet wide alley; thence along said alley, south 1 degree west thirty-six feet; thence along land now or formerly of Francis C. Moore, north 89 degrees west one hundred eighty-seven feet; thence along the center of Jackson Street, north 1 degree east thirty-six feet to the place of beginning.

BEING known as No. 115 Jackson Avenue.

BEING Tax Parcel No. 5-4-148.

BEING the same premises which Daniel E. Lisowski and Dana Lynn Lisowski, husband and wife by Deed dated April 27, 1999 and recorded July 6, 1999 in the County of Chester in Record Book 4593 Page 1548 conveyed unto Kevin Cafurello and Sandra Cafurello, husband and wife, in fee.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SANDRA CAFURELLO and KEVIN CAFURELLO**

SALE ADDRESS: 115 Jackson Avenue, West Grove, Pennsylvania 19390-1101

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

SALE NO. 14-4-275

Writ of Execution No. 2007-10126

DEBT \$6,022.80

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

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

BEING Lot #128 as shown on said Plan.

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

BEING Tax UPI #33-7A-98

BEING the same premises which Scott Andrew Laidlaw and Kathleen R. Laidlaw, husband & wife, by Deed dated 10/27/2000 and recorded on 11/13/2000 in Chester County Recorder of Deeds Record Book 4849, Page 1843, granted and conveyed until Jeffrey Hatzfeld and Kathleen Hatzfeld, husband & wife, in fee.

PLAINTIFF: Uwchlan Township

VS

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

SALE ADDRESS: 407 Santillo Way, Downingtown, Uwchlan Township, Chester County

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

SALE NO. 14-4-276

Writ of Execution No. 2013-10056

DEBT \$250,599.04

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate lying and being in the Newlin Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey by Benchmark Engineering, Inc. Reading, Pennsylvania of "Wheatland Villa Farms" Section 1, dated May 24, 1974.

UPI No. 49-1-83

BEING the same premises which Todd E. Harris and Maria T. Harris granted and conveyed unto Todd E. Harris by Deed dated July 16, 2012 and recorded July 16, 2012 in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Deed Book 8471, Page 710.

PLAINTIFF: Caliber Home Loans, Inc.
VS

DEFENDANT: **MARIA T. HARRIS and TODD E. HARRIS**

SALE ADDRESS: 1113 Laurel Road, Coatesville, PA 19320

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

SALE NO. 14-4-277
Writ of Execution No. 2013-07928
DEBT \$287,139.54

THE land referred to herein below is situated in the County of Chester, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected numbered 413 Ivy Drive, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plan of Tweed Crossing – Phase II, made by Government Specialists, Inc. and Lake, Roeder, Hillard and Beers, dated August 19, 1997, last revised October 7, 1998 and recorded as Plan No. 14676, as follows, to wit:

BEGINNING at a point on the west side of Ivy Drive (50 feet wide) at a corner of Lot No. 14 on said plan; thence extending from said beginning point along the west side of Ivy Drive, south 05 degrees 30 minutes 59 seconds west, a distance of 147.55 feet to a point, a corner of Lot No. 16; thence extending along the same, north 80 degrees 57 minutes 04 seconds west, a distance of 282.35 feet to a point in line of Parcel “A”; thence extending along the same, north 06 degrees 09 minutes 03 seconds east, a distance of 170.19 feet to a point, a corner of Lot No. 14 aforesaid; thence extending along the same, south 76 degrees 20 minutes 52 seconds east, a distance of 282.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

TITLE to said premises vested in Pavel Samsonov by Deed from Christopher W. Martin and Ilaina J. Martin, husband and wife dated 06/19/2009 and recorded 07/07/2009 in the Chester County Recorder of Deeds in Book 7714, Page 2281.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **PAVEL SAMSONOV**
SALE ADDRESS: 413 Ivy Drive,

Oxford, PA 19363

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

SALE NO. 14-4-278
Writ of Execution No. 2010-11304
DEBT \$279,604.70

PROPERTY situate in the Township of West Bradford, Chester County, Pennsylvania
BLR# 50-5A-416

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation Home Equity Asset-Backed Certificates Series 2005-2

VS

DEFENDANT: **RONALD KNIGHT a/k/a RONALD E. KNIGHT a/k/a RONALD EARL KNIGHT, SR. and TRICIA A. KNIGHT**

SALE ADDRESS: 1719 Julie Drive, Downingtown, PA 19335-3580

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

SALE NO. 14-4-279
Writ of Execution No. 2012-09158
DEBT \$284,193.94

OWNER(S) of property situate in East Vincent Township, Chester County, Pennsylvania
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$284,193.94

BY virtue of a Writ of Execution No. 12-09158

PLAINTIFF: Santander Bank, N.A., formerly known as Sovereign Bank, N.A.

VS

DEFENDANT: **PAUL WINAKUR**
SALE ADDRESS: 88 Bonnie Brae Road, Spring City, PA 19475-2402

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

SALE NO. 14-4-280
Writ of Execution No. 2013-02220
DEBT \$5,249.61

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Bradford Township, Chester County, Pennsylvania.

TAX Parcel No. 50-6Q-7

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **MICHAEL BILLINGS and KATHY BILLINGS**

SALE ADDRESS: 600 Jolene Drive,
West Bradford, Pennsylvania

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

SALE NO. 14-4-281
Writ of Execution No. 2013-09310
DEBT \$185,336.48

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

TAX Parcel No.: 38-2Q-96

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for Ameriquist
Mortgage Securities Inc., Asset-Backed Pass-
Through Certificates, Series 2003-10

VS

DEFENDANT: **WANDA J. SHERIDAN, FRANKLIN C. SHERIDAN a/k/a FRANKLIN C. SHERIDAN, JR.**

SALE ADDRESS: 55 Martin Road aka
357 Martin Road, Coatesville, PA, Highland
Township

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

SALE NO. 14-4-282
Writ of Execution No. 2012-13191
DEBT \$2,425.93

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

BTAX Parcel No. 50-5-144

PROPERTY address: 1726 Shadyside
Road, West Bradford, Pennsylvania

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **GARY B. FAIR-
WEATHER**

SALE ADDRESS: 1726 Shadyside
Road, West Bradford, Pennsylvania

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

SALE NO. 14-4-283

Writ of Execution No. 2010-07109
DEBT \$1,860.88

ALL THAT CERTAIN tract of land,
together with the buildings and improvements
erected thereon, known as Part of Lot #32,
Brandywine Homes Development, as recorded in
the Recorder of Deeds Office for the County of
Chester, West Chester, Pennsylvania situated on
the north side of Fox Avenue, Township of Caln,
County of Chester and Commonwealth of
Pennsylvania.

TAX Parcel No. 39-3M-19.1

PLAINTIFF: Caln Township
Municipal Authority and Township of Caln
VS

DEFENDANT: **MARIAN A. CALI-
MAN**

SALE ADDRESS: 15 Fox Avenue,
Caln Township, Pennsylvania

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

SALE NO. 14-4-284
Writ of Execution No. 2013-07255
DEBT \$507,672.87

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 Subdivision Plan of Eve-Lyn Woods, dated
12/11/1998, last revised 8/23/1999 and recorded as
Chester County Plan No. 15127, as follows, to wit:

BEGINNING at a point on the north
side of Elderberry Lane, cul-de-sac-, a private
access and utility easement, said point being the
southeast corner of Lot No. 3 on said Plan and the
southwest corner of this about to be described Lot;
thence extending along said Lot No. 2 the two fol-
lowing courses and distances, to wit: (1) north 06
degrees 17 minutes 08 seconds east 79.34 feet to a
point; (2) north 15 degrees 24 minutes 16 seconds
west 131.72 feet to a point on line of lands now or
late of Edward A. Ritti, Jr., thence along the same,
north 72 degrees 42 minutes 32 seconds east
208.89 feet to a point, a corner of Lot No. 1 of said
Plan; thence extending along the same, south 04
degrees 49 minutes 04 seconds east 236.05 feet to
a point on the northerly side of said Elderberry
Lane; thence extending along the same, the four

following courses and distances to wit: (1) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 32.33 feet (2) south 74 degrees 35 minutes 44 seconds west 123.97 feet (3) on the arc of a circle curving to the right having a radius of 50.00 feet, the arc distance of 36.14 feet and (4) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 6.98 feet to a point a corner of Lot #3 on said Plan, the first mentioned point and place of beginning.

BEING Lot 2 of the above mentioned Plan.

SUBJECT to and together with the free and common use, right, liberty and privilege of a certain 50 feet wide right of way, as and for an access and utility easement, known as Elderberry Lane, at all times hereafter, forever in common with the owners, tenants, occupiers of Lots No. 1 though No. 7 as shown on the aforementioned Plan of Eve-Lyn Woods and having the use thereof, the said Elderberry Lane connecting to Conner Road.

UPI No. 51-5-104.2

PLAINTIFF: The Bank of New York Mellon Trust Co., N.A., f/k/a The Bank of New York Trust Co., N.A. as Trustee for Multi-Class Mortgage Pass-Through Certificates, ChaseFlex Trust Series 2007-3

VS

DEFENDANT: **JAMES S. FAY, JR. and MONIQUE A. FAY**

SALE ADDRESS: 823 Elderberry Lane, West Chester, Pennsylvania 19380

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

SALE NO. 14-4-286

Writ of Execution No. 2011-11795

DEBT \$3,079.71

ALL THOSE CERTAIN lots of land, with the improvements erected thereon, known as Lots Nos. 18 and 19 on the original plot as laid out by John Pomeroy, in the Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in line of Lot No. 20 and the line of the Pennsylvania Railroad; thence north in line of said Lot No., 120 feet, more or less, to a corner in Sadsbury Avenue, or Sadsburyville Road, Southwesterly 165 feet, more or less, to a line of land of the Pennsylvania Railroad; thence along the line of land of said railroad in an eastwardly direction 123 feet, more or less, to the place of beginning.

BE the contents as they may.

BEING the same premises which Alice B. Christman and Betty Donnell and Robert Donnell by indenture bearing date the 30th day of June, 1989 and recorded in the Office for the Recording of Deeds in and for the County of Chester on 3rd Day of July, 1989 in Record Book 1601 Page 241 etc., granted and conveyed unto Eric S. Jensen and Diana M. Jensen, in fee.

BEING UPI No. 37-4G-34

PLAINTIFF: Sadsbury Township
VS

DEFENDANT: **BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAMB McERLANE, PC, 610-430-8000**

SALE NO. 14-4-287

Writ of Execution No. 2008-06076

DEBT \$3,610.68

ALL THOSE CERTAIN lots of land, with the improvements erected thereon, known as Lots Nos. 18 and 19 on the original plot as laid out by John Pomeroy, in the Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in line of Lot No. 20 and the line of the Pennsylvania Railroad; thence north in line of said Lot No., 120 feet, more or less, to a corner in Sadsbury Avenue, or Sadsburyville Road, Southwesterly 165 feet, more or less, to a line of land of the Pennsylvania Railroad; thence along the line of land of said railroad in an eastwardly direction 123 feet, more or less, to the place of beginning.

BE the contents as they may.

BEING the same premises which Alice B. Christman and Betty Donnell and Robert Donnell by indenture bearing date the 30th day of June, 1989 and recorded in the Office for the Recording of Deeds in and for the County of Chester on 3rd Day of July, 1989 in Record Book 1601 Page 241 etc., granted and conveyed unto Eric S. Jensen and Diana M. Jensen, in fee.

BEING UPI No. 37-4G-34

PLAINTIFF: Sadsbury Township
VS

DEFENDANT: **BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAMB McERLANE, PC, 610-430-8000**

SALE NO. 14-4-290
Writ of Execution No. 2013-02501
DEBT \$82,703.43

PROPERTY situate in the Third Ward
of the Borough of Phoenixville
TAX Parcel #15-013-0353.0000
IMPROVEMENTS: a residential
dwelling.

SOLD as the property of: Cleo
Washington

PLAINTIFF: Reverse Mortgage
Solutions, Inc.

VS

DEFENDANT: **CLEO WASHING-
TON**

SALE ADDRESS: 332 Grover Street,
Phoenixville, PA 19460

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

SALE NO. 14-4-291
Writ of Execution No. 2011-14100
DEBT \$308,201.68

ALL THAT CERTAIN converted
school building and tract of land situate in the
Township of East Bradford, County of Chester and
State of Pennsylvania, which is more particularly
bounded and described as follows:

BEGINNING at a stake in the
Birmingham Road; thence extending along
Jefferies Lane south 62 degrees west, 6.33 perches
to a stake; thence by land now of Vernon L.
Hoffman, Jr., formerly of Benjamin Price, Jr.,
south 25.5 degrees east, 6.33 perches to stake in
line of land of Jean Kane Foulke; thence by land of
Jean Kane Foulke, formerly Benjamin Price, Jr.,
north 62 degrees east, 6.33 perches to Birmingham
Road; thence along said road north 25.5 degrees
west, 6.33 perches to the place of beginning.

ALL THAT CERTAIN tract of land situate
in the Township of East Bradford, County of
Chester and State of Pennsylvania, bounded and
described according to a Plan and survey made by
T.G. Colesworthy Associates, Registered
Surveyors, as follows:

BEGINNING at a point set at the
southeast corner of other land belonging to
Kenneth and Beatrice Loughran, said point being
in the title line of Birmingham Road, said point
being distant 300 feet, more or less, southwardly
from the intersection of the title line of
Birmingham Road and the center line of
Sconneltown Road; thence extending from the first
mentioned point and place of beginning, extending

along the title line of Birmingham Road south 24
degrees 20 minutes east, 40.70 feet to an iron pin;
thence leaving the road and extending along land
of Mrs. E. Paul DuPont, the two following courses
and distances, to wit:

- (1)SOUTH 65 degrees 03 minutes
west, 163.83 feet to an iron pin; thence
- (2) NORTH 24 degrees, 07 minutes
west, 138.98 feet to an iron pin set in a
line of land belonging to Vernon
Hoffman; thence extending along land
of Vernon Hoffman north 65 degrees 53
minutes east, 50 feet to an iron pin;
thence extending along land of Kenneth
and Beatrice Loughran the two follow-
ing courses and distances, to wit: (1)
south 23 degrees 18 minutes 10 sec-
onds east, 107.09 feet to a point; thence
(2) north 64 degrees 34 minutes 50 sec-
onds east, 116.10feet to the first men-
tioned point and place of beginning.

BLR No. 51-7-32

BEING known as: 204 Birmingham
Road, West Chester, PA 19382.

BEING the same premises which John
Anthony Drury, II, by Deed dated
February 23, 2007 and recorded
February 27, 2007 in and for Chester
County, Pennsylvania, in Deed Book
Volume 1092, Page 784, Instrument #
10731982, granted and conveyed unto
Kari A. Dandrea.

PLAINTIFF: Wells Fargo Bank, N.A.,
VS

DEFENDANT: **KARI A. DANDREA**

SALE ADDRESS: 204 Birmingham
Road, West Chester, PA 19382

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

SALE NO. 14-4-292
Writ of Execution No. 2012-05407
DEBT \$275,007.65

PROPERTY situate in Township of
Sadsbury

TAX Parcel #37-3-23.15

IMPROVEMENTS: a residential
dwelling.

SOLD as the property of: James F.
Mento III and Angela J. Mento a/k/a Angela J.
Spasato-Mento

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

Servicing, LP
VS

DEFENDANT: **JAMES F. MENTO
III and ANGELA J. MENTO a/k/a ANGELA J.
SPOSATO-MENTO**

SALE ADDRESS: 117 Julie Drive,
Parkesburg, PA 19365

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

**SALE NO. 14-4-293
Writ of Execution No. 2012-11631
DEBT \$151,813.80**

ALL THAT CERTAIN message, tene-
ment and tract of land situate on the westerly side
of Pennsylvania State Highway #10, in the Village
of Cochranville, West Fallow Field Township,
County of Chester, Commonwealth of
Pennsylvania, bounded and described as follows:
beginning at a point in the middle of the concrete
state road, Pennsylvania State Highway #10, a cor-
ner of land now or late of S. Walter Townsend
thence leaving said state road and by said land,
north 84 degrees 50 minutes west 200 feet to an
iron pin; thence by land now or late of L. Dain
Null, et al, south 15 degrees, 10 minutes west, 60
feet to an iron pin; thence by the same south 84
degrees, 50 minutes east, 200 feet to a point in the
middle of the concrete state road, north 15 degrees,
10 minutes east 60 feet to the place of beginning.

CONTAINING 12,000 square feet of
land, more or less, by a recent survey made by
Jerre P. Trout.

BEING known as 3080 Limestone
Road, Cochranville, PA 19330

BEING the same premises which
Christine C. Schenk and Eric A. Schenk, by Deed
dated March 23, 2006 and recorded on July 24,
2006 in the Office of the Recorder of Deeds in and
for Chester County in Deed Book B-6904 Page
1782, granted and conveyed unto Christine C.
Schenk, as sole owner.

PARCEL No.44-7-71

PLAINTIFF: Wells Fargo Bank,
National Association, as Trustee for the Pooling
and Servicing Agreement dated as of August 1,
2006 Securitized Asset Backed Receivables LLC
Trust 2006-HE1 Mortgage Pass-Through
Certificates, Series 2006-HE1, by its Attorney-in-
Fact, Ocwen Loan Servicing, LLC.

VS

DEFENDANT: **CHRISTINE C.
SCHENK**

SALE ADDRESS: 3080 Limestone
Road, Cochranville, PA 19330

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

**SALE NO. 14-4-294
Writ of Execution No. 2012-02551
DEBT \$948,077.82**

OWNER(S) of property situate in
Easttown Township, Chester County, Pennsylvania
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$948,077.82

BY virtue of a Writ of Execution No.
12-02551

BLR# 55-2M-171

RESIDENTIAL property

PLAINTIFF: HSBC Bank USA,
National Association as Trustee for Wells Fargo
Asset Securities Corporation, Mortgage Pass-
Through Certificates, Series 2007-14

VS

DEFENDANT: **PETER R. BOND
and JOAN M. BOND**

SALE ADDRESS: 506 Midland
Avenue, Berwyn, PA 19312-1660

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

**SALE NO. 14-4-296
Writ of Execution No. 2012-10283
DEBT \$167,575.77**

OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$167,575.77

BY virtue of a Writ of Execution No.
12-10283

BLR# 39-5E-77

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: **STEPHON NORRIS,
in his capacity as Devisee of the Estate of
STEVE A. NORRIS a/k/a STEVE A. NORRIS,
SR. a/k/a STEVE ALAN NORRIS, SR.,
AARON NORRIS, in his capacity as Devisee of
the Estate of STEVE A. NORRIS a/k/a STEVE
A. NORRIS, SR. a/k/a STEVE ALAN NOR-
RIS, SR., STEVE NORRIS, JR., in his capacity
as Devisee of the Estate of STEVE A. NORRIS
a/k/a STEVE A. NORRIS, SR., a/k/a STEVE
ALAN NORRIS, SR., MARK L. NORRIS, in**

his capacity as Executor and Devisee of the Estate of STEVE A. NORRIS a/k/a STEVE A. NORRIS, SR. a/k/a STEVE ALAN NORRIS, SR.

SALE ADDRESS: 223 Westbury Court, Downingtown, PA 19335-2207

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

SALE NO. 14-4-298

Writ of Execution No. 2013-02869

DEBT \$255,639.23

PROPERTY situate in East Coventry Township, Chester County, Pennsylvania

BLR# 18-6-43.3C

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **CAROL A. VENEZIA, in her Capacity as Heir of EDWARD J. BRUNKE, Deceased Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title or Interest from or under EDWARD J. BRUNKE, Deceased**

SALE ADDRESS: 25 Do Jan Drive, Pottstown, PA 19465-8314

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

SALE NO. 14-4-299

Writ of Execution No. 2010-15332

DEBT \$178,305.09

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

BLR# 2-1-15

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT DIXEY**
SALE ADDRESS: 278 Valley View Road, Malvern, PA 19355-2537

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

SALE NO. 14-4-300

Writ of Execution No. 2012-02376

DEBT \$67,582.66

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

BLR# 15-09-0725

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **TODD J. BOWER-SOX and BONNIE A. SHEEHAN**

SALE ADDRESS: 25 East Walnut Street, Phoenixville, PA 19460-3518

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

SALE NO. 14-4-301

Writ of Execution No. 2012-10626

DEBT \$371,999.60

ALL THAT LOT or piece of land with the buildings thereon erected. Situate on the north side of Roumford Street, in the Borough of Parkesburg, Chester County, Pennsylvania, having a frontage of 105 feet in said Roumford Street and extending northward with that width between parallel lines 184-1/2 feet measured from the middle of said street to the middle of an alley in the rear. BOUNDED on the east by land of George W. Paxon on south by said Roumford Street on the west by land of Henry C. McClellan on the north by said alley.

BEING the same premises which Robert Connolly and Kevin Lynch, by Deed dated October 8, 2004 and recorded October 15, 2004 in Chester County in Record Book 6308 Page 2013 conveyed unto Con-Lyn Properties, LLC, in fee.

BLR #8-5-32

PLAINTIFF: Meridian Bank and Apex Realty, LLC

VS

DEFENDANT: **CON-LYN PROPERTIES, LLC and KEVIN L. LYNCH**

SALE ADDRESS: 529 West First Avenue, Parkesburg, Chester County, Pennsylvania

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

SALE NO. 14-4-302
Writ of Execution No. 2013-09401
DEBT \$213,537.67

PROPERTY situate in East Caln Township, Chester County, Pennsylvania
BLR #40-4-134

IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **DEBORAH A. LITWINKO and CHRISTOPHER A. LITWINKO a/k/a CHRISTOPHER LITWINKO**

SALE ADDRESS: 4 Oak Leaf Lane Unit 35, Downingtown, PA 19335-3431

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

SALE NO. 14-4-303
Writ of Execution No. 2010-11489
DEBT \$261,025.22

PROPERTY situate in the Township of East Fallowfield, Chester County, Pennsylvania
BLR# 47-04-0223

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: GMAC Mortgage, LLC
VS

DEFENDANT: **TAMRA LEE TENORE and JEFFREY J. TENORE**

SALE ADDRESS: 300 Crescent Court, Coatesville, PA 19320

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

SALE NO. 14-4-305
Writ of Execution No. 2013-04300
DEBT \$21,963.23

ALL THAT CERTAIN tract of land with the building and improvements thereon erected, situate in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, being more particularly described according to a survey made by George F. Shaner, Registered Surveyor, dated October 2, 1945, as follows, to wit:

BEGINNING at a point in the middle of said North Main Street, where formerly stood an iron pin, a corner of this or now or late of Frank Kline's land; thence along the middle of said North Main Street, south 32 3/4 degrees east 16.96 feet to a point in the middle of said North Main Street;

thence by other lands now or about to be conveyed into the middle of a 7 inch wide frame partition wall, a party wall dividing the same premises and continuing on the same course, crossing a 10 feet wide private alley, north 57 degrees 45 minutes east 230.94 feet to a point in the former Schuylkill Canal and Navigation Company; thence along and by same in a northerly direction, north 34 degrees 15 minutes west 16.97 feet to a corner of lands of the aforesaid Frank Kline's land into the south side of a wall of said Kline's building, south 57 3/4 degrees west 230.05 feet to the place of beginning.

BEING known as 11 North Main Street.

BEING Parcel No. 14-4-370.

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

VS

DEFENDANT: **BRENDA K. DINI-COLA**

SALE ADDRESS: 11 North Main Street, Spring City, Pennsylvania 19475

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

SALE NO. 14-4-306
Writ of Execution No. 2013-06302
DEBT \$167,077.96

PROPERTY situate in Oxford Borough, Chester County, Pennsylvania
BLR# 6-5-200

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **JOHN W. PAISLEY and MELISSA A. PAISLEY**

SALE ADDRESS: 46 South 5th Street, Oxford, PA 19363-1607

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

SALE NO. 14-4-308
Writ of Execution No. 2012-03698
DEBT \$508,778.17

PROPERTY situate in the West
Vincent Township, Chester County, Pennsylvania
BLR# 25-7-350

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: U.S. Bank National
Association, as Trustee for Citigroup Mortgage
Loan Trust, Inc., Mortgage Pass-Through
Certificates, Series 2005-4

VS

DEFENDANT: **TAMARA L.
HABERMANN a/k/a TAMARA LYNN
HABERMANN**

SALE ADDRESS: 969 Pinehurst
Drive, Chester Springs, PA 19425-3661

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

SALE NO. 14-4-309
Writ of Execution No. 2013-10171
DEBT \$307,146.08

PROPERTY situate in West Goshen
Township, Chester County, Pennsylvania
BLR# 52-7-26.2

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: The Bank of New York
Mellon, FKA The Bank of New York, as
Successor-in-Interest to JPMorgan Chase Bank,
N.A., as Trustee for Structured Asset Mortgage
Investments II Inc, Bear Stearns Alt-A Trust,
Mortgage Pass Through Certificates Series 2005-4

VS

DEFENDANT: **SARA J. FRANCO
and ALEJANDRO FRANCO**

SALE ADDRESS: 205 Larchwood
Road, West Chester, PA 19382-7325

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

SALE NO. 14-4-310
Writ of Execution No. 2011-12315
DEBT \$338,528.40

PROPERTY situate in the Township of
East Caln, Chester County, Pennsylvania
BLR# 40-2-1330

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

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

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

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

SALE NO. 14-4-311
Writ of Execution No. 2013-09588
DEBT \$193,093.09

PROPERTY situate in Caln Township,
Chester County, Pennsylvania
BLR# 39-5A-202

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **KHALED G. SAAD**
SALE ADDRESS: 274 Carlyn Court,
Downingtown, PA 19335-4204

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

SALE NO. 14-4-312
Writ of Execution No. 2012-13072
DEBT \$325,035.04

PROPERTY situate in the Franklin
Township, Chester County, Pennsylvania
BLR# 72-2-131

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: **THEODORE M.
KUZMICK and AMANDA K. KUZMICK**

SALE ADDRESS: 140 Janine Way,
West Grove, PA 19390-9766

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

SALE NO. 14-4-313
Writ of Execution No. 2013-10343
DEBT \$173,798.29

PROPERTY situate in Parkesburg
Borough, Chester County, Pennsylvania
BLR# 8-5-154

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: JPMorgan Chase Bank,
National Association

VS
DEFENDANT: **JOHN ALEXANDER, JR.**

SALE ADDRESS: 501 West 2nd Avenue, Parkesburg, PA 19365-1403

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

SALE NO. 14-4-314
Writ of Execution No. 2013-10584
DEBT \$368,491.59

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

TAX Parcel No.: 21-05-0102.020

PLAINTIFF: U.S. Bank, National Association, as Trustee for C-BASS 2007-CB2 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB2

VS
DEFENDANT: **GEORGE BADMAN a/k/a GEORGE THOMAS BADMAN and ROSE BADMAN a/k/a ROSE M. BADMAN**

SALE ADDRESS: 109 Seven Stars Road, Spring City, PA

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

SALE NO. 14-4-315
Writ of Execution No. 2012-10170
DEBT \$92,454.74

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

TAX Parcel No.: 47-7-62

PLAINTIFF: Fulton Bank, N.A.

VS
DEFENDANT: **SUSAN S. THOMPSON and RICARDO A. THOMPSON**

SALE ADDRESS: 19 Rokeby Road, East Fallowfield, PA 19320

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

SALE NO. 14-4-316
Writ of Execution No. 2012-09990
DEBT \$263,668.93

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Subdivision of Hillingham, Baltimore Pike (U.S. Route 1) and Wilmington-Kennett Turnpike, Kennett Township, Chester County, Pennsylvania and shown as Unit D-2 on a Plan of a recent survey by VanDemark

and Lynch, Inc., Engineers, Planners, and Surveyors, Wilmington, DE, dated August 15, 1986;

BEGINNING at a point on the line of lands designated as Common Open Space, said point being a corner for Unit D-1 and being distant the three following described courses and distances from the centerline of Wilmington-Kennett Turnpike and a corner for lands now or formerly of Joseph A. Taylor; (1) along the northwesterly line of said lands now or formerly of Joseph A. Taylor and partially along the northwesterly line of Hillingham, Section Two, north 59 degrees 18 seconds east, 641.98 feet to a point, and (2) through said lands designated as Common Open Space, north 30 degrees 08 minutes 42 seconds west, 200.02 feet to a point a corner for Unit D-1; and (3) along the southeasterly line of said Unit D-1, north 76 degrees 35 minutes 40 seconds east, 30.00 feet to the point of beginning; thence from the said point of beginning along the northeasterly line of said Unit D-1 and passing through the party wall for said Unit D-1 and the herein described Unit D-2, north 13 degrees 24 minutes 20 seconds west, 120.00 feet to a point on the line of said lands designated as Common Open Space; thence thereby, north 76 degrees 35 minutes 40 seconds east, 24.00 feet to a point on the line of lands of Unit D-3; thence partially along the southwesterly line of said lands of Unit D-3 and passing through the party wall joining the dwelling on said Unit D-3 with the dwelling on the herein described Unit D-2, south 13 degrees 24 minutes 20 seconds east, 120.00 feet to a point a corner for said lands designated as Common Open Space; thence thereby, south 76 degrees 35 minutes 40 seconds west, 24.00 feet to the point and place of beginning.

CONTAINING within said metes and bounds, 2.880 square feet of land being the same more or less.

BEING Parcel Number: 62-2-220

TITLE to said premises vested in Nancy Dugan by Deed from Janice W. Hoag, a/k/a Janice W. Good dated 11/03/2006 and recorded 11/30/2006 in the Chester County Recorder of Deeds in Book 7020, Page 1684.

PLAINTIFF: Astoria Federal Savings and Loan Association

VS

DEFENDANT: **NANCY DUGAN**

SALE ADDRESS: 2002 Hillingham Circle, Chadds Ford, PA 19317

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

SALE NO. 14-4-317
Writ of Execution No. 2013-03208
DEBT \$55,495.72

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

TAX Parcel No.: 080600410.100

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **LORRAINE MOSKEL and ROBERT J. MOSKEL, JR.**

SALE ADDRESS: 202 Grant Street, Parkesburg, PA 19365

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

SALE NO. 14-4-318
Writ of Execution No. 2012-07010
DEBT \$188,429.77

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

BLR# 52-6A-14

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citimortgage, Inc. S/B/M to ABN Amro Mortgage Group, Inc.

VS

DEFENDANT: **MICHAEL CARLIN a/k/a MICHAEL A. CARLIN, SR., and DONNA CARLIN a/k/a DONNA M. CARLIN**

SALE ADDRESS: 106 Meeting House Lane, West Chester, PA 19382-5614

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

SALE NO. 14-4-319
Writ of Execution No. 2012-05503
DEBT \$156,058.01

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

BLR# 43-5-690

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association, S/B/M Chase Home Finance, LLC

VS

DEFENDANT: **ANNA GRACE FILIPPO a/k/a ANNA FILLIPPO**

SALE ADDRESS: 1027 North Valley Forge Road, Unit 505, Devon, PA 19333-1105

PLAINTIFF ATTORNEY: **PHELAN**

HALLINAN, LLP, 215-563-7000

SALE NO. 14-4-320
Writ of Execution No. 2013-06491
DEBT \$398,111.00

ALL THAT CERTAIN lot or piece of ground, situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, being Lot No. 11 on said Plan, bounded and described according to a Final Major Subdivision Plan for Stonecroft, prepared for Keystone Custom Homes by RGS Associates, dated 1/21/2004 last revised 10/25/2004 and recorded as Plan No. 17261, as follows, to wit:-

BEGINNING at a point on the northeasterly side of Grace Lane (50 feet wide), a corner of this and Lot No. 12 on said Plan; thence extending from said point of beginning and along the northeasterly side of Grace Lane, aforesaid, north 59 degrees 35 minutes 59 seconds west 29.00 feet to a point of curve therein; thence extending along the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 13.18 feet (and a chord bearing of north 21 degrees 50 minutes 19 seconds west 12.25 feet) to a point of reverse curve on the northeasterly side of Nelson Road (50 feet wide); thence extending along the same, along the arc of a circle curving to the left having a radius of 130.00 feet the arc distance of 100.57 feet (and a chord bearing of north 06 degrees 14 minutes 26 seconds west 98.08 feet) to a point, a corner of Lot No. 10 on said Plan; thence extending along the same, north 61 degrees 35 minutes 47 seconds east 116.71 feet to a point in line of Open Space; thence extending along the same, south 36 degrees 27 minutes 56 seconds east 53.20 feet to a point, a corner of Lot No. 12, aforesaid; thence extending along the same, the two following courses and distances, viz:- (1) south 38 degrees 05 minutes 00 seconds west 90.95 feet to a point, and (2) south 30 degrees 24 minutes 01 seconds west 75.00 feet to the first mentioned point and place of beginning.

TAX I.D. #: 59-08-0128-120

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MATTHEW KELLER and MICHELLE L. KELLER**

SALE ADDRESS: 11 Gouge Boulevard, West Grove, Pennsylvania 19390

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

SALE NO. 14-4-321
Writ of Execution No. 2009-07343
DEBT \$381,613.58

ALL THAT CERTAIN lot or piece of land situate in the Borough of Oxford, County of Chester and State of Pennsylvania, bounded and described as follows: (being #153 Pine St., with buildings erected thereon):

BEGINNING at a stake in the middle of Pine St., at a corner of a lot of land late of Margaret Watt, now Robert Todd and wife; and running thence along the middle of said street, north 32 1/4 degrees west 69.87 feet to a stake, a corner of land, north 37 3/4 degrees east 249.48 feet to a stake in the middle of a public alley; thence along the middle of said alley south 16 1/4 degrees east 72.22 feet to a stake; another corner of the land, now of the said Robert Todd and wife; and thence by said land south 57 3/4 degrees west 231.00 feet to the place of beginning.

CONTAINING 1,836 square feet of land be the same more or less.

TAX I.D. #: 060401050000

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

DEFENDANT: **GUY H. HASTINGS**

SALE ADDRESS: 55 Pine Street, Oxford, Pennsylvania 19363

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

SALE NO. 14-4-322
Writ of Execution No. 2012-09511
DEBT \$229,366.97

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

TAX Parcel No.: 54-1P-120

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JOSEPH D. CARPENTER**

SALE ADDRESS: 48 Grubb Road, Malvern, PA 19355

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

SALE NO. 14-4-323
Writ of Execution No. 2012-06583
DEBT \$216,293.25

PROPERTY situate in Township of East Fallowfield

TAX Parcel #47-4-172.2E

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Robert L. Beggs, Esq., solely in his capacity as Executor of the Estate of Thomas M. Horrex, deceased,

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-28CB, Mortgage Pass-Through Certificates, Series 2006-28CB

VS

DEFENDANT: **ROBERT L. BEGGS, ESQ., solely in his Capacity as Executor of the Estate of THOMAS M. HORREX, Deceased**

SALE ADDRESS: 122 Lehigh Drive, East Fallowfield, PA 19320

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

SALE NO. 14-4-324
Writ of Execution No. 2012-06364
DEBT \$2,853.71

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

TAX Parcel No. 47-4-34

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **HIEN BUI**

SALE ADDRESS: 102 Park Avenue, E. Fallowfield, Pennsylvania

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

SALE NO. 14-4-325
Writ of Execution No. 2013-10209
DEBT \$188,555.67

ALL THAT CERTAIN tract of ground with the buildings and improvements thereon erected, situate in Lower Oxford Township, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a two-lot subdivision plan prepared for Robert Wagoner by Concord Land Planners and Surveyors, Oxford, PA, dated October 12, 2000 as last revised March 7, 2002 and which Plan is recorded as Plan No. 16183, to wit:

BEGINNING at a point of curve on the title line in the bed of Conner Road (T-329) which point makes a common corner of this premises and land now or late of United Mobile Homes of PA, Inc; thence extending from said beginning point along the said title line in the bed of Conner Road, the two following courses and distances, viz: 1) along the arc of a circle curving to the left having a radius of 1117.61 feet the arc distance of 145.50 feet to a point of tangent and (2) north 63 degrees 40 minutes 00 seconds east 44.33 feet to a point, a corner of the premises and Lot No. 3A; thence extending along the same south 22 degrees 11 minutes 04 seconds east 280.73 to a point, a corner of this premises on line of land now or late of United Mobile Homes of PA, Inc. aforesaid; thence extending along the same, the two next following courses and distances, viz: (1) south 74 degrees 25 minutes 29 seconds west 206.60 feet to a point, a corner of this premises and (2) north 18 degrees 52 minutes 25 seconds west 253.21 feet to the first mentioned point and place of beginning.

BEING Lot No. 3B on the above mentioned Plan.

BEING UPI# 56-4-51.5A

BEING the same premises which William Donald Robinson and Jeanette R. Robinson, husband and wife, Wagoner Custom Contracting, Inc. (Equitable Owner), by Deed dated September 22, 2003 and recorded in the Chester County Recorder of Deed Office on October 02, 2003 in Deed Book 5915, Page 350, granted and conveyed unto Richard A. Maitre, a single man.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **RICHARD A.**

MAITRE

SALE ADDRESS: 370 Conner Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO**

& DeNARDO, LLC, 610-278-6800

SALE NO. 14-4-326
Writ of Execution No. 2012-07741
DEBT \$190,056.28

PROPERTY situate in Township of

Caln

TAX Parcel #39-4D-121

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Melissa A.

Carlyle

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MELISSA A. CAR-**

LYLE

SALE ADDRESS: 230 Park Drive, Downingtown, PA 19335

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

SALE NO. 14-4-327
Writ of Execution No. 2013-08413
DEBT \$339,830.94

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

TAX Parcel No.: 50-05A-0343

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

VS

DEFENDANT: **MARGARET**

LOMBERTINO and MICHAEL LOMBERTINO

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 14-4-329
Writ of Execution No. 2013-03411
DEBT \$7,982.02

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

TAX Parcel No. 55-6-12

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **WENDY McALLISTER BELLE**

SALE ADDRESS: 2570 Crum Creek Drive, Easttown Twp., Pennsylvania

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

SALE NO. 14-4-330
Writ of Execution No. 2011-03348
DEBT \$265,934.53

ALL THAT CERTAIN lot or tract of land situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin the corner of Eagle Road, at a corner of other land of George F. Quigley, which is about to be conveyed to Kathryn F. Healey and being also 95 feet north of an iron pin marking a corner of land belonging to Robert Smith; thence along the Eagle Road, north 03 degrees 45 minutes west, 50 feet to an iron pin; thence leaving the Eagle Road and by other land of George F. Quigley, north 86 degrees 15 minutes east, 172.86 feet to an iron pin; thence still by other land of said George F. Quigley, south 25 degrees 49 minutes east, 54 feet to an iron pin, a corner of land about to be conveyed to Kathryn F. Healey aforesaid thence by the same, south 86 degrees 15 minutes west, 194.2 feet to the first mentioned point and place of beginning.

CONTAINING 9,201.5 square feet of land, be the same more or less.

BLR #: 43-11B-268

BEING known as: 275 Old Eagle School Road, Wayne, PA 19087.

BEING the same premises which Stephen E. Cartwright and Marie Hope, his wife, by Deed dated September 26, 1995 and recorded October 3, 1995 in and for Chester County, Pennsylvania, in Deed Book Volume 3945, Page 594, granted and conveyed unto Marie Hope.

PLAINTIFF: US Bank National Association, as Trustee for WFASC 2005-2

VS

DEFENDANT: **MARIE HOPE**

SALE ADDRESS: 275 Old Eagle School Road, Wayne, PA 19087

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

SALE NO. 14-4-331
Writ of Execution No. 2012-09848
DEBT \$97,230.69

ALL THAT CERTAIN lot or piece of ground, situate in Township of East Vincent, County of Chester, Commonwealth of Pennsylvania and described according to a subdivision plan made for S.A. Kute and R.K. Glocker and Karl Glocker by Earl R. Ewing, Inc., Phoenixville, Pennsylvania, dated March 6, 1968 and recorded in the Office for the Recorder of Deeds at West Chester in Plan Book No. 28 Page 19, as follows, to wit:

BEGINNING at a point on the northwesterly side of MacBride Drive the seven following courses and distances from a point on the northeasterly side of Keen Road (1) leaving Keen Road on the arc of a circle curving to the left having a radius of 25 feet to the arc distance of 39.27 feet to a point of reverse curve on the northwesterly side of MacBride Drive (2) northeastwardly along the northwesterly side of MacBride Drive on the arc of a circle curving to the right having a radius of 150 feet and arc distance of 47.56 feet to a point (3) north 43 degrees 00 minutes east along said side of MacBride Drive 277.41 feet to a point (4) northeastwardly along said side of MacBride Drive on arc of a circle curving to the left having a radius of 325 feet the arc distance of 275.11 feet to a point of tangent on the southwesterly side of MacBride Drive (5) north 5 degrees 30 minutes west along said side of MacBride Drive 40.37 feet to a point of curve (6) northwestwardly, north and northeasterly along southwestwardly west and northwesterly side of MacBride Drive on the arc of a circle curving to the right having a radius of 375 feet and the arc distance of 250.35 feet to a point of tangent (7) north 32 degrees 45 minutes east along the northwesterly side of MacBride Drive, 121.84 feet to the place of beginning, thence extending from said place of beginning north 76 degrees 1 minutes 40 seconds west along line of Lot 25 on said Plan, 272.21 feet to a point a corner of lands now or late of Pancoast, thence extending along lands of Pancoast the two following courses and distances (1) north 31 degrees 59 minutes east 115.02 feet to a point and (2) north 50 degrees 23 minutes east 110.82 feet to a point on line of lands now or late of Alackness, thence extending along lands of Alackness the two following courses and distances (1) south 60 degrees 13 minutes 30 seconds east 192.77 feet to a point and (2) south 69 degrees 10 minutes east 33.91 feet to a point, thence extending south 32 degrees 45 minutes west 53.78 feet to a point on the cul-de-sac of MacBride

Drive, thence extending westwardly and south-westwardly along the cul-de-sac of MacBride Drive on the arc of a circle having a radius of 50 feet the arc distance of 104.72 feet to a point on the northwesterly side of MacBride Drive, thence extending along same south 32 degrees 45 minutes west 9.62 feet to the first mentioned point and place of beginning.

BEING Lot 26 on above mentioned Plan.

BEING Chester County Tax Parcel 21-1P-10

TAX I.D. #: 21-1P-10

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **CHRISTOPHER**

CARR

SALE ADDRESS: 13 MacBride Drive, Spring City, Pennsylvania 19475

PLAINTIFF ATTORNEY: **McCABE,**

WEISBERG, & CONWAY, P.C., 215-290-1010

SALE NO. 14-4-332

Writ of Execution No. 2009-08938

DEBT \$262,544.09

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

BLR# 41-5C-39

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association as Trustee by Residential Funding Company, LLC FKA Residential Funding Corporation Attorney in Fact

VS

DEFENDANT: **SANDRA L. McPARTLAND**

SALE ADDRESS: 519 Heather Road, Exton, PA 19341-2411

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

SALE NO. 14-4-333

Writ of Execution No. 2013-09461

DEBT \$208,211.65

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Pikeland County of Chester and State of Pennsylvania, described according to a preliminary layout plan of lots made for Andrew L. Coffman by Henry H. Hopkins, Registered Professional Engineer, Kimberton, Pennsylvania, dated March 24th, 1961 and last revised October 4th, 1961 as follows, to

wit:

BEGINNING at a point on the title line of Hares Hill Road said point being measured the two following courses and distances along the title line of Hares Hill Road from a spike marking the intersection of the title lines of Hares Hill Road and Miller Road; (1) south 42 degrees 01 minute 50 seconds west six hundred eighty nine and ninety seven one hundredths feet to a spike (2) south 42 degrees 33 minutes 30 seconds west three and eighty one hundredths feet; thence from said beginning point along Hares Hill Road, south 42 degrees 33 minutes 30 seconds west one hundred feet; thence leaving Hares Hill Road along Lot #23, north 48 degrees 00 minutes west two hundred sixty six and fifty nine one hundredths feet to a point a corner of Lot #23, 34 and 33; thence along Lot #33, north 42 degrees 19 minutes east one hundred two feet to a point a corner of Lots #33, 32 and 25; thence along Lot #25, south 48 degrees 00 minutes east two hundred sixty seven and two one hundredths feet to the first mentioned point and place of beginning.

COUNTY Parcel Number 26-2-56.24

PLAINTIFF: Lake Michigan Credit

Union

VS

DEFENDANT: **PATRICIA A. HENNESSEY**

SALE ADDRESS: 1098 Hares Hill Road, Phoenixville, Pennsylvania 19460

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

SALE NO. 14-4-335

Writ of Execution No. 2013-10673

DEBT \$293,472.58

PROPERTY situate in Borough of Upper Uwchlan Township

TAX Parcel #32-003-0074.0200

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Hans Von Essen

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **HANS VON ESSEN**
SALE ADDRESS: 331 Moore Road, Downingtown, PA 19335

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

SALE NO. 14-4-336
Writ of Execution No. 2012-05781
DEBT \$259,437.81

PROPERTY situate in Township of
West Caln

TAX Parcel #28-09-0068

IMPROVEMENTS: a residential
dwelling.

SOLD as the property of: Paula J.
Dickinson and Franklin T. Dickinson III

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for Long Beach
Mortgage Loan Trust 2005-WL2

VS

DEFENDANT: **PAULA J. DICKIN-
SON and FRANKLIN T. DICKINSON III**

SALE ADDRESS: 386 West Kings
Highway, Coatesville, PA 19320

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

SALE NO. 14-4-337
Writ of Execution No. 2011-07941
DEBT \$167,238.26

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

BLR# 28-8J-9

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Nationstar Mortgage,
LLC

VS

DEFENDANT: **MARK A. SNYDER**

SALE ADDRESS: 130 Karen Circle,
Coatesville, PA 19320-5517

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

SALE NO. 14-4-338
Writ of Execution No. 2012-10288
DEBT \$330,157.13

PROPERTY situate in the Township of
New London, Chester County, Pennsylvania

BLR# 71-3-119

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Green Tree Servicing,
LLC

VS

DEFENDANT: **SHERRI L. WAY and
TEDDY L. WAY, JR.**

SALE ADDRESS: 131 Owenwood
Drive, Lincoln University, PA 19352-9140

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

SALE NO. 14-4-339
Writ of Execution No. 2013-02613
DEBT \$241,982.03

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

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$241,982.03

BY virtue of a Writ of Execution
No.13-02613

PLAINTIFF: JPMorgan Chase Bank,
National Association

VS

DEFENDANT: **THOMAS E. WHO-
RISKEY and MARYJO WHORISKEY**

SALE ADDRESS: 180 Hunters Run
Road, Honey Brook, PA 19344-9765

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

SALE NO. 14-4-340
Writ of Execution No. 2013-08419
DEBT \$7,292.50

ALL THAT CERTAIN single family
residence, situate in the Borough of Phoenixville,
County of Chester, Commonwealth of
Pennsylvania, being Dwelling Unit R-101
Building R-2 as shown on Record Plan of
Westridge, as prepared by Robert F. Harsch and
Associates, Inc. and recorded as Exhibit "B" of
Declaration of Covenants, Easements, Restrictions
and Conditions as hereinafter set forth said Unit
being designated as Townhouse Unit which is on
and including all that certain lot or piece of
ground, more fully bounded and described as fol-
lows, to wit:

BEGINNING at a point, said point
being the northwestern corner of said Lot, said
point being the nine following courses and dis-
tances from the intersection of the center line of
Westridge Drive with the intersection of Westridge
Place: (1) south 44 degrees 17 minutes 49 seconds
west, 40.25 feet to a point; (2) south 44 degrees 17
minutes 49 seconds west, 61.03 feet to a point; (3)
north 45 degrees 42 minutes 11 seconds west,
52.92 feet to a point; (4) north 45 degrees 55 min-
utes 14 seconds west, 11.67 feet to a point; (5)
north 44 degrees 04 minutes 46 seconds east, 01
foot to a point; (6) north 45 degrees west 55 min-
utes 14 seconds west, 11 feet to a point; (7) south

44 degrees 04 minutes 46 seconds west, 01 foot to a point; (8) north 45 degrees 55 minutes 14 seconds west, 20.33 feet to a point; and (9) south 44 degrees 04 minutes 46 seconds west, 22 feet to the place of beginning, also being in line of Unit R-102 as shown on said Plan; thence along the same and along lands designated as "Common Area", south 45 degrees 55 minutes 14 seconds east, 44.33 feet to a point, a corner of lands designated as "Common Area"; thence along the same the nine following courses and distances: (1) north 44 degrees 04 minutes 46 seconds east, 7.33 feet to a point; (2) north 45 degrees 55 minutes 14 seconds west, 1.33 feet to a point; (3) north 44 degrees 04 minutes 46 seconds west, 14.67 feet to a point; (4) north 45 degrees 55 minutes 14 seconds west, 11.67 feet to a point; (5) north 44 degrees 04 minutes 46 seconds east, 01 foot to a point; (6) north 45 degrees 55 minutes 14 seconds west, 11 feet to a point; (7) south 44 degrees 04 minutes 46 seconds west, 01 feet to a point; (8) north 45 degrees 55 minutes 14 seconds west, 20.33 feet to a point; and (9) south 44 degrees 04 minutes 46 seconds west, 22 feet to the point and place of beginning.

THE within described single family residence being a Dwelling Unit as defined and being in accordance with Declaration of Covenants, Easements, Restrictions and Conditions recorded in Record Book 1383 Page 146 and By-Laws recorded in Deed Book 1383 Page 158.

BEING known as 101 Westridge Place, Phoenixville Borough, Chester County, PA 19460
BEING UPI No. 15-7-106.

BEING Parcel Number 15-7-0106

TITLE to said premises is vested in Suzanne M. Tallarico by Deed from Frank J. Tallarico Jr. and Suzanne M. Tallarico dated 4/8/2008 and recorded 5/27/2008 in the County of Chester in Record Book 7441 Page 1766.

RESIDENTIAL dwelling

PLAINTIFF: Westridge Estates
Homeowners Association
VS

DEFENDANT: SUZANNE TALLARICO

SALE ADDRESS: 101 S. Westridge Place, Phoenixville, PA 19460

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

SALE NO. 14-4-342
Writ of Execution No. 2013-09725
DEBT \$299,650.26

ALL THAT CERTAIN tract of land situated in the Township of Highland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan made August 1, 1967, by DeArmit and Hayes, Consulting Engineers and Surveyors, as follows:

BEGINNING at a p.k. nail on the center line intersections of State Road 182 and Public Route T-358; south 6 degrees 15 minutes east 263.22 feet to a p.k. nail, a corner of land remaining of Della Emerson Wilson; thence leaving the said center line of Public Road T-358 and along the land remaining of Della Emerson Wilson, south 74 degrees 36 minutes west 255.00 feet to an iron pin; thence continuing along the land remaining of Della Emerson, north 2 degrees 45 minutes west 154.10 feet to a p.k. nail in the aforesaid center line of State Road 182, north 52 degrees 00 minutes east, 285.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.172 acres of land be the same more or less

BEING Parcel Number 45-07-0038.010

BEING the same premises Steven Petershiem and Anna Petersheim, husband and wife, by fee Simple Deed dated February 28, 2001 and recorded March 5, 2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4905 Page 914, granted and conveyed unto Jose L. Cruz and Sonia Cruz, as tenants by the entirety.

PARCEL No. 45-07-0038.010

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Registered Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI, by its servicer, Ocwen Loan Servicing LLC

VS

DEFENDANT: JOSE L. CRUZ and SONIA CRUZ

SALE ADDRESS: 391 Wilson Road, Coatesville, PA 19320

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

SALE NO. 14-4-343
Writ of Execution No. 2013-01861
DEBT \$462,300.76

ALL THAT CERTAIN lot or tract of land with the dwelling and other improvements thereon situate on the southeasterly side of State Road in the Township of Schuylkill, County of Chester, State of Pennsylvania bounded and described in accordance with a survey and plan dated December 18, 1978 made for Frank D. Showalter by Ralph E. Shaner & Son Engineering Co. Pottstown, Pa. as follows, to wit:

BEGINNING at a corner of other lands of the grantors, Frank Showalter, single man and Russell W. Showalter and Gertrude Showalter, his wife, said point being in the middle of State Road, Pennsylvania, Traffic Route #29 and Legislative Route #202, (legal width variable 33 feet to 50 said point being distant along and in State Road from a corner of others lands of the grantors and lands previously conveyed to Russell W. Showalter and Gertrude Showalter, his wife, at the centerline intersection of State Road and another public road known as Pothouse Road the following two courses and distances: (1) south 12 degrees 53 minutes west, 468.78 feet and (2) south 46 degrees 08 minutes west, 266.20 feet; thence along other lands of the grantors the following four (4) courses and distances: (1) leaving State Road, south 38 degrees 49 minutes east, 506.25 feet to a corner; (2) south 53 degrees 28 minutes west, 223.50 feet to a corner; (3) north 38 degrees 49 minutes west, 489.93 feet to a point in the middle of the aforesaid State Road; and (4) along and in State Road, north 44 degrees 11 minutes east, 225.00 feet to the place of beginning.

CONTAINING 109,000 square feet or 2.502 acres of land, more or less.

BEING known as 1510 State Road, Phoenixville, PA 19460

BEING UPI #27-5-46.1

BEING the same premises which James Baldwin and Jean Baldwin, husband and wife, granted and conveyed unto Louise Symington by Deed dated January 10, 2003 and recorded January 22, 2003 in Chester County Record Book 5542, Page 1932.

BLR# 27-05-0046.010

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **LOUISE SYMINGTON**

SALE ADDRESS: 1510 State Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MARTHA**

E. VON ROSENSTIEL, P.C., 610-328-2887

SALE NO. 14-4-344
Writ of Execution No. 2013-00063
DEBT \$570,544.68

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Stonehenge, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated November 16, 1959 and last revised August 2, 1961, as follows, to wit:

BEGINNING at a point on the southwesterly side of Sugartown Road (as shown on said Plan) which point is measured the following two courses and distances from a point on the southeasterly side of Monument Road (as shown on the said Plan) viz: (1) along a curve to the right having a radius of 25 feet, the arc distance of 38.50 feet to a point on the southwesterly side of Sugartown Road, (2) along the said southwesterly side of Sugartown Road 22 degrees 07' east, 129.77 feet to the point and place of beginning; thence; extending from the said point of beginning along the said southwesterly side of Sugartown Road south 57 degrees 53' west, crossing a 30 feet wide drainage easement, 252.05 feet to a point; thence extending partly along Lot No.54 and 48 on the said Plan; north 22 degrees 07' west, 155.00 feet to a point; thence extending along Lot 47 on the said Plan north 67 degrees 53' recrossing the said 30 feet wide drainage easement, 282.06 feet to the first mentioned point and place of beginning.

TAX ID/Parcel No. 54-02-0044.460

BEING the same premises which Donna J. Corazza, by Deed dated April 23, 2004 and recorded in the Chester County Recorder of Deeds Office on April 30, 2004 in Deed Book 6138, Page 233, granted and conveyed unto Ernest L. Worrell.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ERNEST L. WORRELL**

SALE ADDRESS: 554 Sugartown Road, Malvern, PA 19355

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

SALE NO. 14-4-346
Writ of Execution No. 2013-08692
DEBT \$101,636.07

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate in the Township of West Sadsbury, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Paul K. Brenneman, et us made by Stapleton & Lesley, Professional Land Surveyors, dated January 19, 2000 and recorded as Plan File #15563 as follows, to wit:

BEGINNING at a point in the title line in the bed of PA Rte. 41, a corner of lands of Charles & Amy H. Chack, thence extending from said beginning point, leaving PA Rte. 41 the following two (2) courses and distances: (1) north 79 degrees 35 minutes 50 seconds east, 109.25 feet to a point; and (2) north 03 degrees 16 minutes 53 seconds east, 318.38 feet to a point, a corner of lands of Mast & Ann Z. Stoltzfus; thence extending along aforesaid lands and along lands of various other owners shown on said Plan the four (4) following courses and distances, viz: (1) north 02 degrees 40 minutes 54 seconds east, 56.77 feet to a point (2) south 85 degrees 13 minutes 20 seconds east, 300.61 feet to a point; (3) south 01 degree 50 minutes 32 seconds west, 259.63 feet to a point (4) south 42 degrees 45 minutes 47 seconds east, 47.07 feet to a point, a corner of Lot No. 2; thence extending along same, south 47 degrees 12 minutes 30 seconds west, 382.70 feet to a point in the title line in the best of PA Rte. 41; thence extending along same, north 42 degrees 43 minutes 44 seconds west, 251.55 feet to a point, a corner of lands of Charles & Amy H. Chack, being the first mentioned point and place of beginning.

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

BEING Parcel #36-4-28.2

BEING the same premises which Katherine E. Gray, by Deed dated April 17, 2007, and recorded April 24, 2007, in the Office of the Recorder of Deeds of Chester County, Pennsylvania, at Record Book 7141, Page 1435 et seq., granted and conveyed unto Kevin T. Doll, in fee.

SEIZED and taken in Execution of the Property of Kevin T. Doll, Defendant and Mortgagor herein, under Judgment No. 13-08692.

PLAINTIFF: Susquehanna Bank, for itself and as successor-in-interest to Community Bank

DEFENDANT: **KEVIN T. DOLL**
SALE ADDRESS: 682 Gap Newport Pike, Atglen, Pa. 19310
PLAINTIFF ATTORNEY: **ROBERT W. POONTZ, 717-945-5745**

SALE NO. 14-4-347
Writ of Execution No. 2012-08766
DEBT \$114,592.78

PROPERTY situate in the Borough of West Chester, Chester County, Pennsylvania
BLR# 1-9-399
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association
VS
DEFENDANT: **NANTASHA M. ROLDAN**

SALE ADDRESS: 225 West Barnard Street, West Chester, PA 19382-3303
PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-563-7000**

SALE NO. 14-4-350
Writ of Execution No. 2013-05316
DEBT \$5,275.32

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No.13-5-1
PLAINTIFF: Municipal Authority of Borough of Elverson
VS
DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 S. Brick Lane, Elverson, Pennsylvania 19520
PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

SALE NO. 14-4-351
Writ of Execution No. 2011-11428
DEBT \$265,233.29

PROPERTY situate in the Township of
West Caln, Chester County, Pennsylvania
BLR# 28-4-3.1B

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: US Bank NA as Legal
Title Trustee for Truman 2012 SC2 Title Trust
VS

DEFENDANT: **CAROL FEHER**
SALE ADDRESS: 3211 Compass
Road, Honey Brook, PA 19344-9078

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

SALE NO. 14-4-352
Writ of Execution No. 2012-02119
DEBT \$166,051.02

PROPERTY situate in East
Brandywine Township, Chester County,
Pennsylvania

BLR# 30-2-3

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: First Horizon Home
Loans, a Division of First Tennessee Bank
National Association F/K/A First Horizon Home
Loan Corporation, D/B/A MNC Mortgage

VS

DEFENDANT: **DAVID B. CONWAY**
SALE ADDRESS: 521 Little
Washington Road, Downingtown, PA 19335-1025

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

SALE NO. 14-4-353
Writ of Execution No. 2012-00773
DEBT \$1,667,976.79

ALL THAT CERTAIN lot or piece of
ground; situate in the Township of Franklin,
Chester County, Pennsylvania, bounded and
described according to a Final Major Subdivision
Plan of the Strawberry property made by Hillcrest
Associates Inc., dated July 30, 1997, last revised
November 17, 1998 and recorded in Plan No.
14423, as supplemented by Plan Sheets IB, IC and
ID filed on March 15, 1999 as Plan #14849, as fol-
lows to wit:

BEGINNING at a point on the easterly
right of way line of Strawbridge Lane (now known
as Fairview Lane) (50 feet wide private right of

way), said point being the northwesterly corner of
Lot 5; thence by said right of way line, by the arc
of a circle curving to the left having radius of 50.00
feet an arc length of 135.81 feet, with a chord of
north 32 degrees 42 minutes 39 seconds west,
97.75 feet to a point and corner of Lot 3 in the center
of a 20 feet wide utility easement; thence by
Lot 3 and partly by the center of said easement, the
following 3 courses and distances: (1) north 20
degrees 31 minutes 28 seconds west, 521.14 feet to
a point; (2) north 47 degrees 44 minutes 35 sec-
onds west, 352.04 feet to a point; (3) north 15
degrees 57 minutes 57 seconds west, 654.68 feet to
a point in line of lands of the Brothers Riding
Subdivision; thence by said land and by the
northerly side of a 10 feet wide utility easement,
south 76 degrees 06 minutes 58 seconds east,
810.26 feet to a point and corner of Lot 10; thence
partly by Lots 10 through 6 and by the easterly side
of a 10 feet wide utility easement the 4 following
courses and distances: (1) south 14 degrees 59
minutes 59 seconds west, 494.44 feet to a point;
(2) south 03 degrees 24 minutes 03 seconds east,
150.26 feet to a point; (3) south 35 degrees 02 min-
utes 23 seconds east, 302.14 feet to a point; (4)
south 77 degrees 08 minutes 41 seconds east,
131.01 feet to a point and corner of Lot 5, thence
by Lot 5 and by the center of a 20 feet wide utility
easement the following 2 courses and distances;
(1) south 12 degrees 51 minutes 19 seconds west,
294.97 feet to a point; (2) south 77 degrees 29 min-
utes 39 seconds west, 232.44 feet to the first men-
tioned point and place of beginning.

BEING Lot 4 on said Plan.

CONTAINING 13.700 acres more or
less.

PARCEL #72-07-0004.040

UPI #72-7-4.4

BEING the same premises which
Charles L. Wilkinson and Ellen E. Wilkinson, hus-
band and wife by Indenture dated 11/16/2000 and
recorded 12/7/2000 in Chester County in Record
Book 4863, Page 35 granted and conveyed unto
James R. Brown, Sr. and Elisa E. Brown, husband
and wife, as tenants by the entireties.

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **JAMES R. BROWN
& ELISA E. BROWN, H/W**

SALE ADDRESS: 102 Fairview Lane,
Landenberg, PA 19350

PLAINTIFF ATTORNEY: **KERRY S.
SCHUMAN, ESQ., 215-635-7200**

SALE NO. 14-4-354
Writ of Execution No. 2013-04467
DEBT \$401,890.85

ALL THAT CERTAIN lot or piece of ground situate in Uwchlan Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Upper Welsh Ayers", Phase II made for Ashbridge Association by Yerkes Associates Inc., West Chester PA dated 2/1/8 and filed in Plan Book 10288 Page 102306, as follows:

BEGINNING at a point on the westerly right of way line of Shelmire Road (50 feet wide) said point being a mutual corner of Lot 35 and Lot 34 (the herein described lot); thence leaving Shelmire Road and along Lot 35 south 89 degrees 56 minutes 49 seconds west 170.47 feet to a point a corner of Lot 32; thence along Lot 32 north 10 degrees 25 minutes 02 seconds east 122.03 feet to a point a corner of Lot 33; thence along Lot 33 north 89 degrees 56 minutes 49 seconds east 145.19 feet and crossing into a utility driveway easement to a point on the westerly right of way line of Shelmire Road; thence along said right of way and through said easement south 07 degrees 32 minutes 02 seconds east 120.04 feet to a first mentioned point and place of beginning.

BEING Lot 34 on said Plan.

BEING Tax Parcel No. #33-3-4.34.

ASSESSMENT: \$212,630.00

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **ROBERT TINI and**
DIANE MULHERN

SALE ADDRESS: 485 Shelmire Road,
 Downingtown, PA 19335

PLAINTIFF ATTORNEY: **FOX**
ROTHSCHILD, LLP, 610-458-7500

SALE NO. 14-4-355
Writ of Execution No. 2012-04514
DEBT \$354,858.05

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

BLR# 11-6-78

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of the Master Asset Backed Securities Trust 2007-NCW, Mortgage Pass-Through Certificates, Series 2007-NCW

VS

DEFENDANT: **ROBERT**
McMICHAEL

SALE ADDRESS: 431 Highland Avenue, Downingtown, PA 19335-2408

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

SALE NO. 14-4-356
Writ of Execution No. 2013-01448
DEBT \$557,241.80

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

TAX Parcel No.: 60-5-26

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-2, Asset-Backed Certificates, Series 2007-2

VS

DEFENDANT: **JOSPHY C. RZUCIDLO and TANYA H. RZUCIDLO**

SALE ADDRESS: 352 Egypt Run Road, Landenberg, PA 19350

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

SALE NO. 14-4-357
Writ of Execution No. 2011-11553
DEBT \$213,150.27

ALL THAT CERTAIN tract of improved ground with the dwelling erected situate easterly of Delaware Avenue and northerly of Valley Avenue in the Borough of Oxford, County of Chester Commonwealth of Pennsylvania, according to a plotting by Concord Land Planners & Surveyors, Inc., Oxford, PA, and described as follows:

BEGINNING at a point in the intersection of the title lines of Delaware Avenue and Valley Avenue marking the southwesterly corner of this;

THENCE leaving said point of beginning and said title line of Delaware Avenue north 19 degrees 0 minutes 0 seconds east, 110.64 feet to a point making the northwesterly corner of this and a southwesterly corner of lands of Umble, and by the property line established as the line separating lands of Miller and Umble (said line established after both parties had agreed to this location in order to settle a dispute over its location) the following 4 courses and distances, being the agreed-to-line: (1) south 65 degrees 47 minutes 23 seconds east, 22.10 feet to an iron pin set for a corner of this; thence (2) south 83 degrees 59 minutes

59 seconds east, 31.10 feet to an iron pin set for a corner of this; thence (3) south 70 degrees 44 minutes 8 seconds east, 61.78 feet to an iron pin set for this northeasterly corner of this, a southeasterly corner of said lands of Umble, and in line of lands of George L. and Regina A. Bond;

THENCE by said lands of Bond south 10 degrees 0 minutes 0 seconds west, 110.74 feet to a pin in the title line of the aforementioned Valley Avenue marking the southeasterly corner of this and a southeasterly corner of said lands of Bond; thence by said title of Valley Avenue north 74 degrees 4 minutes 42 seconds west, 150.21 feet to the point and place of beginning.

PARCEL No.: BLR #6-8-109.1

BEING known as: 213 Valley Avenue, Oxford, PA 19363.

BEING the same premises which Richard Farbaniec and Irenuesz Malinowski, by Deed dated April 6, 2010 and recorded April 12, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 7897, Page 394, granted and conveyed unto Donald Moore and Theresa Moore, husband and wife, as tenants by the entirety.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DONALD MOORE and THERESA MOORE, Husband and Wife, as Tenants by the Entirety**

SALE ADDRESS: 213 Valley Avenue, Oxford, PA 19363

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

SALE NO. 14-4-359

Writ of Execution No. 2012-06004

DEBT \$249,669.80

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of "Bow Tree" for Bernard Hankin, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated 10/9/1979 and last revised 1/2/1980 and recorded in Chester County in Plan File No. 2880-2882, as follows, to wit:

BEGINNING at a point on the north side of Scofield Lane at a corner of Lot No. 88 on said Plan; thence extending from said beginning point along the north side of Scofield Lane the (2) following courses and distances: (1) south 49° 30' 55" west, 124.59 feet to a point of curve; and (2) on a line curving to the right, having a radius of

325 feet, the arc distance of 3.50 feet to a point, a corner of Lot No. 90; thence extending along the same north 39° 52' 4" west, 209.99 feet to a point; thence extending north 49° 30' 55" east, 125.83 feet to a point a corner of Lot No. 88 aforesaid; thence extending along the same south 40° 29' 5" east, 210 feet to the first mentioned point and place of beginning.

CONTAINING 26,661 square feet of land.

BEING known as 407 Scofield Lane, West Chester, PA 19380

BEING the same premises which Paul J. Miller and Maureen M. Miller, his wife, by Deed dated June 15, 1990 and recorded July 16, 1990 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2075, Page 96, granted and conveyed unto Paul J. Miller.

PARCEL No.: 53-4Q-65

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **PAUL J. MILLER**

SALE ADDRESS: 407 Scofield Lane, West Chester, PA 19380

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

SALE NO. 14-4-360

Writ of Execution No. 2012-10022

DEBT \$59,734.78

BLR Number: 20-2-255

DISCRIPTION OF IMPROVEMENTS: Residential Dwelling

ALL THAT CERTAIN parcel or tract of land known as Lot 2 of the Hale South Subdivision situate on Harmonyville Road, North Coventry Township and South Coventry Township, Chester County, Pennsylvania, as shown on the Buchanan Survey Boundary Survey prepared for Anthony and Deborah Buchanan, by all County and Associates, Inc. Plan Number CBCH199-1, dated December 13, 1999, being more fully bounded and described as follows:

BEGINNING at an iron pin a corner of Lot 1 of the aforementioned subdivision, said iron pin being on the southerly right-of-way of Harmonyville Road (SR 4041) (40 feet from centerline):

THENCE from said point of beginning and extending along Lot 1 the three courses and distances as follows: (1) crossing into South Coventry Township, south (erroneously set forth as

north on prior deed) 1 degree 12 minutes 24 seconds east 267.67 feet to an iron pin (2) re-crossing into North Coventry Township, north (erroneously set forth as south on prior deed) 88 degrees 47 minutes 35 seconds east 106.76 feet to an iron pin (3) north (erroneously set forth as south on prior deed) 67 degrees 16 minutes 08 seconds east 84.11 feet to a concrete monument, a corner of lands now or formerly of Stephen T. Lloyd and Margaret M. Lloyd (DBV U-24 Page 10); thence along the same the two courses and distances as follows: (1) south 34 degrees 43 minutes 52 seconds east 181.50 feet to a concrete monument (2) crossing into South Coventry Township, south 71 degrees 16 minutes 08 seconds west 403.99 feet to an iron pin, a corner of Lot 3 of the aforementioned subdivision; thence along the same north 1 degree 12 minutes 24 seconds west 509.77 feet to an iron pin on the aforementioned southerly right-of-way of Harmonyville Road; thence along the same, recrossing into North Coventry Township, north 88 degrees 47 minutes 36 seconds east 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.1423 acres of land

TOGETHER with a certain 30 feet wide shared driveway easement for use by Lot 1 and Lot 2 the centerline thereof being more fully bounded and described as follows:

BEGINNING at an iron pin on the southerly right-of-way of Harmonyville Road (S.R. 4041) (40 feet from centerline), said iron pin being a common corner of Lot 1 and Lot 2;

THENCE from said point of beginning north 1 degree 12 minutes 24 seconds west 30.12 feet to a point at a or near the southerly edge of said road; also from said point of beginning south 1 degree 12 minutes 24 seconds east 49.82 feet to a point.

BEING Lot 2 on said Plan.

BEING Chester County Tax Parcel 20-225

THIS property is wholly assessed in South Coventry Township

PLAINTIFF: Diamond Credit Union

VS

DEFENDANT: **KEITH E. YANCHEK, JR., and TINA RENN**

SALE ADDRESS: 1220 Harmonyville Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PHILIPS, CURTIN, & DIGIACOMO, 610-407-9500**

SALE NO. 14-4-361
Writ of Execution No. 2011-09881
DEBT \$224,237.53

PROPERTY situate in the Township of London Grove, Chester County, Pennsylvania
BLR# 59-7-3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon F/K/A the Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-J12 Mortgage Pass-Through Certificates, Series 2005-J12

VS

DEFENDANT: **GONZALO MONTES**

SALE ADDRESS: 1 Greenfield Lane, West Grove, PA 19390-1026

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

SALE NO. 14-4-362
Writ of Execution No. 2013-10614
DEBT \$333,270.14

ALL THAT CERTAIN lot of ground, situate in New Garden Township, Chester County, Pennsylvania described according to a Subdivision Plan of Somerset Lake by Curtis Cox Kinnerly, C.E., Philadelphia, dated 7/12/1987 last revised 3/9/1988 and recorded as Plan No. 7688 as follows, to wit:

BEGINNING at a point on the north-easterly side of West Shore Court, a corner of Lot No. 1064 on said Plan; thence extending north 36 degrees 07 minutes 10 seconds east along same 267.85 feet to a point in line of Lot No. 1056 on said Plan; thence extending south 51 degrees 12 minutes 32 seconds east along same and crossing a 20 feet wide sanitary sewer easement 137.88 feet to a point; thence extending south 26 degrees 09 minutes 28 seconds west 53.54 feet to a point; thence extending south 18 degrees 40 minutes 30 seconds west 48.00 feet to a point, a corner of Lot No. 1054 on said Plan; thence extending along same the two following courses and distances: (1) north 88 degrees 08 minutes 16 seconds west 125.28 feet to a point; and (2) south 50 degrees 00 minutes 00 seconds west 93.00 feet to a point of curve on the northeasterly side of West Shore Court; thence extending along an arc of a circle curving to the left having a radius of 60 feet the arc distance of 36.13 feet to the point of beginning.

BEING Lot No. 1055 on said Plan.

BEING the same premises which John

C. Leo, by his Power of Attorney, Edward A. Leo, duly constituted and appointed by Letter of Attorney dated 2/21/2000 and intended to be forthwith recorded and Anne C. Leo by Deed dated 10/9/2002 and recorded 10/16/2002 in Chester County in Record Book 5423 Page 177 conveyed unto Kathleen Morgan, in fee.

AND being the same premises which David W. Morgan by Quit Claim Deed dated 10/8/2002 and recorded 10/16/2002 in Chester County in Record Book 5423 Page 180 conveyed unto Kathleen Morgan, in fee.

BEING Tax Parcel No. 60-6-91.

ASSESSMENT: \$275,420.00

PLAINTIFF: Geoffrey Scott

VS

DEFENDANT: **KATHLEEN MOR-**

GAN

SALE ADDRESS: 9 West Shore Court, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **SAMUEL W. CORTES, ESQ., 610-458-7500**

SALE NO. 14-4-363

Writ of Execution No. 2013-05021

DEBT \$277,435.85

PROPERTY situate in West Nantmeal Township, Chester County, Pennsylvania
BLR# 23-5-256

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH**

McWILLIAMS

SALE ADDRESS: 987 North Manor Road, Honey Brook, PA 19344-9616

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

SALE NO. 14-4-364

Writ of Execution No. 2013-09966

DEBT \$130,996.05

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester, PA.

TAX Parcel No. 39-5A-236

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **SUSAN A. and JOSEPH M. BISHOP, JR.**

SALE ADDRESS: 206 Carlyn Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **WILLIAM J. LEVANT, ESQ., 610-941-2474**

SALE NO. 14-4-365

Writ of Execution No. 2012-07933

DEBT \$175,851.52

PROPERTY situate in the London Britain Township, Chester County, Pennsylvania
BLR# 73-3-24.7

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **ROBERT WOLFORD a/k/a ROBERT E. WOLFORD and MEGAN WOLFORD a/k/a MEGAN GARVIN WOLFORD**

SALE ADDRESS: 77 Good Hope Road, Landenberg, PA 19350-9645

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

SALE NO. 14-4-366

Writ of Execution No. 2011-01295

DEBT \$231,530.08

TRACT #1

ALL THAT CERTAIN tract of land, situate in the Township of East Brandywine, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Rock Raymond Road, said point being 913.89 feet in a northerly direction from a corner of land remaining of Charles A. Dankanich a/k/a Charles A. Dankanich, Jr., and Beatrice J. Dankanich, and a corner of land belonging to R.L. Whittaker; thence leaving said Rock Raymond Road, passing over a concrete monument set 20.00 feet from the place of beginning and along the land remaining of Charles A. Dankanich a/k/a Charles A. Dankanich, Jr., and Beatrice J. Dankanich, the next three (3) courses and distances to wit: (1) north 72 degrees no minutes west, 200.00 feet to a concrete monument; thence (2) north 18 degrees no minutes east, 100.00 feet to a concrete monument; thence (3) south seventy-two degrees no minutes east, 200.00 feet to a point in the center of aforesaid Rock Raymond Road, passing over a concrete monument set 20.00 feet therefrom; thence along the center line of said Rock Raymond Road, south eighteen degrees no minutes west, 100.00 feet to the place of beginning.

TRACT #2

ALL THAT CERTAIN tract of land situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike in or near the centerline of Rock Raymond Road, said point being southeast corner of land belonging to Charles and Beatrice Dankanich; thence along said Rock Raymond Road south eighteen degrees no minutes no seconds west, 25.00 feet to a spike, a corner of land belonging to William and Zillah Shaw; thence along lands belonging to William and Zillah Shaw passing over a monument set 25.00 feet from the last mentioned point the following three (3) courses and distances to wit: (1) north seventy-two degrees no minutes no seconds west 490.40 feet to a monument; thence (2) north eighteen degrees no minutes no seconds east, 150.00 feet to a concrete monument; thence (3) land belonging to Theodore and Dorothy Jameson; thence along other lands of the said Preston Buller and Jacqueline E. Buller, H&W and Mary M. Buller, south eighteen degrees no minutes no seconds west, 125.00 feet to a concrete monument and a corner land of the Preston Buller and Jacqueline E. Buller, H&W and Mary M. Buller, thence continuing along lands of the Preston Buller and Jacqueline E. Buller, H&W and Mary M. Buller, south seventy-two degrees no minutes no seconds east, 200.00 feet to the point and place of beginning.

TRACT #3

ALL THAT CERTAIN tract of land situated in the Township of East Brandywine, County of Chester, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Rock Raymond Road, said point 888.89 feet in a northerly direction from a corner of land remaining of the Charles A. Dankanich a/k/a Charles A. Dankanich, Jr. and Beatrice J. Dankanich thence along the land remaining the Charles A. Dankanich a/k/a Charles A. Dankanich, Jr. and Beatrice J. Dankanich north 72 degrees west 200.00 feet to concrete monument and passing over a concrete monument set 20.00 feet from the first mentioned point, said concrete monument being a corner of land remaining of the said Charles A. Dankanich a/k/a Charles A. Dankanich, Jr. and Beatrice J. Dankanich; thence continuing along the land remaining of the said Charles A. Dankanich a/k/a Charles A. Dankanich, Jr. and Beatrice J. Dankanich north 18 degrees east 25.00 feet to a concrete monument said concrete monument also being in line of land of the said Preston Buller and Jacqueline E. Buller, H&W and Mary

M. Buller; and a corner of other land of the grantee herein, thence along other land of the grantee herein, south 72 degrees east 200.00 feet to a point in the center line of the aforesaid Rock Raymond Road passing over a concrete monument set 20.00 feet therefrom, said point, also being a corner of other land of the grantee herein. Thence along the center line of Rock Raymond Road south 18 degrees west 25.00 feet to the first mentioned point and place of beginning.

UPI No. 30-6-53

PLAINTIFF: JPMorgan Chase Bank,

N.A.

VS

DEFENDANT: **MYRTLE E. BULLER, JEFFREY BULLER and UNITED STATES OF AMERICA c/o UNITED STATES ATTORNEY for the EASTERN DISTRICT of PENNSYLVANIA**

SALE ADDRESS: 400 Rock Raymond Road, Downingtown, Pennsylvania 19335

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

SALE NO. 14-4-367

Writ of Execution No. 2009-05796

DEBT \$213,391.13

PROPERTY situate in the Chester County, Pennsylvania

BLR# 72-02-35.0400

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificateholders COWALD, Inc., Alternative Loan Trust 2006-OC6 Mortgage Pass-Through Certificates

VS

DEFENDANT: **RYAN T. WALSH and STACI WALSH a/k/a STACI MARIE VITELLO**

SALE ADDRESS: 415 Chesterville Road, Landenberg, PA 19350-1545

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

SALE NO. 14-4-369

Writ of Execution No. 2011-11741

DEBT \$156,431.36

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

according to a Plan of a Portion of "Inglewood Development" made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Coatesville, PA, dated August 14, 1968 and revised February 18, 1969, as follows, to wit:

BEGINNING at a point on the easterly side of Municipal Drive (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the southerly side of a fifty feet wide unnamed road: (1) extending from said point of curve on a line curving to the left having a radius of twenty five feet; the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south 0 degrees, thirty minutes, twenty seconds west, sixty-three and eighty-six one hundredths feet to the point and place of beginning; thence extending from said beginning point south eighty nine degrees, twenty nine minutes, forty seconds east, one hundred sixty five feet to a point; thence extending south 0 degrees, thirty minutes, twenty seconds west, eighty five feet to a point; thence extending north eighty nine degrees, twenty nine minutes, forty seconds west, one hundred sixty five feet to a point, on the easterly side of Municipal Drive aforesaid; thence extending along the same north 0 degrees, thirty minutes, twenty seconds east, eighty five feet to the first mentioned point and place of beginning.

CONTAINING 14,025 square feet of land, be the same more or less.

BEING Lot No. 208 as shown on said Plan.

BLR No. 39-4C-125

BEING known as 511 Municipal Drive, Thorndale, PA 19372.

BEING the same premises that Alan M. Milberg and Rita K. Milberg, his wife, by Deed dated July 8, 1983 and recorded July 20, 1983 in the County of Chester (in Book T 61 Page 86) granted and conveyed unto Barry Jerome Stewart and Brenda V. Stewart, their heirs and assigns, in fee.

PLAINTIFF: Wells Fargo Bank, N.A., as Certificate Trustee (not in its individual capacity but solely as certificate trustee), in Trust for Registered Holders of VNT Trust Series 2010-1

VS

DEFENDANT: **BARRY JEROME STEWART a/k/a BARRY STEWART and BRENDA V. STEWART a/k/a BRENDA STEWART**

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES, LLC, 215-572-5095**

SALE NO. 14-4-370

Writ of Execution No. 2013-11172

DEBT \$164,973.31

PROPERTY situate in Kennett Square Borough, Chester County, Pennsylvania

BLR# 3-4-241

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee Successor in Interest to Bank of America National Association, as Trustee (Successor by Merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2006-17XS

VS

DEFENDANT: **ANTONIO RENTERIA**

SALE ADDRESS: 309 Scarlett Avenue, Kennett Square, PA 19348-3524

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

SALE NO. 14-4-372

Writ of Execution No. 2012-09656

DEBT \$635,268.79

PROPERTY situate in the Township of West Pikeland, County of Chester and State of Pennsylvania

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$635,268.79

BY virtue of a Writ of Execution No. 12-09656

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **BRIAN JARRATT a/k/a JAMES BRIAN JARRATT a/k/a BRADFORD J. JARRATT and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

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

SALE NO. 14-4-373
Writ of Execution No. 2012-06564
DEBT \$274,731.03

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

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$274,731.03

BY virtue of a Writ of Execution No. 12-06564

BLR# 29-4-178.1

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **STANLEY R. PITNER and GIZELLA H. PITNER**

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335-1133

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

SALE NO. 14-4-374
Writ of Execution No. 2012-10281
DEBT \$184,531.77

PROPERTY situate in West Sadsbury Township, Chester County, Pennsylvania

BLR# 36-2-16.1C

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **SAMANTHA ROSA and ROMAN ROSA, JR.**

SALE ADDRESS: 2020 Swan Road, Atglen, PA 19310-1732

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

SALE NO. 14-4-375
Writ of Execution No. 2012-07082
DEBT \$370,704.21

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

BLR# 40-1-26

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association, S/B/M Chase Home Finance, LLC

VS

DEFENDANT: **DAVID WAYNE THOMPSON a/k/a DAVID W. THOMPSON**

and LISA J. THOMPSON a/k/a LISA THOMPSON

SALE ADDRESS: 344 Norwood Road, Downingtown, PA 19335-3262

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

SALE NO. 14-4-376
Writ of Execution No. 2011-12584
DEBT \$51,416.87

ALL THAT CERTAIN tract of land, designated as Lot No. 30, on the Plan of Lots called "Steel City Addition No. 2" as recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 94, situated in the Township of Valley, County of Chester, and State of Pennsylvania, more particularly bounded and described as follows:

FRONTING 20 feet on the south side of Valley Road and extending back southwardly between parallel lines of that width a distance of 140 feet to the north line of a 15 feet wide alley.

BOUNDED on the north by Valley Road, on the east by Lot No. 312, on the south by said 15 feet wide alley, and on the west by Lot No. 29.

BEING the same premises which Harvey LaForest Sawyer and Olive Marie Sawyer, husband and wife by Deed dated 8/2/1956 and recorded 10/22/1956 in Chester County in Deed Book N-28 Page 459 conveyed unto Stewart Paul Fox and Beverly Marie Fox, husband and wife, in fee.

AND the said Stewart Paul Fox died on 12/23/1993.

BEING UPI No. 39-5F-86.

ASSESSMENT: \$91,190.00

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **The Estate of BEVERLY M. FOX, AMBER L. CARSON, TRUDY BEAHM, MARLENE KENNEDY, Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations claiming Right, Title or Interest from or under BEVERLY M. FOX, Deceased**

SALE ADDRESS: Lot No. 30-1334 Valley Road, Coatesville, PA 19320

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

SALE NO. 14-4-377
Writ of Execution No. 2012-01287
DEBT \$222,684.29

PROPERTY situate in the Borough of
South Coatesville, Chester County, Pennsylvania
BLR# 9-3-90

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **NINA RICCIA-
RDELLI and MICHELE KELLY**

SALE ADDRESS: 81 Lukens Mill
Drive, Coatesville, PA 19320-3965

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

SALE NO. 14-4-378
Writ of Execution No. 2013-01918
DEBT \$371,378.20

ALL THAT CERTAIN lot or piece of
ground situate in West Caln Township, Chester
County, Pennsylvania, bounded and described
according to a Final Plan of Sandy Hill, drawn by
Commonwealth Engineers, Inc., dated February 8,
2011 and last revised June 18, 2002, said Plan
recorded in Chester County in Plan Book No.
16745 as follows, to wit:

BEGINNING at a point of curve on the
southeasterly side of Sandy Way (50 feet wide),
said point being a corner of Lot No. 29 on said
Plan; thence extending from said point of begin-
ning along Lot No. 29 the two following courses
and distances, (1) south 46 degrees 36 minutes 07
seconds east 160.00 feet to a point, a corner, and
(2) south 89 degrees 35 minutes 46 seconds east
118.23 feet to a point in line of lands now or late
of John F. Beiler, Jr., and Edna Mar Beiler; thence
extending along said lands south 00 degrees 24
minutes 14 seconds west 134.16 feet to a point in
line of lands now or late of Catharine J. Wanner;
thence extending along said lands south 89 degrees
30 minutes 39 seconds west 134.62 feet to a point,
a corner of Lot No. 31 on said Plan; thence extend-
ing along same the two following courses and dis-
tances, (1) north 00 degrees 29 minutes 21 seconds
west 105.21 feet to a point, a corner, and (2) north
46 degrees 36 minutes 07 seconds west 168.00 feet
to a point of curve on the southeasterly side of
Sandy Way; thence extending along same north-
eastwardly along the arc of a circle curving to the
left having a radius of 175.00 feet the arc distance
of 35.06 feet to the first mentioned point and place
of beginning.

land.
CONTAINING 23,777 square feet of

BEING Lot No. 30 as shown on the
abovementioned Plan.

BEING Parcel Number 28-5-102.17

BEING the same premises which Berks
Mortgage Services, LLC, by Deed dated 8/7/2008
and recorded 8/15/2008 in the Office of the
Recorder of Deeds in and for Chester County in
Deed Book 7499, Page 2393, granted and con-
veyed unto Christopher L. Martin and Michelle J.
Martin

BEING known as: 230 Sandy Way,
Coatesville, PA 19320

PARCEL No.: 28-5-102.17

IMPROVEMENTS: residential proper-
ty.

PLAINTIFF: U.S. Bank National
Association

VS

DEFENDANT: **CHRISTOPHER L.
MARTIN and MICHELLE J. MARTIN**

SALE ADDRESS: 230 Sandy Way,
Coatesville, PA 19320

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

SALE NO. 14-4-379
Writ of Execution No. 2013-01686
DEBT \$329,740.83

ALL THAT CERTAIN parcel of land
situate in the Township of West Goshen, County of
Chester, Commonwealth of Pennsylvania, shown
as Unit 214 on an as-built plan for Fern Hill
Village, dated July 31, 2002, prepared by Edward
Walsh & Associates, Inc., Civil Engineers and
Land Surveyors, Downingtown, PA, and being
more fully described as follows:

BEGINNING at the southwest corner
thereof, which point is measured the followings
two (2) courses and distances from an iron pin
found at the northeast corner of lands now or late
of West Chester School District, in the south legal
right-of-way line of Fern Hill Road (L.R. 15099),
sixty-five (65') feet wide: (1) along the east line of
lands now or late of West Chester School District,
south 28 degrees 10 minutes 00 seconds east
244.79 feet to a point; (2) north 61 degrees 50 min-
utes 00 seconds east 53.05 feet to the point of
beginning; thence from the point of beginning,
north 28 degrees 08 minutes 49 seconds west 20.1
feet to a point; thence partly through the division
wall between this and Unit 212, north 61 degrees
51 minutes 11 seconds east 30.0 feet to a point;
south 38 degrees 08 minutes 49 seconds east 20.1

feet to a point; thence south 61 degrees 51 minutes 11 seconds west 30.0 feet to the point of beginning.

BEING the same premises which NVR Inc., a VA Corp T/A Ryan Homes, by Deed dated 7/12/2005 and recorded 12/13/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6710, Page 698, granted and conveyed unto Michael W. Dorn

BEING known as: 990 Fernhill Road, West Chester, PA 19380

PARCEL No.: 52-3-174.1P

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHAEL W.**

DORN

SALE ADDRESS: 990 Fernhill Road, West Chester, PA 19380

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

SALE NO. 14-4-380

Writ of Execution No. 2013-02652

DEBT \$174,164.63

ALL THAT CERTAIN tract of land, situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described in accordance with survey made by Edgar Laub, Registered Surveyor on May 4, 1971, as follows:

BEGINNING at a nail set in Township Road #366, a public road leading from Glen Roy to Nottingham, said point of beginning being a corner of lands of Frank Mills and Harvey B. Ewing; thence leaving said point of beginning, and in and along said road, the following 3 courses and distances to wit: (1) north 10 degrees 27 minutes 20 seconds west, 422.96 feet to a spike; (2) north 05 degrees 02 minutes east 75.00 feet to a spike; and (3) north 19 degrees 35 minutes east, 66.29 feet to a spike; thence leaving said road, and by other land of Vance Mitchell, of which this was a small part, south 87 degrees 47 minutes east, 339.63 feet to an iron peg in the white oak stump; thence by land of Harvey B. Ewing and passing over an iron pipe on the northeast side of said first mentioned road, south 28 degrees 20 minutes 50 seconds west, 613.63 feet to the first mentioned point and place of beginning.

CONTAINING 2.42 acres of land, be the same more or less.

EXCEPTING and reserving therefrom and thereout so much of the above described premises as has been conveyed by Elwood C. Barker

and Amanda B. Barker, his wife, to William J. Street and Constance Mat Street, his wife, by Deed dated June 20, 1978, and recorded in Deed Book B-53, Page 444, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Nottingham, County of Chester, State of Pennsylvania, described by a Plan made for Elwood Barker by Edgar Laub, Surveyor, dated September 16, 1977, as follows, to wit:

BEGINNING at a point (a spike) on the title line in the bed of Public Road T-366, said point being at a corner of lands of Vance Mitchell, Jr; thence extending along aforesaid lands, crossing the easterly side of said T-366, south 87 degrees, 47 minutes east, 339.63 feet to an iron peg in a white oak stump, a corner of lands of Frank R. Campbell, Jr., thence extending along aforesaid lands, south 28 degrees 20 minutes 50 seconds west, 213.63 feet to a point, a corner of Parcel "A" on said Plan; thence along said Parcel "A" the 2 following courses and distances: (1) north 61 degrees 39 minutes 10 seconds west 90.00 feet to a point; (2) south 63 degrees 09 minutes west, 188.17 feet (having recrossed the easterly side of said T-366) to a spike on the title line in the bed of said Public Road T-366; thence extending along said T-366, the 3 following courses and distances: (1) north 10 degrees 27 minutes 20 seconds west, 107.96 feet to a spike; (2) north 05 degrees 02 minutes east, 75.00 feet to a spike; (3) north 19 degrees, 35 minutes east, 66.29 feet to the first mentioned point and place of beginning.

CONTAINING 1.36 acres.

BEING known as Parcel "B" on said Pln.

BEING Tax Parcel No. 68-02-0014.020 UPI# 68-2-14.2

BEING the same premises which Patricia C. Phillips (now known as Patricia C. Patterson) by her Deed dated July 18, 2005, and recorded August 10, 2005, in the Recorder of Deeds Office of Chester County, Pennsylvania, in Book 6580, Page 1138, granted and conveyed unto Patricia C. Patterson.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **PATRICIA C. PATTERSON**

SALE ADDRESS: 224 Glen Roy Road, West Nottingham Township, Nottingham, Chester County, PA 19362 (Parcel No. 6802-00140200)

PLAINTIFF ATTORNEY: **RICHARD BRENT SOMACH, ESQ., 610-391-1800**

SALE NO. 14-4-381
Writ of Execution No. 2013-08569
DEBT \$46,573.85

ALL the right, title, interest and claims of Thomas A. Bannan and Deborah S. Bannan, in and to the following described property.

ALL THAT CERTAIN parcel situate in the Township of Caln.

HET a dwelling K/A 21 Glen Ridge Drive, Downingtown, PA 19935.

BEING the same premises which KPS Properties Associates, Inc., by Deed dated June 3, 1981 and recorded July 2, 1981 in the Office of the Recording of Deeds in and for the County of Chester, in Deed/Record Book 58 Page 424, granted and conveyed unto Thomas A. Bannan and Deborah S. Bannan, husband and wife.

UNIFORM parcel identifier Tax Parcel No. 39-02L-11.

PLAINTIFF: E*TRADE Bank
VS

DEFENDANT: **THOMAS A. BANNAN AND DEBORAH S. BANNAN**

SALE ADDRESS: 21 Glen Ridge Drive, Downingtown, PA 19935

PLAINTIFF ATTORNEY: **BRETT A. SOLOMON, ESQ., 412-566-1212**

SALE NO. 14-4-382
Writ of Execution No. 2013-07966
DEBT \$488,513.78

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for Coventry Lake Estates made by Robert H. McKinney, Jr., Pottstown, PA dated 10/6/1999, last revised 2/10/2003 and recorded 3/11/2003 as Plan #16536 as follows, to wit:

BEGINNING at a point on the south-easterly side of Marshall Drive, said point being a corner of Lot #49 (as shown on said Plan); thence form said point of beginning extending along said drive north 32 degrees 47 minutes 30 seconds east 110.00 feet to a point, being a corner of Lot #47; thence leaving said drive extending along Lot #47 south 57 degrees 10 minutes 35 seconds east 185.00 feet to a point in line of open space, being a corner of Lot #47; thence extending partially along said open space south 32 degrees 47 minutes 30 seconds west 110.00 feet to a point within a 20 feet wide storm sewer easement, being a corner of Lot #49; thence leaving said open space extending

through said easement and along Lot #49 north 57 degrees 10 minutes 35 seconds west 185.00 feet to the first mentioned point and place of beginning.

BEING Lot #48 on the above mentioned Plan.

BEING part of the same premises which Coventry Lake Estates, Inc. by Deed dated 3/7/05 and recorded 3/24/05 in Chester County in Record Book 6442 Page 1700, conveyed unto Heritage-Coventry Lake, L.P., in fee.

TITLE to said premises vested in Errol Gordon and Yvonne Gordon by Deed from Heritage-Coventry Lake, L.P. dated 10/28/2005 and recorded 11/09/2005 in the Chester County Recorder of Deeds in Book 6676, Page 2282.

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

VS

DEFENDANT: **ERROL GORDON and YVONNE GORDON**

SALE ADDRESS: 946 Marshall Drive, Pottstown, PA 19465

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

SALE NO. 14-4-383
Writ of Execution No. 2009-13997
DEBT \$393,505.05

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

BLR# 35-3.53.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for CMET 2004-S3

VS

DEFENDANT: **GEORGE P. BULLARD and SUSAN BULLARD**

SALE ADDRESS: 3205 Hollow Road, Malvern, PA 19355-8650

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

SALE NO. 14-4-384
Writ of Execution No. 2013-06635
DEBT \$153,084.85

PROPERTY situate in Coatesville City,
 Chester County, Pennsylvania
 BLR# 16-4-392

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: Nationstar Mortgage
 LLC

VS

DEFENDANT: **AMY R. MAYKA**
and DAVID J. MAYKA

SALE ADDRESS: 107 Mayfield
 Drive, Coatesville, PA 19320-3070

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

SALE NO. 14-385
Writ of Execution No. 2012-05245
DEBT \$235,337.57

ALL THAT CERTAIN tract of land
 known as 520 Old Wilmington Road, with
 improvements thereon erected, situate in West
 Caln Township, Chester County, Pennsylvania,
 and bounded and described according to a survey
 made August 31, 1959, by C. Timothy Slack, P.E.,
 as follows:

BEGINNING at a railroad spike in the
 center line of Washington Road (L.R. 15066) and
 a corner of a right of way of Joseph Walters, said
 point being 122.55 feet from a corner of land now
 of late of Emory Phillips, measured in a southeasterly
 direction along the center line of Wilmington
 Road;

THENCE along said Walters right of
 way, north 40 degrees 27 minutes 24 seconds east,
 200.00 feet to an iron pipe in line of land now or
 late of Joseph Walters;

THENCE along the latter, south 49
 degrees 32 minutes 36 seconds east, 200.00 feet to
 an iron pipe and a corner of land now or late of
 Harold Fellenbaum;

THENCE along the latter, south 40
 degrees 27 minutes 24 seconds west, 200.00 feet to
 a railroad spike in the center line of Wilmington
 Road;

THENCE along the latter, north 49
 degrees 32 minutes 36 seconds west, 200.00 feet to
 the place of beginning.

BLR #28-8-55

BEING known as: 520 Old Wilmington
 Road, Coatesville, PA 19320-1106.

BEING the same premises which

Bryan L. Steen and Shauna L. Steen, husband and
 wife, by Deed dated April 14, 2008 and recorded
 April 23, 2008 in and for Chester County,
 Pennsylvania, in Deed Book Volume 7416, Page
 1851, Instrument No. 10838929, granted and con-
 veyed unto Bryan L. Steen.

PLAINTIFF: Wells Fargo Bank, N.A.,
 VS

DEFENDANT: **BRYAN L. STEEN**
 SALE ADDRESS: 520 Old
 Wilmington Road, Coatesville, PA 19320-1106
 PLAINTIFF ATTORNEY: **ZUCKER,**
GOLDBERG & ACKERMAN, LLC, 908-233-
8500

SALE NO. 14-4-386
Writ of Execution No. 2012-01665
DEBT \$244,426.67

ALL THAT CERTAIN lot or piece of
 ground situate in the Borough of Honey Brook,
 Chester County, Pennsylvania, bounded and
 described to a Plan for Russell C & Michael A.
 Jany by Roland A. Dunap Registered Surveyors
 dated 3/2/2001, revised 4/16/2001, recorded in
 Chester County as Plan #15833, as follows, to wit:

BEGINNING to a point on the south-
 east side of Dorsheimer Lane cul-de-sac a corner
 of Lot 9B as shown on said Plan, thence from said
 point of beginning along Dorsheimer Lane on the
 arc of a circle curving to the left a radius of 50.00'
 the arc distance 20.75' to a point a corner of lands
 of Gregory & Elizabeth Stone, thence along the
 same south 58 degrees 47' 15" east, crossing a
 water easement, 116.74' to a point in line of lands
 now or late of Honey Brook Township, thence
 along the same and along lands now or late of
 Gateway Baptist Church south 54 degrees 19' 28"
 W, 67.23 feet to a point a corner of Lot 9B, thence
 along Lot 9B, north 35 degrees 00' 19" west,
 crossing an access easement, 103.34' to the first
 mention point and place of beginning.

BEING Lot 9A on said Plan
 BLR No.: 12-2-134.10

BEING known as: 121 Dorshiemer
 Lane, Honeybrook, PA 19344-1031.

BEING the same premises which
 Russell C. Jany, by Deed dated February 16, 2007
 and recorded February 22, 2007 in and for Chester
 County, Pennsylvania, in Deed Book Volume
 7088, Page 1375, granted and conveyed unto
 Stephanie Oxenford.

PLAINTIFF: Wells Fargo Bank, N.A.,
 VS

DEFENDANT: **STEPHANIE OXEN-**
FORD

SALE ADDRESS: 121 Dorshiemer Lane, Honeybrook, PA 19344-1031

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

SALE NO. 14-4-387

Writ of Execution No. 2012-04932

DEBT \$190,997.49

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

BEGINNING at a point in the center of Penn Avenue, one hundred and twenty five feet northward from the intersection of the center line of Penn Avenue with the center line of Hodgson Street, a corner of other land now or late of the said Henry E. Clendenin, of which this was formerly a part and running thence along said Penn Avenue, north sixteen (16) degrees east, forty (40) feet to a corner of land, late of Mary F. Ward now or late of Josephine S. Cope, thence by said land, south seventy-four degrees east, one hundred and seventy-five and thirty-five hundredths feet to the center line of a proposed fourteen (14) feet wide alley; thence along the center line of said alley, south sixteen (16) degrees west, forty (40) feet to a corner of other land now or late of the said Henry E. Clendenin; thence by the same taking in line the middle of the wall dividing the house upon the herein described premises from the house upon the premises now or late of Henry E. Clendenin, north seventy-four (74) degrees west, one hundred and seventy-five and thirty-five hundredths feet to the place of beginning.

CONTAINING seven thousand and fourteen (7,014) square feet of land, more or less.

BEING UPI Number 6-4-206.

PARCEL No.: BLR #6-4-206

BEING known as: 137 Penn Avenue, Oxford, PA 19363-1317.

BEING the same premises which William M. Boyer and Christine A. Zakeri, by Deed dated June 18, 2010 and recorded June 24, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 7939, Page 1453, granted and conveyed unto Brian L. Dorsey, Sr..

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BRIAN L. DORSEY, SR. aka BRIAN L. DORSEY**

SALE ADDRESS: 137 Penn Avenue, Oxford, PA 19363-1317

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

SALE NO. 14-4-388

Writ of Execution No. 2011-10555

DEBT \$195,379.90

ALL THAT CERTAIN message or tract of ground together with the stone dwelling house thereon erected, situate in City of Coatesville, Chester County, Pennsylvania, more particularly bound and described as follows:

BEGINNING at the intersection of the north curb line of Walnut Street with the east curb line or South Twelfth Avenue;

THENCE along the said north curb line of Walnut Street an easterly direction one hundred and thirteen feet to a point, the west line of a fifteen foot wide private alley established by the grantor therein; thence in a northerly direction at right angles thereto and along the west side of said private alley a distance of sixty-three feet to a point; thence in a westerly direction at right angles thereto and along other land of the grantor herein a distance of one hundred and thirteen feet to the east curb line of South Twelfth Avenue; thence along the east curb line of South Twelfth Avenue in a southerly direction sixty-three feet to the place of beginning.

TOGETHER with the right in common with other grantees of Robert P. Gatchel whose lands may about upon the fifteen feet wide private alley above mentioned to the free and uninterrupted use thereof.

BEING Chester County UPI 16-7-204.

BEING the same premises which Mary A. Leahy and John A. Leahy, her husband, by Deed dated October 28, 1966 and recorded October 31, 1966 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Deed Book G-37, Page 805,

GRANTED and conveyed unto Pierino P. Pilotti and Angela B. Pilotti, his wife, in fee. And the said Pierino P. Pilotti has since departed this life. Whereas premises hereon has now vested unto Angelina B. Pilotti. a/k/a Angela B. Pilotti by right of survivorship. And the said Angeline B. Pilotti, a/k/a Angela B. Pilotti has since died on October 29, 2006 leaving a will probated and registered in Chester County as No. 1506-1686, wherein she named Arthur L. Sagnor, III as Executor to whom letters testamentary were granted on November 8, 2006. And also as set forth in the aforementioned will a life estate was granted

unto Rosc Ciaccia.

BLR No.: 16-7-204

BEING known as: 95 South 12th Avenue, Coatesville, PA 19320.

BEING the same premises which Arthur L. Sagno, III, Executor of the Estate of Angeline B. Pilotti, deceased (herein called the grantor to the first party), by Deed dated January 10, 2007 and recorded January 11, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7056, Page 806, granted and conveyed unto Kevin M. Miller and Adam F. Miller, Jr., as joint tenants with right of survivorship.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KEVIN M. MILLER and ADAM F. MILLER, JR., as joint tenants with right of survivorship**

SALE ADDRESS: 95 South 12th Avenue, Coatesville, PA 19320

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

SALE NO. 14-4-389

Writ of Execution No. 2011-05059

DEBT \$116,482.78

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot #18 of Block 3, as shown on Chester County Plan Book 2 Page 47 and being situate on the northwest side of Lafayette Street, 150 feet eastwardly from the northeast side of Parkway, being a rectangle lot with 40 foot frontage and a depth of 100 feet.

PARCEL No.: BLR #9-3-40.5

BEING known as: 10 Lafayette Avenue, South Coatesville, PA 19320.

BEING the same premises which Jeffrey Hamm and Pennie G. Hamm, husband & wife, by Deed dated March 1, 1996 and recorded March 11, 1996 in and for Chester County, Pennsylvania, in Deed Book Volume 4003, Page 0142, granted and conveyed unto Anthony E. Hufnagel and Minico W. Hufnagel, husband and wife, as tenants by the entirety.

PLAINTIFF: US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WF1

VS

DEFENDANT: **ANTHONY E. HUFNAGEL and MINICO W. HUFNAGEL, husband and wife, as tenants by the entirety**

SALE ADDRESS: 10 Lafayette Avenue, South Coatesville, PA 19320

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

SALE NO. 14-1-7

Writ of Execution No. 2012-07182

DEBT \$5,295.53

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

TAX Parcel No. 67-4C-48

PROPERTY address: 106 Larchwood Road, Westtown Township, Pennsylvania

PLAINTIFF: Westtown Township

VS

DEFENDANT: **JOHN R. EYLER and CYNTHIA B. EYLER**

SALE ADDRESS: 106 Larchwood Road, Westtown Township, Pennsylvania

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

SALE NO. 14-1-8

Writ of Execution No. 2012-12940

DEBT \$71,159.97

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, known as 512 Strasburg Avenue, situate in the Borough of Parkesburg, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south curb line of Strasburg Avenue, a corner of said land now or late of Susan B. Smith, now or Mary Russell Webster and extending thence along side land south 16 degrees 30 minutes west 9.93 perches to the middle of a 15 feet wide alley; thence along the middle of said alley south 69 degrees east approximately 1.88 perches to a point in the middle of said alley directly in line with a line passing through the middle dividing partition wall of 512 and 510 Strasburg Avenue, thence north on the aforesaid middle dividing partition wall line as extending through said middle dividing partition wall of 512 and 510 Strasburg Avenue to a point on the south curb line of Strasburg Avenue which is in line with said middle dividing partition wall as extended; thence along the south curb line of Strasburg Avenue north 69 degrees west approxi-

mately 1.88 perches to a point on the south curb line of Strasburg Avenue which is the point and place of beginning.

CONTAINING 18.6684 square perches of land more or less.

BEING known as 512 Strasburg Road, Parkesburg, PA 19365

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester, by Indenture bearing date of the 26th day of December A.D. 2000 and recorded in the Office of the Recorder of Deeds in and for the County of Chester, aforesaid, in Record Book 4873 PAGE 0588 &C., granted and conveyed unto Edwin F. Schofield, III, in fee.

BEING the same premises which Edwin F. Schofield, III, by Indenture bearing date of the 12th day of March A.D. 2001 and recorded in the Office of the Recorder of Deeds in and for the County of Chester aforesaid, in Record Book 4915 page 0511 &c., granted and conveyed unto Gleen A. Miller, Sr. and Jennifer L. Miller, in fee. BEING PARCEL NUMBER 8-3-92-1A

PLAINTIFF: First Niagara Bank, N.A., a National Banking Association, successor by merger to First Financial Bank

VS

DEFENDANT: **JENNIFER L. MILLER and GLENN A. MILLER**

SALE ADDRESS: 512 Strasburg Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JEFFREY G. TRAUGER, ESQ., 215-257-6811**

SALE NO. 14-1-29

Writ of Execution No. 2012-09198

DEBT \$225,994.76

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, described according to a revised plan of Spring Valley Farms, made by Berger & Hayes, dated 9-9-1970, last revised 11-9-1970 and recorded in Plan Book 36 Page 30 as follows:

BEGINNING at a point on the southerly side of Spring Valley Lane (50 feet wide), said point marking the northwesterly corner of Lot #46; thence extending from said beginning point along the southerly side of Spring Valley Lane the two following courses and distances; (1) along the arc of a circle curving to the left having a radius of 346.29 feet, the arc distance of 9.43 feet to a point of compound curve; (2) along the arc of a circle curving to the left having a radius of 396.29 feet,

the arc distance of 93.57 feet to a point, a corner of lands of Stephen T. McCormick; thence extending along same, south 21 degrees 00 minutes east, 205.00 feet to a point, a corner of Lot #45; thence extending along line of Lot #45, north 89 degrees 51 minutes 04 seconds west, 94.00 feet to a point, a corner of Lot #46; thence extending along line of Lot #46, north 25 degrees 24 minutes 59 seconds west, 184.53 feet to the first mentioned point and place of beginning.

CONTAINING 18,055 square feet of land more or less.

BEING Lot #47 on said Plan.

TITLE to said premises is vested in Robert V. Crow and Jane E. Goode, by Deed from Richard G. Scott and Virginia G. Scott, dated 07/08/1992, recorded 07/10/1992 in Book 3079, Page 375.

BLR #52-6A-85.2.

RESIDENTIAL property

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **JANE E. GOODE and ROBERT V. CROW**

SALE ADDRESS: 1238 Spring Valley Lane, West Chester, PA 19380-5174

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

SALE NO. 14-1-45

Writ of Execution No. 2012-04151

DEBT \$233,254.22

ALL THAT CERTAIN lot or piece of ground with 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 Plum Tree Tract IV, made by Momenec-King Associates, Consulting Engineers, Ardmore, PA dated 11/9/1987 and last revised 5/4/1988 and recorded as Plan File No 8302-03, as follows, to wit:

BEGINNING at an interior point said point being a corner of Lot No 102 as shown on said Plan, thence extending from said and 90 feet to a point; thence extending south 86 degrees, 30 minutes east, 20 feet to a point, a corner of Lot No 100, thence extending along said Lot No 100 south 03 degrees, 30 minutes west, 90 feet to a point, thence extending north 86 degrees 30 minutes west, 20 feet to the first mentioned point and place beginning

UPI #51-8-150

BEING the same premises which Heather C Ronemus and David W Ronemus, by

Special Warranty Deed dated July 12, 2006 and recorded July 27, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6908 Page 1753, granted and conveyed unto Erin P Taggart and Joshua Taggart, as tenants by the entirety.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for the registered holder of Soundview Home Loan Trust 2006-EQ1 Asset-Backed Certificates, Series 2006-EQ1, by its Attorney in Fact Saxon Mortgage Services, Inc. c/o Ocwen Loan Servicing, LLC.

VS

DEFENDANT: **ERIN P. TAGGART and JOSHUA TAGGART**

SALE ADDRESS: 724 Shropshire Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC, 215-572-8111**

SALE NO. 14-1-46

Writ of Execution No. 2009-14690

DEBT \$120,955.23

ALL THAT CERTAIN Unit situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, described in accordance with a road and property plan of Barley Sheaf Farm, made by Berger & Hayes, Inc. consulting engineers and surveyors dated September 17, 1973.

BEING Building Group 25 Unit A as shown on the above Plan.

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

ALSO being known as: 344 Barclay Street, Coatesville, PA 19320.

PARCEL No.: 39-4E-306

IMPROVEMENTS: building

BEING the same premises which Stacy Harvey-Occhuzzo, by Deed dated December 17, 2004 and recorded on January 4, 2005 in and for Chester County, in Deed Book 6380, Page 520, granted and conveyed unto John Larney and Ikisha Trowery, Joint Tenants and not as Tenants in Common, the survivor of them.

PLAINTIFF: Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC

VS

DEFENDANT: **JOHN LARNEY &**

IKISHA TROWERY

SALE ADDRESS: 344 Barclay Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, ESQ., 717-533-3280**

SALE NO. 14-1-64

Writ of Execution No. 2013-01019

DEBT \$16,329.18

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, as shown on Final Plan prepared by N. M. Lake, Inc. Civil Engineers & Land Surveyors, Willow Street, Pennsylvania and recorded in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania in Plan Book #1328, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Williams Way said point also being a corner of Lot #14; thence extending from said beginning point along the southerly side of Williams Way south 87 degrees, 48 minutes, 45 seconds east 100 feet to a point a corner of Lot #12; thence extending along same south 2 degrees, 11 minutes, 15 seconds west 180 feet to a point in line of land now or late of Ruben Uhler; thence extending along same north 87 degrees, 48 minutes, 45 seconds west 100 feet to a point a corner of Lot #14; thence extending along same north 2 degrees, 11 minutes, 15 seconds east 180 feet to the first mentioned point and place of beginning.

CONTAINING 18,000 square feet of land, be the same more or less.

BEING Lot #13 as shown on said Plan. County Parcel #39-4C-148.

BEING the same premises which Sara Sue Humpton, Eleanor B. Humpton and Leonard Humpton, Jr., by Deed dated September 30, 1985 and recorded on October 7, 1985 in the Office of the Recorder of Deeds of Chester County in Deed Book 94, Page 468, granted and conveyed to Keith A. Walker and Jean T. Walker in fee.

PLAINTIFF: First Niagara Bank, N.A.

VS

DEFENDANT: **KEITH A. WALKER, JEAN T. WALKER & THE UNITED STATES OF AMERICA**

SALE ADDRESS: 15 Williams Way, Downingtown, Pennsylvania 19335

PLAINTIFF ATTORNEY: **ROBERT S. ESPOSITO, ESQ., 610-277-5788**

SALE NO. 14-1-69
Writ of Execution No. 2012-01682
DEBT \$255,660.67

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Foundation As-Built Plan" for Sadsbury Associates, Building Unit A, drawing number 2002219u01, dated 10/24/2002, last revised 12/17/2002, prepared by Wilkinson Associates, Surveying/Engineering, and recorded in Plan File Number 16457 as follows to wit:

BEING Unit 1, Building Unit A, Sadsbury Village.

TITLE to said premises is vested in Karen A. Smith, by Deed from Kevin L. Carroll and Mary Ann Carroll, h/w, dated 06/26/2007, recorded 07/10/2007 in Book 7207, Page 1153.

BLR # 37-04-0040.010

RESIDENTIAL property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KAREN A. SMITH**

SALE ADDRESS: 102 Green Hill Rd.,
a/k/a Unit 1, Building Unit A, Sadsbury Village,
Parkesburg, PA 19365-9173

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