

**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-03261-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Margaret M. Boulanger was filed in the above-named court and will be heard on June 25, 2018 at 9:30 AM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 27, 2018

Name to be changed from: **Margaret M. Boulanger** to: **Markus Boulanger**

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-03193-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Britni Lee Doughten was filed in the above-named court and will be heard on May 1, 2018 at 9:30 AM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 26, 2018

Name to be changed from: **Britni Lee Doughten** to: **Britni Doughten Fiscus**

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-000254-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Priscilla Mary Moralis was filed in the above-named court and will be heard on September 11, 2018 at 9:30 AM, in Courtroom Courtroom No. 7 of the Chester County Justice Center at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 10, 2018

Name to be changed from: **Priscilla Mary Moralis** to: **Gracey Moralis**

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

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**BUSINESS CORPORATION**

**ChrisCo Distribution, Inc.** has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

MacELREE HARVEY, LTD., Solicitors

17 W. Miner St.

West Chester, PA 19381-0660

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**CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania for **Sobiech Electric, Plumbing & Heating Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**PROFESSIONAL CORPORATION**

**Kushal Shah D.M.D. P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.  
**FALZONE & WYLER**  
 22 East Third St.  
 Media, PA 19063

**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**

**DEVINE**, Wilfred, a/k/a Wilfred F. Devine, late of the Borough of Phoenixville. Mildred T. Scope, 3 E. Wilde Ave., Villas, NJ, 08251, Executrix. **KENNETH C. RUSSELL, JR.**, Esquire, Baratta Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

**DI JOSEPH JR.**, John, late of West Brandywine. Robert Di Joseph, 130 Jamie Ln., Coatsville, PA 19320, Executor.

**FABRIZIO**, Elizabeth T., late of the Borough of Downingtown. Barbara J. Wayne, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**HAMPTON**, Robert Gerald, a/k/a Robert G. Hampton, late of West Brandywine Township. Patricia H. Morgan, Cindy A. Montaque and Sharon A. Zinna, care of **JOSEPH E. LASTOWKA, JR.**, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrices. **JOSEPH E. LASTOWKA, JR.**, Esquire, Eckell, Sparks,

Levy, Auerbach, Monte, Sloan, Matthews & Auslander, PC, 300 W. State St., Ste. 300, Media, PA 19063, atty.

**KELLY, JR.**, Francis J., late of East Goshen Township. Kevin Francis Kelly, care of **ROBERT A. COHEN**, Esquire, 717 Constitution Dr., Ste. 201, P. O. Box 1265, Exton, PA 19341, Executor. **ROBERT A. COHEN**, Esquire, Riley Riper Hollin & Colagrecro, 717 Constitution Dr., Ste. 201, P. O. Box 1265, Exton, PA 19341, atty.

**MILLER**, Kenneth Carroll, late of East Nottingham Township. Deborah Groff Miller, care of **DONALD B. LYNN, JR.**, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**MORRIS, JR.**, Wendell Phillip Brooks, late of the Borough of Kennett Square. Wendell Phillip Brooks Morris III, care of **DONALD B. LYNN, JR.**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**PANZETTA**, Ann Patricia, late of East Brandywine Township. Nina A. Panzetta, care of **MATTHEW A. ARRISON**, Esquire, 232 W. Market St., Ste. 1, West Chester, PA 19382, Executrix. **MATTHEW A. ARRISON**, Esquire, Law Offices of Matthew A. Arrison, 232 W. Market St., Ste. 1, West Chester, PA 19382, atty.

**PYLE**, Priscilla Ann, a/k/a Priscilla R. Pyle and Priscilla A. Pyle, late of East Caln Township. Holly A. Barimani, 104 Oxford Hills, Downingtown, PA 19335, Executor. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**QUINN**, Michael J., late of East Brandywine Township. Dianne I. Quinn, 460 Hallman Court, Downingtown, PA 19335, Personal Representative.

**REEVES**, Marie Alice, late of Landenberg, Chester County, PA. Lynn Brown, Donna Foster and Tyra Reeves, care of **GARY E. THOMPSON**, Esquire, 882 South Matlack Street - Suite 101, West Chester, PA 19382, Administrators. **GARY E. THOMPSON**, Esquire, Carosella & Associates, P.C., 882 South Matlack Street - Suite 101, West Chester, PA 19382, atty.

**ROGERS**, Lois W., late of Penn Township. Geoffrey M. Rogers, 14 Gale Lane, Wilmington, DE 19807, Executor. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P. O. Box 551, Wilmington, DE 19899, atty.

**SHAY, SR.**, William T., late of Uwchlan Township. Jill Brown Shay, 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.

**SIPES**, Barry, late of East Brandywine Township. Bradley Allen Sipes, 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.

**ST. GEORGE**, Elizabeth Simpler, a/k/a Beth S. St. George and Elizabeth S. St. George, late of Easttown Township. Elizabeth Newlin Galeano, care of FREDERICK M. LAVALLEY, Esquire, 1701 Market St., Philadelphia, PA 19103, Executrix. FREDERICK M. LAVALLEY, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market St., Philadelphia, PA 19103, atty.

**SUPPLEE**, Florence B., late of West Bradford Township. Susan A. Yeoman, care of ROBERT S. SUPPLEE, Esquire, 329 South High St., West Chester, PA 19382-3336, Administratrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High St., West Chester, PA 19382-3336, atty.

**SWAIM**, Reitzel O., a/k/a Reitzel O. Swaim, Jr., late of Sadsbury Township. Christine Elise Shepard, 701 Forest Drive, Coatesville, PA 19320 or Stephanie Adele Jones, 109 Hilltop Drive, Coatesville, PA 19320, Executrices. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**THOMAS**, Charles E., late of Willistown Township. Beth Luanne Nields, 3 N. Cedar Hollow Rd., Paoli PA 19301, Executrix. FRANCIS C. ORTNER, JR., Esquire, Chester County Commons, 4 Mystic Lane, Malvern, PA 19355, atty.

**WHITEHEAD**, Susan M., late of West Brandywine Township. Brett T. Whitehead, 1920 Devon Road, Williamsport, PA 17701, Administrator. JAMES G. MALEE, Esquire, Malee Law Firm, P.C., 310 East Third Street Williamsport, PA 17701, atty.

## 2nd Publication

**BALABON**, Pauline E., late of East Goshen Township. Kathleen T. Maguire, 1418 Springton Lane, West Chester, PA 19380, Executrix. NICHOLAS STATHES, Esquire, Toscani & Lindros LLP, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

**BUSENKELL**, John Mark, a/k/a Mark Busenkell, late of South Coventry Township. Mark C. Lloyd, 860 Hunters Run Rd., Pottstown, PA 19465, Administrator. KATHLEEN M. TIN, Esquire, O'Donnell Weiss & Mattei, MAR E. High St., Pottstown, PA 19465, atty. PC, 41

**COLEMAN**, Ann E., a/k/a Nancy Coleman and Ann Elizabeth Coleman, late of West Chester Borough. Jessica Lee Coleman, 2513 Pond View Dr., West Chester, PA 19382, Executrix.

**deRHAM**, Elizabeth W., a/k/a Elizabeth W. Stedman and Elizabeth deRham, late of East Goshen Township. Louis N. Teti, 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.

**FIorentino**, Eileen E., a/k/a Eileen E. Skeete, late of Uwchlan Township. Christopher M. Fiorentino, care of TRISHA W. HALL, Esquire, The Brandywine Building, 1000 West St., Ste. 1400, Wilmington, DE 19801, Executor. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, The Brandywine Building, 1000 West St., Ste. 1400, Wilmington, DE 19801, atty.

**GRECO**, Richard, late of Kennett Square. Carol Barhydt, 25 Canyon Ct., Bellingham, WA 98229, Executrix. AARON D. MARTIN, Esquire, Mette, Evans & Woodside, 3401 N. Front Street, Harrisburg, PA 17110-0950, atty.

**HUTTAR**, Ethel K., late of Newtown Square. David K. Huttar, 1501 Meadow Hunt Lane, Newtown Square, PA 19073, Executor.

**KELLY**, Rodney Peter, late of Downingtown. Sharon A. Kelly-Kane, 207 Oakbourne Rd., West Chester, PA 19382, Administratrix. **ROBERT F. KELLY**, Esquire, 2159 White St., #210, York, PA 17404, atty.

**MELVIN**, Marilyn V., late of Chester County. Donna Reinas, care of **KARYN L. SEACE**, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executrix. **KARYN L. SEACE**, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

**MILLER**, Arnold, late of Birmingham. Richard Miller, 2005 Market Street, Suite 1120, Philadelphia, PA 19103, Executor. **RICHARD MILLER**, Esquire, 2005 Market Street, Suite 1120, Philadelphia, PA 19103, atty.

**POMPEI**, Rose M., late of Westtown Township. Arnold F. Pompei and Jessina S. Berenak, care of **JOSEPH L. MONTE, JR.**, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors, **JOSEPH L. MONTE, JR.**, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC, 300 W. State St., Ste. 300 Media, PA 19063, atty.

**PUSEY**, Arthur Steven, late of East Goshen. Sharon E. Meadows, 722 Hillview Road, Malvern, PA 19355, Administrator.

**ROBISON**, Arch George, late of Uwchlan Township. Alice Robison, Exton Sr. Living, 600 N. Pottstown Pike, Apt. 104, Exton, PA 19341,

**SACHS**, Carl Solomon, late of West Chester. Jesse Sachs, 801 Greenhill Road, West Chester, PA 19380, Administrator. **JUSTIN B. ANDERSON**, Esquire, PLA Associations PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

**SPACE**, Gail A, late of West Chester. Brian B. Space, 1404 S. Desoto Avenue, Tampa, FL 33606-3113, Executor. **RICHARD P. TOLAND**, Esquire, Lehman & Pastino, 25 South Church Street, West Chester, PA 19382, atty.

**VILLANI**, Jean L., late of East Goshen Township. Lauren C. May, care of **WILLIAM B. COOPER, III**, Esquire, P. O. Box 673, Exton, PA 19341, Executrix. **WILLIAM B. COOPER, III**, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton, PA 19341, atty.

**WIDMANN**, Edwin F., late of Easttown Township. Deborah Cecco, care of **GREGORY M. WIRT**, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. **GREGORY M. WIRT**, Esquire, Fox Rothschild LLP, P. O. Box 673, Exton PA 19341, atty.

### 3rd Publication

**ALLEN, JR.**, Lloyd L., late of Downingtown. Alexis N. Law, care of **MEGAN D. HALTER**, Esquire, 790 East Market Street, Suite 330, West Chester, PA 19382, Executrix. **MEGAN D. HALTER**, Esquire, 790 East Market Street, Suite 330, West Chester, PA 19382, atty.

**BOND**, Constance L., late of West Chester. Kathleen Roeser, 229 W. Patton Alley, West Chester, PA 19380, Executrix. **DONALD F. KOHLER, JR.**, Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**BORUCHOW**, Adrienne L., late of Tredyffrin Township. Sheldon Boruchow, 1619 Sorrell Road, Malvern, PA 19355, Executor. **WAYNE N. CORDES**, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940, atty.

**CLEVENSTINE**, Sandra H., a/k/a Sandra Clevestine, late of Phoenixville. Andrew Molitoriz, 331 Morgan Street, Phoenixville, PA 19460, Executor. **LAURALEE F. DAMBRINK**, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

**DESTEFANO**, Loretta A, late of East Goshen Township. Richard A. DeStefano, care of **STEPHEN H. GREEN**, Esquire, 200 S. Broad St., Ste. 600, Philadelphia, PA 19102, Executor. **STEPHEN H. GREEN**, Esquire, Astor, Weiss, Kaplan & Mandel, LLP, 200 S. Broad St., Ste. 600, Philadelphia, PA 19102, atty.

**ERDELYI**, John, a/k/a Janos Erdelyi, late of West Caln Township. Mark A. Erdelyi, 102 Heidi Lane, Coatesville, PA 19320, Executor. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**FULTON, JR.**, Joseph O, late of Downingtown. Gary Fulton, 488 Heather Hill, Exton PA 19341, Executor. **DEIRDRE A. AGNEW**, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

**GOTTIER**, Doris E., late of West Pikeland Township. Terri J. Mulberry and Russell A. Gottier, care of JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028, Executors. JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028, atty.

**GOUGHER**, Ronald L., a/k/a Ronald Lee Gougher, late of Caln Township. Robert A. Gougher, care of LOUIS N. TETI, Esquire, 17 West Miner St., West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner St., West Chester, PA 19382, atty.

**HICKMAN**, Mary B., a/k/a Mary Baer Hickman, late of West Goshen Township. Laura L. Davenport, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

**HUTCHINSON, JR.**, Bradford, late of East Goshen Township. James R. Hutchinson, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

**KORTE**, Paul A., late of Atglen. Sarah Reid, care of JANET J. SATTERTHWAITE, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Administratrix. JANET J. SATTERTHWAITE, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

**LATSHAW**, Betty E., late of East Vincent Township. Paul W. Latshaw, 1605 Powder Mill Lane, Wynnewood, PA 19096, Administrator. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464, atty.

**MUESSIG**, Gary, late of Newtown Square. Paul R. Muessig, 21572 Seneca Trail, Valley Head, WV 26294, Executor.

**NATALE**, Sharon, a/k/a Sharon Pugh, late of West Chester. Keith Pugh, 940 Sweetwater Lane, Apt. 303, Boca Raton FL 33431, Executor.

**NEFF, JR.**, Philip W., a/k/a Philip Wasson Neff, Jr., Late of West Goshen. Philip W. Neff, III, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Suite 211, Paoli, Pa 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, Pa 19301, Atty.

**O'NEIL**, Patricia A.R., a/k/a Patricia Alison Ruby O'Neil, late of Pennsbury Township. Sean B. O'Neil, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, West Chester, PA 19382, atty.

**PECK**, Norma R., late of Atglen Township. Lynn M. Murr, care of LINDA KLING, Esquire, 131 West Main Street, New Holland, PA 17557, Executrix. LINDA KLING, Esquire, Kling & Deibler, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**PRATOLA, SR.**, Fred P., late of New Garden Township. Angela Mattoscio, care of ANITA M. D'AMICO, Esquire, 204 North Union Street, Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, PC, 204 North Union Street, Kennett Square, PA 19348, atty.

**RANSOM**, Noreen T., late of West Chester. Millard Dean Willis, care of GEORGE J. D'AMBROSIO, Esquire, 790 East Market Street, Suite 330, West Chester, PA 19382, Executor. GEORGE J. D'AMBROSIO, Esquire, 790 East Market Street, Suite 330, West Chester, PA 19382, atty.

**RICARDO**, Doris, late of East Goshen Township. Frank Drybala, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executor. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P. O. Box 565, West Chester, PA 19381, atty.

**SALDANA**, Peter, late of West Caln Township. Karen M. Strause, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executrix. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**SCOTTOLINE**, Louis J., late of Pottstown, East Coventry Township. Joanne E. Scottoline, care of MARY C. CROCKER, Esquire, 1296 East High St, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High St., Pottstown, PA 19464, atty.

**SHAPIRO**, Bernard Leonard, a/k/a Bernard L. Shapiro, late of Tredyffrin Township. Neil T. Rubin, Jay M. Yanoff and Michael Mann, care of GARY A. ZLOTNICK, Esquire, 1818 Market St., 13th Fl., Philadelphia, PA 19103, Executors. GARY A. ZLOTNICK, Esquire, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, 1818 Market St., 13th Fl., Philadelphia, PA 19103, atty.

**SNAPSTYS**, Janina, late of East Coventry Township. Deborah L. Klock, 34 E. Germantown Pike, #287 Norristown, PA 19401, Administrator. DIANE M. ZABOWSKI, Esquire, Zabowski Law, LLC, 100 Springhouse Drive - Suite 205E, Collegeville, PA 19426, atty.

**SUPPLEE, SR.**, William E., late of West Bradford Township. Susan A. Yeoman, 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.

## 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*

**Team Philadelphia Youth Hockey**, with its principal place of business at 700 Lawrence Dr., West Chester, PA 19380. The application has been (or will be) filed on: March 14, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Philadelphia Jr. Flyers Youth Hockey Club, Inc., 700 Lawrence Dr., West Chester, PA 19380 LENTZ, CANTOR & mASSEY, LTD., Solicitor 460 E. King Rd. Malvern, PA 19355-3049

**XL Builders - PA**, with its principal place of business at 42 Cassatt Ave., Berwyn, PA 19312. The application has been (or will be) filed on: March 16, 2018. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: XL Partners, Inc., 42 Cassatt Ave., Berwyn, PA 19312 MCCAUSLAND, KEEN & BUCKMAN, P.C., Solicitors 80 W. Lancaster Ave., 4th Fl. Devon, PA 19333-1331

## LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on or about March 26, 2018, a Certificate of Organization-Domestic Limited Liability Company was filed with the Pennsylvania Department of State for **ParLinks Products, LLC**, in accordance with the provisions of the Limited Liability Act of 1994. HUDSON L. VOLTZ, ESQUIRE, Solicitor Hudson L. Voltz, P.C. 110 Hopewell Road, Suite 200 Downingtown, PA 19335-1047

**NONPROFIT CORPORATION**

**Malvern Wrestling Club, Inc.** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

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**PUBLIC NOTICE**  
**COATESVILLE AREA SCHOOL DISTRICT**

Notice is hereby given that on Tuesday, March 27, 2018, the Board of School Directors of the Coatesville Area School District (the "School District"), Chester County, Pennsylvania, adopted a Resolution (i) signifying the School District's intent to organize a municipal authority (the "Authority") under the Pennsylvania Municipality Authorities Act, 53 Pa.C.S.A. §5601, et seq. (the "Act"), for the purpose of undertaking such projects as the School District may approve from time to time, which projects may include acquiring, holding, constructing, improving, maintaining, operating and leasing public school buildings and other school projects acquired, constructed or improved for public school purposes; (ii) authorizing publication of this notice; (iii) incorporating, approving and authorizing the execution and filing of Articles of Incorporation (the "Articles") for the Authority; (iv) naming the initial board members of the Authority; (v) authorizing and directing all other and incidental actions necessary to carry out the purposes of the Resolution; (vi) authorizing payment of costs; (vii) ratifying prior actions and (viii) repealing inconsistent resolutions.

The Articles set forth (i) the name of the Authority as the "Coatesville Area School District Building Authority"; (ii) that the Authority is formed under the Act; (iii) that a prior authority was formed and now withdrawn; (iv) that the School District is the incorporating municipality; (v) the names, addresses and terms of the initial board members of the Authority and (vi) that the Authority's corporate existence will begin upon the issuance by the Secretary of the Commonwealth of a certificate of incorporation.

The Articles will be filed with the Secretary of the Commonwealth of Pennsylvania on or after April 9, 2018.

The full text of the proposed Resolution may be examined by any citizen in the Business Office, located at 3030 C G Zinn Road, Thorndale, Pennsylvania, 19372, Monday through Friday from 9:00 a.m. to 3:00 p.m., prevailing time.

COATESVILLE AREA SCHOOL DISTRICT  
By: Jeffrey Ammerman,  
Director of Business Administration

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Court of Common Pleas  
Chester County  
Civil Action – Law  
No. 2017-11811-RC

Notice of Action in Mortgage Foreclosure

Nationstar HECM Acquisition Trust 2017-1, Wilmington Savings Fund Society, FSB, not Individually, but Solely as Trustee, Plaintiff vs. The Unknown Heirs of Odell Foster, Deceased, Mortgagor and Real Owner, Defendant(s)

To: The Unknown Heirs of Odell Foster Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 178 Harlan Drive, Coatesville, PA 19320. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar HECM Acquisition Trust 2017-1, Wilmington Savings Fund Society, FSB, not Individually, but Solely as Trustee, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, PA, docketed to No. 2017-11811-RC, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 178 Harlan Drive, Coatesville, PA 19320, whereupon your property will be sold by the Sheriff of Chester. County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer 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 services to eligible persons at a reduced fee or no fee. Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

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**NOTICE**

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
NO. 2016-11348-CT CIVIL ACTION – LAW

MUTUAL BENEFIT GROUP as SUBROGEE OF TIMOTHY P. JONES, Plaintiff  
v.  
DARRYL STEPHENS, Defendant

**NOTICE OF COMPLAINT IN CIVIL ACTION**

NOTICE TO:  
DARRYL STEPHENS

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT MUTUAL BENEFIT GROUP, has filed a WRIT OF SUMMONS in Civil Action against you in the Court of Common Pleas of Chester County at case number 2016-11348-CT.

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

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

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

Respectfully submitted;  
John K. Jusu, Esquire  
PA ID #324281  
305 North Front Street  
P.O. Box 999  
Harrisburg, PA 17108  
(717) 237-7134

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### Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Carolyn B. Welsh, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, April 19<sup>th</sup>, 2018 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, May 21<sup>st</sup>, 2018.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

### 2nd Publication

**SALE NO. 18-4-171**

**Writ of Execution No. 2016-05308**

**DEBT \$32,507.06**

ALL THAT CERTAIN message and lot of land together with the improvements thereon erected, situate in the Township of Caln, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe marker in the northerly line of a thirty-three (33) Feet wide drive or right of way, a corner of land now or late of J. Wesley Cook et ux, located from an iron pin near the westerly side of the Thorndale-Guthriesville Road by the three following courses and distances (said iron pin being formerly the southwesterly corner of land of Howard Skinner), north eighty-eight degrees nine minutes west, twelve and two tenths (12.2) feet to a stake; thence north one degree ten minutes fifty seconds west, thirty-three and five hundredths (33.05) feet to an iron pipe marker; thence north eighty-eight degrees nine minutes west, seventy and forty-two hundredths (70.42) feet

to the place of beginning; then beginning at said place of beginning and along the northerly line of said thirty-three (33) feet wide drive, north eighty-eight degrees nine minutes west, one hundred twenty-nine and twenty-three hundredths (129.23) feet to an iron pin in the southerly side of another drive; thence along the same, north eighty-seven degrees twenty-three minutes east, fifty-nine (59) feet to an iron pin in line of land now or late of J. Wesley Cook et ux; thence along the same south two degrees six minutes east, one hundred thirty-three and eighty-three hundredths (133.83) feet to the point and place of beginning.

CONTAINING seven thousand seven hundred sixty (7,760) square feet of land, be the same more or less.

UPI # 39-4D-2.1

BEING part of the same premises which Brooke C. Welch et ux, by Deed dated November 26, 2954, and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book Y-26, Vol. 646, Page 58, granted and conveyed unto Brooke C. Welch and Barbara S. Welch, his wife, grantors herein, in fee.

BEING part of the same premises which Brook C. Welch and Barbara S. Welch, his wife, by Deed dated May 29th, 1958, and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book E-30, Page 12, granted and conveyed unto Charles R. Baldwin and Betty V. Baldwin, his wife, grantors herein, in fee.

PLAINTIFF: Century Park Associates, d/b/a, Heatherwood Retirement Community

VS

DEFENDANT: **BETTY BALDWIN**

SALE ADDRESS: 620 Bondsville Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **RICK MORTON, ESQ., 610-430-1427**

**SALE NO. 18-4-172**

**Writ of Execution No. 2014-03214**

**DEBT \$217,139.39**

PROPERTY situate in Township of Valley

TAX Parcel #38-1-240

IMPROVEMENTS: a residential dwelling.

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

VS  
 DEFENDANT: **TAYJHA BROWN**  
 SALE ADDRESS: 358 Larose Drive,  
 Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **KML LAW  
 GROUP, P.C., 215-627-1322**

**SALE NO. 18-4-173**  
**Writ of Execution No. 2016-02568**  
**DEBT \$401,021.88**

PROPERTY situate in Willistown  
 Township  
 TAX Parcel #Tax ID / UPI Parcel No.  
 5408 03240000 / 54-8-324  
 IMPROVEMENTS: a residential  
 dwelling.

PLAINTIFF: Nationstar Mortgage LLC  
 d/b/a Champion Mortgage Company  
 VS  
 DEFENDANT: **DENNIS  
 ANTONIOUS**

SALE ADDRESS: 124 Hedgerow  
 Lane, West Chester, PA 19380  
 PLAINTIFF ATTORNEY: **KML LAW  
 GROUP, P.C., 215-627-1322**

**SALE NO. 18-4-174**  
**Writ of Execution No. 2017-05331**  
**DEBT \$247,709.55**

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

TAX Parcel No.: 39-04C-0007  
 PLAINTIFF: Wells Fargo Bank,  
 National Association as Trustee for Option One  
 Mortgage Loan Trust 2007-4, Asset-Backed  
 Certificates, Series 2007-4

VS  
 DEFENDANT: **MATTHEW J. HALL  
 and SARAH E. HALL**

SALE ADDRESS: 3315 Humpton  
 Road, Thorndale (Caln Township), PA 19372  
 PLAINTIFF ATTORNEY: **UDREN  
 LAW OFFICES, P.C., 856-669-5400**

**SALE NO. 18-4-175**  
**Writ of Execution No. 2017-00331**  
**DEBT \$1,664.83**

ALL THOSE CERTAIN lot or parcel of  
 land upon which is erected a single frame dwelling

house, designated as No. 550 East Chestnut Street,  
 situated in the Third Ward of the City of  
 Coatesville, Chester County, PA.

TAX Parcel No. 16-6-181  
 PLAINTIFF: City of Coatesville  
 VS  
 DEFENDANT: **PAULA COSTELLO**  
 SALE ADDRESS: 550 E. Chestnut  
 Street, Coatesville, Pennsylvania  
 PLAINTIFF ATTORNEY:  
**PORTNOFF LAW ASSOCIATES, LTD., 484-  
 690-9300**

**SALE NO. 18-4-176**  
**Writ of Execution No. 2017-03976**  
**DEBT \$254,110.41**

ALL THAT CERTAIN lot or piece of  
 ground situate in the Township of East Nottingham,  
 County of Chester and Commonwealth of  
 Pennsylvania, bounded and described according to  
 a Final Subdivision Plan of Heritage Valley made  
 by Crossan-Raimato, Professional Land Surveyors,  
 New London, Pennsylvania, dated November 15,  
 1988 and last revised April 5, 1989 and files in  
 Chester County as Plan # 9273-85 as follows, to  
 wit:

BEGINNING at a point on the southerly  
 side of East Ruddy Duck Circle and a corner of Lot  
 No. 16 as shown on said Plan; thence extending  
 along East Ruddy Duck Circle, south 83 degrees 57  
 seconds east, 60.08 feet to a point of curve; thence  
 continuing along same on a line curving to the right  
 having a radius of 175 feet, the distance of 266.62  
 feet to a point; thence south 04 degrees 16 minutes  
 32 seconds west 40.79 feet to a point a corner of  
 Lot No. 18; thence leaving East Ruddy Duck Circle  
 on a line of Lot No. 18, south 85 degrees 43 minutes  
 28 seconds east, 237.308 feet to a point in line of  
 Lot No. 15; thence extending partially along a line  
 of Lot No. 15 and Lot No. 16, north 06 degrees 59  
 minutes 03 seconds east, 218.68 feet to a point on  
 the southerly side of East Ruddy Duck Circle, being  
 the first mentioned point and place of beginning.

BEING Lot No. 17 on said Plan.  
 BEING Chester County UPI 69-3-29.17  
 BLR# 69-3-29-17

TITLE to said premises vested in Derick  
 M. Adams, Jr. by Deed from Ramon Silva and  
 Emily Brackin, now known as Emily Silva,  
 husband and wife, dated 7/13/2010 and recorded  
 8/13/2010 in Book 7972 Page 883

PLAINTIFF: Midwest Loan Services,

Inc.  
 VS  
 DEFENDANT: **DERICK M. ADAMS, JR.** SALE ADDRESS: 138 East Ruddy Duck Circle, Oxford, PA 19363  
 PLAINTIFF ATTORNEY: **MARTHA E. VON ROSENSTIEL, P.C., 610-328-2887**

**SALE NO. 18-4-177**  
**Writ of Execution No. 2017-01189**  
**DEBT \$2,038.63**

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

TAX Parcel No. 50-5-12.4  
 PLAINTIFF: West Bradford Township  
 VS

DEFENDANT: **ROBERT J. O'TOOLE and KIMBERLY C. O'TOOLE**  
 SALE ADDRESS: 1716 Teresa Court, West Bradford, Pennsylvania  
 PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

**SALE NO. 18-4-178**  
**Writ of Execution No. 2015-03873**  
**DEBT \$1,414.41**

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

TAX Parcel No. 39-4G-152  
 PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
 VS

DEFENDANT: **DAVID E. NICHOLS and SUSAN M. NICHOLS**  
 SALE ADDRESS: 3 Harvest Drive, Caln Township, Pennsylvania  
 PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

**SALE NO. 18-4-180**  
**Writ of Execution No. 2016-09035**  
**DEBT \$1,545.42**

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

TAX Parcel No. 39-5E-198  
 PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
 VS

DEFENDANT: **PATRICIA FRAUMENI**  
 SALE ADDRESS: 73 Brighton Court, Caln Township, Pennsylvania  
 PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD., 484-690-9300**

**SALE NO. 18-4-181**  
**Writ of Execution No. 2017-01852**  
**DEBT \$405,456.38**

PROPERTY situate in East Pikeland Township  
 TAX Parcel #26-01-0009 / UPI No. 26-1-9

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.  
 VS  
 DEFENDANT: **PATRICIA A. BUZZERD and ROBERT N. BUZZERD, JR. a/k/a ROBERT N. BUZZERD**  
 SALE ADDRESS: 253 Spring Hollow Rd, Phoenixville, PA 19460  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 18-4-182**  
**Writ of Execution No. 2017-09503**  
**DEBT \$143,583.02**

PROPERTY situate in the Westtown Township, Chester County, Pennsylvania  
 BLR# 67-3-386

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS  
 DEFENDANT: **DONALD GREENSPAN and GAYLE GREENSPAN**  
 SALE ADDRESS: 1108 Evesham

Court, West Chester, Pennsylvania

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

**SALE NO. 18-4-183**

**Writ of Execution No. 2016-03344**

**DEBT \$78,908.10**

PROPERTY situate in Township of Franklin

TAX Parcel #72-04L-0001

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Co.

VS

DEFENDANT: **CRAIG L. JACOBS**

SALE ADDRESS: 206 Fox Run Lane, Lincoln University, PA 19352

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

**SALE NO. 18-4-184**

**Writ of Execution No. 2015-08595**

**DEBT \$146,491.94**

PROPERTY situate in North Coventry Township

TAX Parcel #17-3G-89

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **JULIO E. ROSADO and TAMMY L. ROSADO**

SALE ADDRESS: 922 South Hanover Street, Pottstown, PA 19465

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

**SALE NO. 18-4-185**

**Writ of Execution No. 2017-06937**

**DEBT \$289,557.30**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon that certain tract of land known as Lot No.

108, Tract 3, in Colonial Gardens, in the Township of Caln, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING for the southeast corner thereof at the northeast corner of Lot No. 107; thence from the point of beginning, running northeasterly, a distance of 100 feet to a point; thence westwardly along the southern boundary line of Lot No. 109, 167.74 feet to a point; thence running generally in a southerly direction along the western boundary of Lot No. 98, 100 feet to a point; thence running in a general eastwardly direction along the northerly boundary line of Lot No. 107, 167.74 feet to the point and place of beginning. Prior recording information can be found in Book 7266, Page 2175.

BEING UPI # 39-4E-80

PLAINTIFF: Residential Mortgage Loan Trust I, U.S. Bank National Association, not in its individual capacity but solely as legal title trustee

VS

DEFENDANT: **JANELLE JOHNSON, AS TRUSTEE FOR THJ TRUST**

SALE ADDRESS: 236 Norton Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JILL M. FEIN, ESQ., 215-579-7700**

**SALE NO. 18-4-186**

**Writ of Execution No. 2017-01142**

**DEBT \$22,009.80**

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

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

extending along same south 40 degrees 39 minutes 50 seconds west, 123.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 104 as shown on said Plan.

BEING part of the same premises which Charlestown Oaks, Inc., a Pennsylvania Corporation, by indenture bearing date the 21st day of June, A.D. 1999 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4602 Page 120 &c., granted and conveyed unto Fortress Pennsylvania LLC, a Delaware Limited Liability Company, in fee.

BEING Parcel No. 35-3-237.

PLAINTIFF: Charlestown Oaks Homeowners Association

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, PA

PLAINTIFF ATTORNEY:  
**MICHELLE J. STRANEN, ESQ., 610-565-4660**

**SALE NO. 18-4-187**

**Writ of Execution No. 2017-00568**

**DEBT \$2,188.01**

ALL THAT CERTAIN lot of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Fifth Ward of the City of Coatesville, being one-half of Lot No. 86 on plan of building lots or Mendenhall and Harlan, designated as No. 606 Merchant Street.

TAX Parcel No. 16-6-101

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **JAMIE**

**DOMINGUEZ**

SALE ADDRESS: 606 Merchant Street, Coatesville, Pennsylvania

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

**SALE NO. 18-4-188**

**Writ of Execution No. 2017-01939**

**DEBT \$1,671.83**

ALL THAT CERTAIN lot of land on which is located the west house of a block of two brick dwellings, situate in the City of Coatesville,

County of Chester and State of Pennsylvania.

TAX Parcel No. 16-7-91

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **CHE A. EUBANKS and ARLENE M. EUBANKS**

SALE ADDRESS: 1128 Olive Street, Coatesville, Pennsylvania

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

**SALE NO. 18-4-189**

**Writ of Execution No. 2017-10031**

**DEBT \$20,268.00**

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania

BLR# 72-5-61.29

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **NANCY G. ODREN and MARK H. ODREN**

SALE ADDRESS: 104 Thompson Circle, Landenberg, PA 19350-1519

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

**SALE NO. 18-4-190**

**Writ of Execution No. 2017-09828**

**DEBT \$495,033.51**

PROPERTY situate in the Easttown Township, Chester County, Pennsylvania

BLR# 55-4-129.64

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312-2037

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

**SALE NO. 18-4-191**  
**Writ of Execution No. 2014-00601**  
**DEBT \$255,328.60**

PROPERTY situate in the East Caln Township, Chester County, Pennsylvania  
 BLR# 39-4-101.3  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for the benefit of The Holders of The Series 2014-1 Certificates issued by Hlss Mortgage Master Trust

VS

DEFENDANT: **JEFFREY SNYDER and DENISE SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335-2107

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

**SALE NO. 18-4-192**  
**Writ of Execution No. 2016-10674**  
**DEBT \$419,644.52**

ALL THAT CERTAIN parcel of real property situate in Elk Township, Chester County, Pennsylvania, according to a survey made by George E. Regester, Jr., & Sons, Inc., Registered Surveyors, dated February 28, 1973 last revised April 16, 1975 as taken from our Plan C-341 and being Lot # 23 on said plan.

BEGINNING at a point on the southerly line of Rocky Glen Road, 50 feet wide said point marking the northwesterly corner of this about to be described tract and also marking a corner of other land of Raymond L. Cashel, of which this was a part, said point of beginning being the following 2 courses and distances to wit: from a point set at the northeasterly corner of Lot # 4, owned by Frazavet Jones, and said courses and distances being on the southerly line of said Rocky Glen Road, 50 feet wide; (1) by a curve line curving to the left having a radius of 200 feet an arc length of 127.93 feet to a point; (2) north 78 degrees 22 minutes 02 seconds east 77.19 feet to said beginning point; thence leaving said point of beginning and by said southerly line of said Rocky Road the following 2 courses and distances to wit: (1) north 78 degrees 22 minutes 02 seconds east 112.88 feet to a point; (2) by a line curving to the

left having a radius of 357.36 feet an arc length of 39.01 feet to a point set for a northeasterly corner of this and a northwesterly corner of Lot # 22, on said Plan; thence leaving said line in said road and by said Lot # 22, south 21 degrees 20 minutes 08 seconds east 540.33 feet to a point set for a corner of this and a corner of Lot #22 and said point being set in line of other lands of Raymond L. Cashel, of which this was a part; thence by said other lands of Chasel, the following 2 remaining courses and distances to wit: (1) north 77 degrees 20 minutes 08 seconds west 180.93 feet to a point; (2) north 21 degrees 20 minutes 08 seconds west 462.65 feet to the first mentioned point and place of beginning.

CONTAINING 1,724 acres of land be the same more or less.

BEING UPI # 70-4-15.29

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Hilldale Trust

VS

DEFENDANT: **ELICIA C. GESNER a/k/a ELICIA C. BOLLENBACH and JEFFREY E. BOLLENBACH**

SALE ADDRESS: 113 Rocky Glen Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **JILL M. FEIN, ESQ., 215-579-7700**

**SALE NO. 18-4-193**  
**Writ of Execution No. 2017-08970**  
**DEBT \$119,038.17**

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

BLR# 42-3M-116

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **SUSAN H. WRAY**  
 SALE ADDRESS: 24 Markel Rd, Frazer, PA 19355

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

**SALE NO. 18-4-194**  
**Writ of Execution No. 2016-10994**  
**DEBT \$357,762.06**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of New Daleville made by Lake, Roeder, Hillard and Associates, Land Surveyors, dated January 26, 2004, last revised December 16, 2004 and recorded in Chester County Recorder of Deeds Office as Plan No. 17287 as follows, to wit:

BEGINNING at a point on the northeasterly side of Nighthawk Lane, a corner of Parcel 1A on said Plan; thence extending along Nighthawk Lane north 72 degrees 52 minutes 54 seconds west 2.89 feet to a point of curve on the northeasterly side of Robinson Street; thence extending along same on the arc of a circle curving to the left, having radius of 122.00 feet, the arc distance of 95.79 feet to a point of reverse curve; thence extending along same on the arc of a circle curving to the right, having a radius of 20.00 feet, the arc distance of 30.01 feet to a point of tangent on the southeasterly side of Wrigley Boulevard; thence extending along same north 17 degrees 07 minutes 06 seconds east 38.35 feet to a corner of Lot 29 on said Plan; thence extending along Lot 29 south 72 degrees 52 minutes 54 seconds east 105.00 feet to a point in line of aforementioned Parcel 1A; thence extending along same south 17 degrees 07 minutes 06 seconds west 100.00 feet to the first mentioned point of beginning.

BEING Lot 30, on said Plan  
 BEING Parcel Number 46-2-223  
 BLR# 46-2-223

TITLE to said premises vested in Trevor Timm and Donna Marie Timm, husband and wife by Deed from NVR, Inc., dated 8/30/2007 and recorded 9/25/2007 in Book 7272 Page 1595

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

VS

DEFENDANT: **TREVOR TIMM and DONNA MARIE TIMM**

SALE ADDRESS: 456 Wrigley Boulevard, Cochranville, PA 19330

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

**SALE NO. 18-4-195**  
**Writ of Execution No. 2017-10340**  
**DEBT \$196,766.14**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of West Fallowfield, County of Chester and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a stone in the Public Road, a corner of the Old Pleasant Grove Schoolhouse lot, land now or late of Thomas Baker; thence by the same north 38 degrees 45 minutes west, 10.62 perches to a corner of lands now or late of Rachel and Eliza McMinn; thence extending along same north 56 degrees east, 20.15 feet to a point in line of lands now or late of George Jebb, of which this was a part, being a corner of McMinn's Lot; thence by land now or late of George Jebb, south 39 degrees 45 minutes east, 19.94 perches to a stone in the middle of the aforesaid public road; thence along the middle of said road, by land of George Jebb south 78 degrees 45 minutes west, 22.96 perches to the point and place of beginning.

TAX Parcel # 44-07-0008

BEING known as: 5 King Road, Cochranville, Pa 19330

BEING the same premises in which Hazel McLimans Finn, by her attorney-in-fact Hazel M. Rhodes, by Deed dated 04/28/1993, recorded 05/05/1993 in the Office of the Recorder of Deeds in Chester County, Commonwealth of Pennsylvania, in Deed Book 3548, Page 1940 and at Instrument No. 031380, granted and conveyed unto Dennis L. Laub Sr., and Judy L. Laub, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-RF2

VS

DEFENDANT: **DENNIS L. LAUB, SR. and JUDY L. LAUB**

SALE ADDRESS: 5 King Road, Cochranville, PA 19330

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



**SALE NO. 18-4-196**  
**Writ of Execution No. 2015-03668**  
**DEBT \$47,249.17**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Penswick Drive a corner of Lot 46 on said plan, thence extending along said lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1) south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Penswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. # 29-5-1.45

PREMISES being: 3 Pennswick Drive, Downingtown, PA 19335-4922

BEING the same premises which Southdown Homes, L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006 and recorded December 29, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book B-7045 Page 1307 and Instrument # 10716629 granted and conveyed unto Jerard Brown.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335-4922

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

**SALE NO. 18-4-198**  
**Writ of Execution No. 2017-01543**  
**DEBT \$56,691.49**

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania  
 BLR# 72-5-34.1

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **RUDY D. ARNOLD**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

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

**SALE NO. 18-4-199**  
**Writ of Execution No. 2015-01777**  
**DEBT \$218,307.61**

ALL THAT CERTAIN piece of parcel of land, situated, lying and being in Township of North Coventry, Chester County, PA it being a portion of land Lot #77 on Hanover Heights Terrace plan of buildings lots in South Pottstown in Plan Book #1 Page 91 Office of Recorder of Chester County 2/6/1917, bounded and described as follows to wit:

BEGINNING on northside of Lindberg Avenue from a point 250 feet from Kline Place (east side) and adjoining Lot owned by Earl A. Lord and of late Maurice S. Lord, east 60 feet to Lot owned by Earl A. Lord, and the late Maurice S. Lord thence north 120 feet to a 15 feet alley thence westerly 60 feet along said alley thence southerly 120 feet to place of beginning

PARCEL Number: 17-3G-28

BEING the same premises which Bruce E. Lord, by Deed dated August 30, 1999 and recorded September 3, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4630, Page 0273, granted and conveyed unto Jeanne M. Matthews and David P. Matthews, as tenants by the entirety.

BEING known as: 93 Lindberg Avenue, Pottstown, PA 19465

PARCEL No.: 17-3G-28

IMPROVEMENTS: residential property.

PLAINTIFF: Kirkland Investors, LLC

VS  
 DEFENDANT: **JEANNE M. MATTHEWS and DAVID P. MATTHEWS**  
 SALE ADDRESS: 93 Lindberg Avenue, Pottstown, PA 19465  
 PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 18-4-200**  
**Writ of Execution No. 2017-05196**  
**DEBT \$157,303.63**

PROPERTY situate in the Lower Oxford Township, Chester County, Pennsylvania  
 BLR# 56-9-10  
 IMPROVEMENTS thereon: residential dwelling  
 PLAINTIFF: Wells Fargo USA Holdings, Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc

VS  
 DEFENDANT: **JON F. ANDERSON and GLORIA J. ANDERSON**  
 SALE ADDRESS: 282 Reedville Road, Oxford, PA 19363-2504  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-4-201**  
**Writ of Execution No. 2016-02557**  
**DEBT \$313,529.28**

ALL the right, title, interest and claim of Ernest D. Carrington and Kristy N. Carrington of, in and to:

ALL the following described real estate situate in the City of Coatesville, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 103 Millview Drive, Coatesville, PA 19320 Deed Book 4894, Page 806, Parcel Number 39-04C-0033.

PLAINTIFF: LSF8 Master Participation Trust

VS  
 DEFENDANT: **ERNEST D. CARRINGTON and KRISTY N. CARRINGTON**

SALE ADDRESS: 103 Millview Drive, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **KEVIN J. CUMMINGS, ESQ., 412-434-7955**

**SALE NO. 18-4-202**  
**Writ of Execution No. 2017-10028**  
**DEBT \$220,481.01**

PROPERTY situate in the Westtown Township, Chester County, Pennsylvania  
 BLR# 67-4C-241  
 IMPROVEMENTS thereon: residential dwelling  
 PLAINTIFF: Platinum Home Mortgage Corporation

VS  
 DEFENDANT: **DAMIAN E. HILL**  
 SALE ADDRESS: 1549 South Coventry Lane, West Chester, PA 19382-7569  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-4-203**  
**Writ of Execution No. 2017-09566**  
**DEBT \$294,172.80**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania  
 BLR# 39-4H-124  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
 VS  
 DEFENDANT: **DANIEL F. MCGUIGAN**

SALE ADDRESS: 3609 Homestead Lane, Thorndale, PA 19372-1008

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

**SALE NO. 18-4-204**  
**Writ of Execution No. 2017-04663**  
**DEBT \$553,082.05**

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

SITUATE in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan property of Frank J. Fanelli, Inc., known as Glenhardie Farm, made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pa., dated 1/10/1978 last revised 5/3/1978 as follows to wit:-

BEGINNING at a point on the

northeasterly side of Gulph Road (L.R. 544) which point is measured the 2 following courses and distances from a point of curve on the southeasterly side of Richard Road (50 feet wide) (as shown on said Plan) (1) extending from said point of curve on a line curving to the left having a radius of 25.00 feet, the arc distance of 58.20 feet to a point of tangent and (2) south 74 degrees, 20 minutes, 30 seconds east, 374.64 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 30, north 15 degrees, 58 minutes, 30 seconds east, crossing a 20 feet wide sanitary sewer easement 182.51 feet to a point in line of Lot No. 27; thence extending partly along the same and partly along Lots 26 and 25 south 80 degrees, 18 minutes, 20 seconds east, 112.72 feet to a point, a corner of Lot No. 32; thence extending along the south 15 degrees, 39 minutes, 30 seconds west, recrossing said 20 feet wide sanitary sewer easement 179.22 feet to a point on the northeasterly side of Gulph Road, aforesaid, thence extending along the same the 3 following courses and distances (1) north 74 degrees, 20 minutes, 30 seconds west, 77.81 feet to a point (2) south 15 degrees, 39 minutes, 30 seconds west, 15.00 feet to a point and (3) north 74 degrees, 20 minutes, 30 seconds west, 35.32 feet to the first mentioned point and place of beginning.

CONTAINING 20,044 square feet of land be the same more or less.

BEING Lot No. 31 as shown on said Plan.

BEING Chester County Tax Parcel No. 43-02N-0014.3000.

ALSO known as 767 Gulph Rd, Wayne, PA 19087

BEING the same premises which Fanelli-Harlan Builders, Inc. by Deed dated December 28, 1979 and recorded January 3, 1980 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book F56 Page 510, conveyed and granted unto Paul W. Gaffney and Sheila M. Gaffney, his wife, as tenants by the entireties.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **PAUL GAFFNEY a/k/a PAUL W. GAFFNEY**

SALE ADDRESS: 767 Gulph Rd,

Wayne, PA 19087

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

**SALE NO. 18-4-205**

**Writ of Execution No. 2017-09784**

**DEBT \$158,794.73**

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances situate in City of Coatesville, Chester County and Commonwealth of Pennsylvania, on which is located the west house of a block of two brick dwelling houses and lot being the western part of Lot 34, Section "A" on a plan of building lots made by V.S. Pownall called "Pownall" bounded and described as follows:

BEGINNING at a point on the north curb line of Olive Street, a corner of land now of late of Coatesville and distant 540 feet eastwardly from the east curb line of Columbia Avenue measuring on the north curb line of Olive Street; thence along the north curb line of Olive Street eastwardly 29.5 feet and extending northwardly between parallel lines of that width 168 feet to the south line of Harmony Street.

BOUNDED on the north by the south line of Harmony Street, on the east by land now or late of William P. Snyder, et ux, this east line passing through the center of the middle dividing partition in said block of two brick houses on the south by the north curb line of Olive Street and on the west by land now or late of the City of Coatesville.

BEING known as 985 Olive Street, Coatesville, PA 19320

BEING UPI # 16-6-612

BEING the same premises in which Stephanie Jacks, by Deed dated 03/27/2007 and recorded 04/03/2007 in the Office of the Recorder of Deeds of Chester County, Commonwealth of Pennsylvania, in Deed Book 7122, Page 276 and at Instrument No. 10741736, granted and conveyed unto Luis A. Velez.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **LUIS A. VELEZ**

SALE ADDRESS: 985 Olive Street, Coatesville, PA 19320

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

**SALE NO. 18-4-206**  
**Writ of Execution No. 2016-07387**  
**DEBT \$79,082.07**

PROPERTY situate in the Coatesville  
 City, Chester County, Pennsylvania  
 BLR# 16-2-248.5  
 IMPROVEMENTS thereon: residential  
 dwelling  
 PLAINTIFF: Pennymac Loan Services,  
 LLC

VS  
 DEFENDANT: **JOHN E. LANDIS,**  
**JR.**

SALE ADDRESS: 909 Boundary  
 Court, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN DIAMOND & JONES, LLP, 215-**  
**563-7000**

**SALE NO. 18-4-207**  
**Writ of Execution No. 2016-11662**  
**DEBT \$1,434.42**

ALL THAT CERTAIN piece or portion  
 of land situate in Caln Township, Chester County,  
 Commonwealth of Pennsylvania.

TAX Parcel No. 39-4-535  
 PLAINTIFF: Caln Township Municipal  
 Authority and Township of Caln  
 VS

DEFENDANT: **STUART D. ROSS,**  
**IV and ASHA N. ROSS**

SALE ADDRESS: 2706 Shelburne  
 Road, Caln Township, Pennsylvania  
 PLAINTIFF ATTORNEY:  
**PORTNOFF LAW ASSOCIATES, LTD., 484-**  
**690-9300**

**SALE NO. 18-4-208**  
**Writ of Execution No. 2017-07209**  
**DEBT \$384,134.15**

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

TAX Parcel No.: 30-2-32.3C  
 PLAINTIFF: Deutsche Bank National  
 Trust Company, as Trustee for Securitized Asset  
 Backed Receivables LLC Trust 2007-NC2,  
 Mortgage-Pass Through Certificates, Series 2007-  
 NC2

VS  
 DEFENDANT: **LISA L. KELLY a/k/a**

**LISA KELLY and PAUL B. KELLY a/k/a PAUL**  
**KELLY**

SALE ADDRESS: 790 Corner Ketch  
 Road, Downingtown, PA 19335

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

**SALE NO. 18-4-209**  
**Writ of Execution No. 2017-00640**  
**DEBT \$1,615.18**

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

TAX Parcel No. 50-5A-364  
 PLAINTIFF: West Bradford Township  
 VS

DEFENDANT: **CHARLENE A.**  
**BIGELOW**

SALE ADDRESS: 1606 Russell Drive,  
 West Bradford, Pennsylvania

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

**SALE NO. 18-4-210**  
**Writ of Execution No. 2016-10631**  
**DEBT \$2,681.40**

ALL THAT CERTAIN tract of land,  
 together with the improvements thereon,  
 hereditaments and appurtenances, situate in the  
 Township of Valley, County of Chester and State of  
 Pennsylvania.

TAX Parcel No. 38-2-54  
 PLAINTIFF: Township of Valley  
 VS

DEFENDANT: **GREGORY J. LEE**  
 SALE ADDRESS: 1129 Hilltop Lane,  
 Coatesville, Pennsylvania 19320

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

**SALE NO. 18-4-211**  
**Writ of Execution No. 2015-09454**  
**DEBT \$1,719.65**

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

TAX Parcel No. 39-4E-231

PLAINTIFF: Caln Township Municipal  
Authority and Township of Caln  
VS

DEFENDANT: **JEFFREY M.  
VOSHELL**

SALE ADDRESS: 332 Essex Street,  
Caln Township, Pennsylvania

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

**SALE NO. 18-4-212**

**Writ of Execution No. 2016-07146**

**DEBT \$159,574.99**

ALL THAT CERTAIN lot or piece of  
ground situate in Spring City Borough, Chester  
County, Pennsylvania bounded and described  
according to a subdivision plan for Dean E. Landis  
and Ray A. Bortz surveyed by William L. Conver,  
registered land surveyor, Spring City, Pennsylvania  
4/29/1981 and recorded at Chester County as Plan  
No. 4342.

BEING Parcel ID: 14-04-0268 and UPI  
Number: 14-4-268

PLAINTIFF: LSF10 Master  
Participation Trust

VS  
DEFENDANT: **ERIC C. EDSTROM**  
SALE ADDRESS: 64 North Church  
Street, Spring City, Pennsylvania 19475

PLAINTIFF ATTORNEY: **McCABE,  
WEISBERG & CONWAY, LLC, 215-790-1010**

**SALE NO. 18-4-213**

**Writ of Execution No. 2017-03469**

**DEBT \$272,222.02**

ALL THAT CERTAIN lot or piece of  
land situate in West Whiteland Township, Chester  
County, State of Pennsylvania, as shown on  
Proposed Sub-Division of "Highland Glen Section  
No. 3", dated February 10th, 1966, and last revised  
July 23rd, 1969, made by Hottinger, Smith,  
Chatman, Royce Associates as follows, to wit:

BEGINNING at a point on the southeast  
side of Scott Drive (fifty feet wide) a corner of Lot  
No. 104, thence along the same and leaving said  
Scott Drive south eighteen degrees thirty-seven  
minutes east town hundred and no one hundredths  
feet to a point in line of Lots No. 133, thence along  
the same and Lot No. 112, south seventy one  
degrees twenty-three minutes west one hundred and

no one hundredths feet to a point a corner of Lot  
No. 106; thence along the same north eighteen  
degrees thirty-seven minutes west two hundred and  
no one hundredths feet to a point on the southeast  
side of said Scott Drive; thence along the same  
north seventy-one degrees twenty-three minutes no  
seconds east one hundred and no one hundredths  
feet to the first mentioned point and place of  
beginning.

BEING Lot No. 105 on said Plan.

BEING the same premises as Kenneth  
F. McCormick and Christina T. McCormick,  
husband and wife, dated March 27, 1995, and  
recorded on March 27, 1995, by the Chester County  
Recorder of Deeds in Deed Book 3875, at Page  
2178, as Instrument No. 15937, granted and  
conveyed unto Kevin P. Anderson and Alisa L.  
Anderson, as tenants by the entireties.

BEING known and numbered as 482  
Scott Drive, West Chester, PA 19380.

PARCEL No.: 41-8B-57.

PLAINTIFF: Waterfall Victoria  
Mortgage Trust 2010-1

VS

DEFENDANT: **ALISA L.  
ANDERSON and KEVIN P. ANDERSON**

SALE ADDRESS: 482 Scott Drive,  
West Chester, PA 19380

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

**SALE NO. 18-4-214**

**Writ of Execution No. 2013-02963**

**DEBT \$464,464.25**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, hereditaments and appurtenances,  
situate in the Township of East Goshen, County of  
Chester and State of Pennsylvania, bounded and  
described according to a Subdivision Plan  
"Culbertson Circle" for J. B. Brandolini, made by  
Pennoni Associates Inc., Haddon Heights, NJ  
08035, dated 1/7/1997 and recorded in Plan File  
No. 14327, as follows:

BEGINNING at a point at the end of  
Culbertson Circle cul-de-sac, said point being a  
corner of Lot No. 10; thence extending from said  
beginning point along Lot No. 10, south 61 degrees  
11 minutes 26 seconds east, 209.63 feet to a point in  
line of land of Dale and Debra Gentile; thence  
extending along same south 66 degrees 0 minutes 4  
seconds west, 92.99 feet to a point, a corner of Lot

No. 12; thence extending along same south 68 degrees 8 minutes 25 seconds west, 152.13 feet to a point on the easterly side of Culbertson Circle; thence extending along same the 4 following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 230 feet, the arc distance of 117.99 feet to a point of tangent; (2) north 10 degrees 10 minutes 36 seconds east, 39.86 feet to a point of curve; (3) on the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 16.28 feet to a point of reverse curve and (4) on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 45.60 feet to the point and place of beginning.

BEING Lot No. 11 as shown on said Plan.

BEING UPI #53-1-34

BEING the same premises which Alan Leibowitz and Dawn Leibowitz, by Deed dated April 4, 2003 and recorded April 27, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5656, Page 2086, granted and conveyed unto Dawn Leibowitz

BEING known as: 1211 Culbertson Drive, West Chester, PA 19380-5830

PARCEL No.: 53-1-34

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank, National Association as legal title trustee for Truman 2016 SC6 Title Trust

VS

DEFENDANT: **DAWN LEIBOWITZ**  
SALE ADDRESS: 1211 Culbertson Drive, West Chester, PA 19380-5830

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

**SALE NO. 18-4-215**

**Writ of Execution No. 2017-08089**

**DEBT \$217,045.48**

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Brandywine, County of Chester, and State of Pennsylvania, bounded and described according to a Subdivision Plan of

“Turnbridge” made by Henry S. Conreyl Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated July 23, 1976 last revised October 5, 1976 and recorded December 8, 1976 in Plan File #733 as follows, to wit:

BEGINNING at a point on the northwesterly side of Governors Circle (50 feet wide) said point also being a corner of Lot #10 (as shown on said Plan); thence extending from said beginning point and along Lot #10 north 1 degree 43 minutes 00 seconds west 209.40 feet to a point in line of land of Robert L. Whittaker; thence extending along the same the two following courses and distances: (1) north 33 degrees 17 minutes 00 seconds east 32.25 feet to a point in stone fence row; and (2) south 85 degrees 42 minutes 26 seconds east 171.70 feet to a point a corner of Lot #12; thence extending along same and through the bed of a 20 feet wide drain easement south 17 degrees 12 minutes 53 seconds west 264.43 feet to a point of Governors Circle cul-de-sac; thence extending around said cul-de-sac the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 52.66 feet to a point of reverse curve and (2) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 36.14 feet to a point of tangent; thence extending along the northerly side of Governors Circle south 33 degrees 17 minutes 00 seconds west 34.86 feet to the first mentioned point and place of beginning.

CONTAINING 1.000 acre of land, be the same more or less.

BEING Lot #11 as shown on said Plan.

BEING UPI Number 30-06-0200

PARCEL No.: 30-06-0200

BEING known as: 125 Governors Circle, Downingtown, PA 19335

BEING the same property conveyed to Dawn M. Burstyn who acquired title by virtue of a Deed from Linnea Luciano and Louis J. Luciano, no marital status shown, dated February 10, 2014, recorded March 19, 2014, as Document ID 11336343, and recorded in Book 8898, Page 2393, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAWN M. BURSTYN**  
SALE ADDRESS: 125 Governors Circle, Downingtown, PA 19335

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

**SALE NO. 18-4-216**  
**Writ of Execution No. 2017-06666**  
**DEBT \$142,604.70**

ALL THAT CERTAIN parcel of land situate in the Borough of Honey Brook, County of Chester, State of Pennsylvania, being known and designated as follows, to wit;

BEGINNING at the northwest corner thereof, an iron pin on line of land now or late of William G. Dickinson, thence by said land south 44 degrees east 93 feet and 6 inches to a point in the middle of Conestoga Avenue; thence along in the middle thereof, south 47 degrees and 10 minutes west, 27 feet to a point in the middle of said Conestoga Avenue; thence by land retained by The First National Bank of Honey Brook PA, north 44 degrees west 92 feet and 10 inches to an iron pin; thence north 46 degrees east 27 feet to the place of beginning.

CONTAINING 9.2 square perches of land, more or less.

TOGETHER with and subject to the right to use, in common with the owners of the property immediately adjoining on the north, the cesspool situated on the adjoining lot, together with the right to ingress in and through property of the Grantor herein, adjoining on the north. To the said cesspool for the purpose of maintaining and repairing the pipes. The cost of maintaining said cesspool shall be borne equally between the owners of the herein conveyed property adjacent on the north.

TOGETHER with the free and uninterrupted use, liberty and privilege of, and passing in and along a certain alley or passage of 10 feet in breadth along the southwesterly side of the property herein conveyed and running 92 feet, 10 inches in length more or less, upon and over the northeasterly side of lands now or late of the First National Bank of Honey Brook, Pennsylvania.

TAX ID: 12-2-5

BLR# 12-02-0005

TITLE to said premises vested in A.S. Tiger by Deed from Deutsche Bank National Trust Company as Trustee formerly known as Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 2002-3, dated 7/17/2006 and recorded 9/28/2006 in Book 6967 Page 997

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

VS

DEFENDANT: A. S. TIGER

SALE ADDRESS: 2560 Conestoga Avenue, Honey Brook, PA 19344  
 PLAINTIFF ATTORNEY: MARTHA E. VON ROSENSTIEL, P.C., 610-328-2887

**SALE NO. 18-4-217**  
**Writ of Execution No. 2015-08798**  
**DEBT \$191,830.30**

ALL THAT CERTAIN piece or parcel or tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 115 Arianna Lane, Coatesville, Pennsylvania 19320.

PLAINTIFF: LSF10 Master Participation Trust  
 VS

DEFENDANT: MARK HAUCK a/k/a MARK A. HAUCK and JENNIFER KNAUSS-HAUCK a/k/a JENNIFER K. HAUCK

SALE ADDRESS: 115 Arianna Lane, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: McCABE, WEISBERG & CONWAY, LLC, 215-790-1010

**SALE NO. 18-4-218**  
**Writ of Execution No. 2017-09612**  
**DEBT \$140,835.99**

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

SITUATE in the Borough of Malvern, County of Chester, State of Pennsylvania, described in accordance with a Building Envelope Plan for Bentley Construction Corporation made by Howard W. Doran, Inc. and Associates, Newtown Square, PA dated 4/19/1983 last revised 3/8/1984 as follows, to wit;

BEGINNING at a point a corner of Lot A-13 which point being measured the six following courses and distances from a point marking the intersection of the title line in the bed of Sugartown Road (50 feet wide) with the title line in the bed of King Road; (1) along the title line in the bed of Sugartown Road in a northwesterly direction 484.05 feet more or less to a point; (2) still along the aforementioned Sugartown Road north 21 degrees 51 minutes 20 seconds west 163.10 feet to a point; (3) crossing the southwesterly side of Sugartown Road and along lands now or late of Peter P. and Sara A. Dittmer north 68 degrees 42 minutes 40 seconds east 178 feet to a point an iron

pin found; (4) still along the aforementioned lands north 21 degrees 51 minutes 20 seconds west 20.90 feet to a point; (5) still along the afore-mentioned lands and also along lands now or late of John K. and Margaret A. Muller north 68 degrees 42 minutes 40 seconds east 494.05 feet to a point a stone four and (6) south 21 degrees 12 minutes 06 seconds east 106.52 feet to the point of beginning; thence extending from said point of beginning south 07 degrees 45 minutes west 76.50 feet to a point; thence extending north 82 degrees 15 minutes west 29.24 feet to a point a corner of Lot B-12; thence extending along the same north 07 degrees 45 minutes east 76.50 feet to a point; thence extending south 82 degrees 15 minutes east 29.24 feet to the first mentioned point and place of beginning.

BEING Lot A-13 as shown on said Plan.

BEING Parcel #2-2-81.

BLR# 2-2-81.

TITLE to said premises vested in Eligio Bonelli by Deed from Jodi B. Shimock, dated 6/14/2001 and recorded 7/10/2001 in Book 5005 Page 2134

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **ELIGIO BONELLI**

SALE ADDRESS: 13 Landmark Drive,

Malvern, PA 19355

PLAINTIFF ATTORNEY: **MARTHA**

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

**SALE NO. 18-4-219**

**Writ of Execution No. 2017-09185**

**DEBT \$174,809.50**

ALL THAT CERTAIN message or tenement and lot or tract of land, situate in North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the middle of the Great Schuylkill Road, thence by lands of Richard Groff, north 22 degrees 40 minutes east three hundred and sixty three (363) feet to a point in the Schuylkill Canal; thence along the line of said canal, south 66 degrees 35 minutes east thirty (30) feet to a point in the line of said Canal; thence along land of Morris R. Prizer, south 22 degrees 40 minutes west three hundred sixty three (363) feet to a stake in the middle of the Great Schuylkill Road aforesaid; thence along the line of said road, north 66 degrees 35 minutes west thirty (30) feet to the place of beginning.

CONTAINING ten thousand eight

hundred ninety (10,890) square feet gross, five thousand seven hundred (5,700) square feet net.

PLAINTIFF: Stearns Lending, LLC

VS

DEFENDANT: **LORIE A. MEYER**

SALE ADDRESS: 1079 East Schuylkill

Road, Pottstown, Pennsylvania 19465

PLAINTIFF ATTORNEY: **McCABE,**

**WEISBERG & CONWAY, LLC, 215-790-1010**

**SALE NO. 18-4-220**

**Writ of Execution No. 2017-03740**

**DEBT \$192,404.33**

PROPERTY situate in the Phoenixville Borough, Chester County, Pennsylvania

BLR# 15-12-14.6

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA J. DIARCANGELO, DECEASED**

SALE ADDRESS: 139 Chester Avenue, Phoenixville, PA 19460-4063

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

**SALE NO. 18-4-221**

**Writ of Execution No. 2017-06152**

**DEBT \$338,334.03**

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

BLR# 22-07-151

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: **MARIE O'MALLEY**  
SALE ADDRESS: 203 Cog Hill Drive, Honey Brook, PA 19344-8614

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



**SALE NO. 18-4-222  
Writ of Execution No. 2017-08631  
DEBT \$240,394.82**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Hereditaments and appurtenances, situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Title Plan – Townhouse Marsh Harbour – Phase One, made by NTH/Russell Associates, Exton, PA, dated May 31, 1989, and recorded as Plan No. 9581, to wit:

BEGINNING at a point on the northeasterly side of Driftwood Lane at a corner of Lots #88 and 89 as shown on said Plan; thence from said beginning point and extending along the said side of road south 05 degrees 27 minutes 58 seconds west, 20.00 feet to a point, a corner of Lot #87; thence extending along the same north 84 degrees 32 minutes 02 west, 100.00 feet to a point; thence extending north -05 degrees 27 minutes 58 seconds east, 20.00 feet to a point, a corner of Lot #89; thence extending along the same south 84 degrees 32 minutes 02 seconds east, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot #88 on said Plan.

BEING UP No. 32-3Q-88

FEE simple title vested in Elliott Fingerhood by Deed from, Barbara L. Smith and Joseph J. Smith, wife and husband, dated 2/27/2012, recorded 3/2/2012, in the Chester County Recorder of Deeds in Deed Book 8369, Page 1513, as Instrument No. 11162547.

PLAINTIFF: Mid America Mortgage, Inc.

VS

DEFENDANT: **JILL**

**FINGERHOOD, ADMINISTRATRIX OF THE ESTATE OF ELLIOTT FINGERHOOD, DECEASED**

SALE ADDRESS: 505 Driftwood Lane, Downingtown, PA 19335

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

**SALE NO. 18-4-224  
Writ of Execution No. 2017-06981  
DEBT \$196,081.02**

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

situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey by John D. Stapelton, III, Registered Surveyor, November 5, 1980 as follows to wit:

BEGINNING at an existing iron pipe near an oak tree on the south side of Telegraph Road (T-435) a corner of land of William M. and Mary Ann Cranta; thence along or near the south side of said Telegraph Road for the following two courses and distances: south seventy-two degrees twenty minutes zero seconds west (S 72° 20' 00" W), for a distance of thirty-nine and fifty hundredths (39.50) feet to a point and south fifty-two degrees twenty minutes zero seconds west (S 52° 20' 00" W), for a distance of seven and fifty hundredths (7.50) feet to a point a corner of land of Geraldine M. and Michael Tuckett; thence along Tuckett's land, south thirty degrees nine minutes fifty-five seconds east (S 30° 09' 55" E), two hundred sixty-five (265) feet to a point in line of land of Victor M. Abdala; thence along Abdala's land for the following two courses and distances: north fifty-nine degrees fifty minutes east (N 59° 50' E), sixty-eight (68) feet to a point and north thirty degrees nine minutes fifty-five seconds west (N 30° 09' 55" W), two hundred fifty-two and fifty-five hundredths (252.55) feet to a point in line of land of William M. and Mary Ann Cranata; thence along said land south seventy-two degrees twenty minutes zero seconds west (S 72° 20' 00" W), for a distance of twenty-two and fifty-four hundredths (22.54) feet to the first mentioned point and place of beginning.

BLR# 28-4-46

TITLE to said premises vested in Bryce A. Leonard, adult individual by Deed from Anthony P. Sparano, adult individual, dated 6/22/2006 and recorded 6/29/2006 in Book 6884 Page 1607

PLAINTIFF: HomeBridg Financial Services, Inc.

VS

DEFENDANT: **BRUCE A. LEONARD**

SALE ADDRESS: 1882 Telegraph Road, Honey Brook, PA 19344

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

**SALE NO. 18-4-225  
Writ of Execution No. 2014-06452  
DEBT \$157,245.92**

ALL THAT CERTAIN westerly one-

half of a double message and lot of land situate on the southwesterly side of Morris Street in the Third Ward of the Borough of Phoenixville, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a survey made by Messrs. Hiltner and Hitchcock, R.E., Norristown, PA, in December, 1936.

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **MARK A. CESCHAN and KATHRYN A. CESCHAN**

SALE ADDRESS: 212 Morris Street, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC, 215-790-1010**

**SALE NO. 18-4-226**

**Writ of Execution No. 2017-08047**

**DEBT \$232,304.54**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a as built plan for The Hankin Group, made by Henry C. Conrey, Inc., Paoli, Pa., dated 5-7-1981 and recorded in the Office for the Recording of Deeds for Chester County as Plan No. 3594, as follows, to wit:

BEGINNING at an interior point a corner of Unit 114; thence from said beginning point extending north 48 degrees 21 minutes 14 seconds east 24.00 feet to a point; thence extending south 41 degrees 38 minutes 46 seconds east along line of Unit 112 on said plan 40.50 feet to a point; thence extending south 48 degrees 21 minutes 14 seconds west along limited common area 24.00 feet to a point; thence extending north 41 degrees 38 minutes 46 seconds west along line of Unit 114 on said plan 40.50 feet to the first mentioned point and place of beginning.

BEING Unit No.

TITLE to said premises vested in Judith E. Kiesel by Deed from Charles L. Reed dated October, 31 2000 and recorded November 14, 2000 in the Chester County Recorder of Deeds in Book 4851, Page 0743 as Instrument Number 0074304.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-8XS

VS

DEFENDANT: **JUDITH E. KIESEL**

SALE ADDRESS: 113 Putney Ln, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

**SALE NO. 18-4-227**

**Writ of Execution No. 2017-09240**

**DEBT \$230,288.50**

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

BLR# 25-4-33

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs6

VS

DEFENDANT: **STEVEN BAZIL a/k/a STEVEN G. BAZIL**

SALE ADDRESS: 1679 Sheeder Mill Road, Birchrunville, PA 19421

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

**SALE NO. 18-4-228**

**Writ of Execution No. 2013-03202**

**DEBT \$249,477.33**

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

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in West Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for William E. Warren, et ux, by John D. Stapleton, III, dated September 8, 1988, said Plan recorded in Chester County as Plan No. 8850 as follows, to wit:

BEGINNING at a point on the easterly ultimate right-of-way line of North Sandy Hill Road (T-443) (25 feet wide on the easterly side thereof), said point being in line of lands now or late of Richard M. Armstrong, Jr.; thence, extending from said point of beginning and along said lands, north 47° 53' 20" east, 246.27 feet to a point, a corner of Lot No. 2 on said Plan; thence, extending along same the two (2) following courses and distances:

(1) south 42° 06' 40" east, 243.46 feet to a point, a corner; and thence, (2) south 58° 37' 00" west, 417.64 feet to a point on the easterly ultimate right-of-way line of North Sandy Hill Road; thence, extending along same, the two (2) following courses and distances: (1) north 04° 30' 00" east, 172.37 feet to a point, a corner; and thence, (2) north 02° 45' 00" west, 61.20 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

BEING UPI Number 28-5-60.1

PARCEL No.: 28-005-0060.0100

BEING known as: 540 North Sandy

Hill Road, Coatesville, PA 19320

BEING the same property conveyed to Diane Gonzalez and Vanessa Entress who acquired title, with rights of survivorship, by virtue of a deed from Charles K. Atkinson and Sandra L. Atkinson, dated May 7, 2008, recorded June 4, 2008, at Document ID 10849809, and recorded in Book 7448, Page 1139, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **VANESSA ENTRESS and DIANE GONZALEZ**

SALE ADDRESS: 540 North Sandy Hill Road, Coatesville, PA 19320

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

**SALE NO. 18-4-229**

**Writ of Execution No. 2017-09050**

**DEBT \$103,571.98**

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

TAX Parcel No.: 71-02-0014.02C

PLAINTIFF: KeyBank, N.A. successor by merger to First Niagara Bank

VS

DEFENDANT: **TERI L. RIGBY**

SALE ADDRESS: 778 State Road, West Grove, PA 19390

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

**SALE NO. 18-4-230**

**Writ of Execution No. 2017-08357**

**DEBT \$152,449.23**

ALL THAT CERTAIN Unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C. S. §3101, et seq., by the recording in the Office of the Recorder of Deeds, in and for the County of Chester, of a Declaration, including the Plans attached thereto as an Exhibit, dated June 17, 1981 and recorded in Misc. Deed Book 519 Page 423, and as amended by an Amendment to Declaration dated July 22, 1981 and recorded in Misc. Deed Book 523 Page 114, and an Amendment to Declaration thereto dated 10/19/1981 in Misc. Deed Book 534 Page 307, and also an Amendment to Declaration thereto dated 6/10/1983 in Misc. Deed Book 594 Page 486, being and designated as Unit No. 214, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.1937%.

BEING known as Unit 214 Glenhardie Condominium, 214 Drummers Lane.

BEING the same premises which Peter E. Tavani, Executor of the Estate of Philip E. Tavani, deceased, by Deed dated August 28, 2003 and recorded August 28, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5862, Page 1969, granted and conveyed unto Peter E. Tavani

BEING known as: 214 Drummers Lane, Wayne, PA 19087

PARCEL No.: 43-6A-414

IMPROVEMENTS: residential property.

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

DEFENDANT: **PETER E. TAVANI**

SALE ADDRESS: 214 Drummers Lane, Wayne, PA 19087

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

**SALE NO. 18-4-231**

**Writ of Execution No. 2013-03365**

**DEBT \$389,975.06**

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

TAX Parcel No.: 30-2-1002

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **CHRISTOPHER JANCZAK a/k/a CHRISTOPHER A. JANCZAK**

SALE ADDRESS: 790 Hopewell Road, Downingtown, PA 19335

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

**SALE NO. 18-4-232**

**Writ of Execution No. 2017-03264**

**DEBT \$135,289.58**

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

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property for Hofstad Builders, Inc., made by Howard W. Doran, Inc. & Associates, dated 12/7/1979 and recorded at Chester County as Plan No. 2806 as follows, to wit: beginning at a point on the northwest side of Amelia Drive at a corner of Lot No. 18 on said Plan; thence extending from said point of beginning, leaving the said side of Amelia Drive and along Loy No. 18, north 20 degrees, 49 minutes, 20 seconds west, 183.61 feet to a corner of Lot No. 20 on said Plan; thence extending along the same, north 82 degrees 54 minutes 10 seconds east, 114.19 feet to a point on the southwest side of Emily Circle; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 175 feet, the arc distance of 41.92 feet to a point of tangent and (2) south 20 degrees, 49 minutes, 20 seconds east, 90.00 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the northwest side of Amelia Drive; thence extending along the same, south 69 degrees, 10 minutes, 40 seconds west, 80.93 feet to the first mentioned point and place of beginning. Being Lot No. 19 as shown on said Plan. Containing 18,018 square feet more or less.

BEING UPI Number 52-5L-33

PARCEL No.: 5205L00330000

BEING known as: 505 Emily Circle,

West Chester, PA 19382

BEING the same property conveyed to Joseph F. McBride, Jr., no marital status shown who acquired title by virtue of a Deed from Joseph F. McBride, Jr. and Louise M. McBride, husband and wife, dated June 25, 1999, recorded July 6, 1999, at Deed Book 4593, Page 0770, Office of The Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH F. McBRIDE, JR., aka JOSEPH McBRIDE**

SALE ADDRESS: 505 Emily Circle, West Chester, PA 19382

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

**SALE NO. 18-4-233**

**Writ of Execution No. 2017-00687**

**DEBT \$205,206.51**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania  
BLR# 39-4L-43.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **ANNTRESE P. HUSS**  
SALE ADDRESS: 3106 W Summit Ave, Downingtown, PA 19335-2000

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

**SALE NO. 18-4-234**

**Writ of Execution No. 2017-05629**

**DEBT \$412,635.31**

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania  
BLR# 72-2-2.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series Arsi 2006-M3

VS

DEFENDANT: **ARTHUR W. PAVIGLIANITI and KAREN L. PAVIGLIANITI**

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

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

**SALE NO. 18-4-236**  
**Writ of Execution No. 2016-05319**  
**DEBT \$325,176.94**

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase 1, drawn by Lake, Roeder, Hillard and Beers, dated 4/15/97, said plan recorded in Chester County as Plan No. 13892, as follows, to wit:

BEGINNING at a point on the title line in the bed of Oxford Road (SR 3018) (proposed width 50 feet), said point being a corner of Lot No. 5 on said Plan; thence extending from said point of beginning along the title line in the bed of Oxford Road the two following courses and distances: (1) northeastwardly along the arc of a circle curving to the right having a radius 6,000.00 feet the arc distance of 6.61 feet to a point of tangent, and (2) north 79 degrees 28 minutes 36 seconds east 157.28 feet to a point, a corner of lands now or late of Lloyd E. and Susan M. Sheltron; thence extending partly along said lands and partly along lands now or late of William Leach, south 07 degrees 52 minutes 42 seconds east and crossing the southerly side of Oxford Road, and crossing a drainage field, 330.02 feet to a point, a corner of Lot No. 1 on said Plan; thence extending along Lot No. 1, south 79 degrees 28 minutes 37 seconds west 148.66 feet to a point, a corner of Lot No. 5 on said Plan; thence extending along same, north 10 degrees 31 minutes 23 seconds west, and crossing the southerly side of Oxford Road, 329.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on the above-mentioned Plan.

THE improvements thereon being known as 518 Oxford Road, East Nottingham, Pennsylvania – 19352.

BEING the same premises which Donna Cannizzaro, by Deed dated July 3, 2006 and recorded July 12, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6895, Page 1466, granted and conveyed unto Donna Cannizzaro and Peter P. Jones

BEING known as: 518 Oxford Road,

Lincoln University, PA 19352

PARCEL No.: 69-3-59.6

IMPROVEMENT: residential property.

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to World Savings Bank, FSB

VS

DEFENDANT: **DONNA CANNIZZARO and PETER P. JONES and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 518 Oxford Road, Lincoln University, PA 19352

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

**SALE NO. 18-4-238**  
**Writ of Execution No. 2017-04855**  
**DEBT \$64,829.59**

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

TAX Parcel No.: 14-07-0079

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **CRYSTAL ANNE SCOTT, KNOWN HEIR OF ARTHUR J. HUKU and DEBRA JAYNE ELLIS HUKU, PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR J. HUKU; ESTATE OF ARTHUR J. HUKU; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR J. HUKU**

SALE ADDRESS: 403 South Church Street, Spring City, PA 19475

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

**SALE NO. 18-4-240**  
**Writ of Execution No. 2017-08730**  
**DEBT \$342,961.59**

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

ALL THAT CERTAIN lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Plan of Wellington Hunt,

drawn by Edward B. Walsh and Associates, Civil Engineers, dated 2/28/1990 and last revised 9/24/1996, said Plan recorded in Chester County as Plan No. 13594, as follows, to wit:

BEGINNING at a point on the southwesterly side of Martingale Circle (50 feet wide), said point being a corner of Lot No. 29 on said plan; thence extending from said point of beginning along the southwesterly side of Martingale Circle, south 68 degrees 30 minutes 00 seconds east 185.00 feet to a point, a corner of Lot No. 31 on said Plan; thence extending along same, south 21 degrees 30 minutes 00 seconds west 230.00 feet to a point, a corner of lands marked "open space" on said Plan; thence extending along same north 77 degrees 46 minutes 27 seconds west 198.50 feet to a corner of Lot No. 29; thence extending along same, north 21 degrees 30 minutes 00 seconds east 301.94 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on the above mentioned Plan.

BEING UPI Number 47-6-61.42

PARCEL No.: 4706 00614200

BEING known as: 319 Martingale Circle, East Fallowfield, PA 19320

BEING the same property conveyed to Andrew Terrell and Daphne Terrell, husband and wife who acquired title by Virtue of a Deed from Drew R. Larsen, no marital status shown, dated May 24, 2011, recorded June 2, 2011, at Document ID 11102201, and recorded in Book 8187, Page 416, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAPHNE TERRELL and ANDREW TERRELL**

SALE ADDRESS: 319 Martingale Circle, East Fallowfield, PA 19320

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

**SALE NO. 18-4-241**

**Writ of Execution No. 2017-08985**

**DEBT \$342,380.30**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania

BLR# 38-2L-76

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **KAREN DEEGAN**  
SALE ADDRESS: 506 Augusta Drive, Coatesville, PA 19320-1987

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

**SALE NO. 18-4-243**

**Writ of Execution No. 2017-05721**

**DEBT \$113,397.38**

PROPERTY situate in the Tredyffrin Township, Chester County, Pennsylvania  
BLR# 43-5-595

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal Home Loan Mortgage Corporation

VS

DEFENDANT: **CATHARINE J. CARR**

SALE ADDRESS: 186 Old Forge Crossing, Devon, PA 19333-1121

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

**SALE NO. 18-4-244**

**Writ of Execution No. 2016-02457**

**DEBT \$237,945.61**

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marking with the intersection of the title line in the bed of Media Road L.R. 13(62), with the extended northeasterly side of Sherwood Drive 50 feet wide as shown on said Plan; thence extending from said beginning point, along the northeasterly side of Sherwood Drive, north 50 degrees 12 minutes 0 seconds west, 175 feet to a point; thence extending north 39 degrees 47 minutes 56 seconds east, 315.78 feet to a point; thence extending south 57 degrees 18 minutes 23 seconds east, 100.11 feet to a P.K. nail in the title line in the bed of Media Road; thence extending along the same, south 40 degrees 25

minutes 52 seconds west, 336.08 feet to the first mentioned point and the place of beginning

CONTAINING 1.327 acres of land, be the same more or less.

BEING Lot No. 1 as shown on said Plan.

BEING Parcel #69-9-11

BEING the same premises which Manufactures and Traders Trust Company, Trustee for Securitization Series 1999-1, Agreement dated 3-4-99, by Deed dated 10/8/03 and recorded 12/29/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6022, Page 749, and Instrument #10357189, granted and conveyed unto James R. Dollinger, individual, in fee.

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

VS

DEFENDANT: **JAMES R. DOLINGER**

SALE ADDRESS: 101 West Sherwood Drive aka 101 Sherwood Drive, Oxford, PA 19363

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

**SALE NO. 18-4-245**

**Writ of Execution No. 2015-11383**

**DEBT \$37,701.86**

LAND referred to in this commitment is described as all that certain property situated in the Borough of Malvern in the County of Chester, and State of PA and being described in a deed dated 06/14/2001 and recorded 07/10/2001 in Book 5005 Page 2134 among the land records of the County and State set forth above, and referenced as follows:

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

SITUATE in the Borough of Malvern, County of Chester, State of Pennsylvania, described in accordance with a Building Envelope Plan for Bentley Construction Corporation made by Howard W. Doran, Inc. and Associates, Newtown Square, PA, dated 4/19/1983 last revised 3/2/1984 as follows, to wit:

BEGINNING at a point of Lot A-13 which point being measured the six following courses and distances from a point of marking the intersection of the title line in the bed of Sugartown

Road (50 feet wide) with the title line in the bed of King Road; (1) along the title line in the bed of Sugartown Road in a northwesterly direction 484.05 feet more or less to a point; (2) still along the aforementioned Sugartown Road north 21 degrees, 51 minutes, 20 seconds west 163.10 feet to a point; (3) crossing the southwesterly side of Sugartown Road and along lands now or late of Peter P. and Sara A. Dittmer north 68 degrees, 42 minutes, 40 seconds east 178 feet to a point an iron pin found; (4) still along the aforementioned lands north 21 degrees, 51 minutes, 20 seconds west 20.90 feet to a point (5) still along the aforementioned lands and also along lands now or late of John K. and Margaret A. Miller north 68 degrees, 42 minutes, 40 seconds east 494.05 feet to a point a stone four and (6) south 21 degrees, 12 minutes, 06 seconds east 106.52 feet to the point of beginning; thence extending from said point of beginning south 07 degrees, 45 minutes west 76.50 feet to a point; thence extending north 82 degrees, 15 minutes west 29.24 feet to a point a corner of Lot B-12; thence extending along the same north 07 degrees, 45 minutes east, 76.50 feet to a point; thence extending south 82 degrees, 15 minutes east, 29.24 feet to the first mentioned point and place of beginning. Being Lot No. A-13 as shown on said Plan. Also known as 13 Landmark Drive, Malvern, PA 19355.

BEING known as Parcel No. 2-2-81.

BEING the same premises which Jodi B. Shimock, unmarried, by Deed dated 06/14/01 and recorded 07/10/01 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 5005 Page 2134, conveyed and granted unto Eligio Bonelli, unmarried, in fee. Excepting there out and therefrom (if any) me premises as more fully described in the following deed:none.

PLAINTIFF: Wells Fargo Bank, National Association, as Indenture Trustee for GMACM Home Equity Loan Trust 2004-HE1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ELIGIO BONELLI**  
SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

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

**SALE NO. 18-4-246**  
**Writ of Execution No. 2016-02178**  
**DEBT \$350,633.22**

ALL THAT CERTAIN Unit being Building No. 12 Unit No. 71 in "Bradford Hills at Chesterbrook" (formerly Signal Hill at Chesterbrook) a Condominium located on the northerly side of Bradford Road, Tredyffrin Township, Chester County, Commonwealth of Pennsylvania which has heretofore been submitted to the Pennsylvania Uniform Condominium Act 1980-69 P.S.A. Sec. 3101 et seq. as designated in the Declaration of Condominium Ownership of Signal Hill at Chesterbrook, a Condominium including Plots and Plans attached as an exhibit thereto, bearing dated the 16th day of October 1985 and recorded in the Office for the Recording of Deeds in Chester County in Misc. Deed Book 107 Page 174 and Amendment to By-Laws dated September 9, 1986 and recorded in Chester County Book 458 Page 377 and First Amendment to Declaration dated September 9, 1986 and recorded in Chester County Book 458 Page 356, and Second Amendment to Declaration dated September 9, 1986 and recorded in Chester County Book 458 Page 371, and Third Amendment to Declaration dated June 2, 1987 and recorded in Chester County Book 193 Page 425, and Fourth Amendment to Declaration dated September 14, 1987 and recorded in Chester County Book 913 Page 370 and Fifth Amendment to Declaration dated October 26, 1987 and recorded in Chester County Book 952 Page 538; and Sixth Amendment to Declaration dated January 28, 1988 and recorded in Chester County Book 1051 Page 36, and Assignment and Assumption Declaration Rights dated September 9, 1986 and recorded in Chester County Book 458 Page 368.

TOGETHER with undivided interest of, in and to the common elements of such Condominium as set forth in the aforesaid Declaration of Condominium Ownership and Amendments thereto.

BEING known for informational purposes as 71 Soldiers Square, Chesterbrook, PA 19087

BEING the same premises which Rose Horvath, by Deed dated 4/16/99 and recorded 5/7/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4558, Page 1764, granted and conveyed unto Richard Waller and Agnes Waller, husband and wife, in fee. And

the said Agnes Waller departed this life on or about November 26, 2013, thereby vesting title solely in Richard Waller.

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **RICHARD WALLER**

SALE ADDRESS: 71 Soldiers Square,  
Chesterbrook, PA 19087

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

**SALE NO. 18-4-247**  
**Writ of Execution No. 2017-10952**  
**DEBT \$44,664.35**

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as No. 313 South First Avenue, Coatesville, Chester County, Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E. dated December 7, 1948, as follows:

BEGINNING at a point in the center line of South First Avenue, distant 124.59 feet measured southwardly along said center line of South First Avenue from its point of intersection with the center line of Oak Street being also in the extended center line of a dividing partition wall separating the 6th and 7th dwellings, numbered from the northerly end of a row of 36 dwellings and known as Nos. 311 and 313 South First Avenue respectively; thence along the center line extending of the said dividing partition wall and through said wall, being now or formerly the line of land now or late of Mark Sugarman, et. ux., south 70 degrees 12 minutes east, 125.10 feet to a point at or near the face of a stone retaining wall; thence along a line now or late of Mark Sugarman, et ux. and paralleling the face of said wall south 19 degrees 46 minutes west, 16 feet to a corner of land now or late of Mark Sugarman, et ux., being the northeasterly corner of a lot with a dwelling house erected thereon designated as No. 315 South First Avenue; thence along the same and along the center line of the middle dividing partition wall between said house erected on the lot herein conveyed and said house erected on the lot immediately adjoining iron the south, north 70 degrees 12 minutes west, 125.11 feet to a point in the center line of South First Avenue aforesaid; thence along the same north 19 degrees 48 minutes east 16 feet to the point of beginning.

CONTAINING 2,001.7 square feet of



land, be the same more or less.

BEING Parcel No. 16-10-133

BEING the same premises which Regina C. Bryant, by Deed dated May 23, 2008 and recorded June 6, 2008 in Deed Book 7451, Page 337 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Regina C. Bryant, in fee.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper  
VS

DEFENDANT: **SONYA Y. BRYANT, EXECUTRIX OF THE ESTATE OF REGINA C. BRYANT, DECEASED**

SALE ADDRESS: 313 South 1st Avenue, Coatesville, PA 19320

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

**SALE NO. 18-4-248**

**Writ of Execution No. 2017-07389**

**DEBT \$173,512.15**

ALL THAT CERTAIN message and lot of land designated as No. 236 East Lincoln Highway, hereditaments situate in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, follows:

FRONTING on the south side of East Lincoln Highway, 18 feet and 8 1/2 inches and extending back so parallel straight lines of that breadth 240 feet to Harmony Street.

BOUNDED on the west by land now or late of Hannah W. Scott; on the east by land now or late of Lo south by said Harmony Street and on the north by said East Lincoln Highway.

PLAINTIFF: U.S. Bank, National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-RP1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DARIUS GREEN**

SALE ADDRESS: 236 East Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SARAH A. ELIA, ESQ., 267-295-3364**

**SALE NO. 18-4-250**

**Writ of Execution No. 2017-07574**

**DEBT \$453,097.23**

PROPERTY situate in the Wallace Township, Chester County, Pennsylvania

BLR# 31-4-129.15

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS17

VS

DEFENDANT: **MARK S. EBERHARDT a/k/a MARK EBERHARDT**

SALE ADDRESS: 150 Messner Lane, Glenmoore, PA 19343-1717

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

**SALE NO. 18-4-251**

**Writ of Execution No. 2017-04131**

**DEBT \$19,833.58**

TAX Parcel No. 53-6-295

ALL THE CERTAIN unit in the property known, named and identified as Goshen Valley One, located in West Chester Borough, Chester County, Commonwealth of Pennsylvania, which as heretofore deed submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq. by the recording in the County of Chester County Recorder of Deeds a Declaration of dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 256, a Declaration Plan dated November 10, 1972 and last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53, Page 14 and Code of Regulations dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 284, being designated on said Declaration Plan as Unit No. 907 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .641%.

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester, by Indenture bearing date 04/19/02 and recorded 06/19/02 in the Office of the Recorder of Deeds, in and for the County of Chester Deed Book No. 5309, Page 1734 etc., granted and conveyed unto RST Partner c/o Tony Lal, in fee.

TOGETHER with all and singular the buildings and improvements, ways, streets, alley, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted

premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, heirs and assigns, to and for the only proper use and behoof of the said Grantee, heirs and assigns, forever.

AND the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it or any of them, shall and will

PLAINTIFF: Goshen Valley  
Condominium One

VS

DEFENDANT: **RST PARTNERS  
a/k/a RST GROUP, LLC**

SALE ADDRESS: 907 Valley Drive,  
West Chester, PA 19382

PLAINTIFF ATTORNEY: **NICOLE D.  
MILLER, ESQ., 609-751-5551**

**SALE NO. 18-4-252**

**Writ of Execution No. 2013-01028**

**DEBT \$60,349.02**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of North Coventry County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of "Coventry Pointe", made by Pennoni Associates, Inc., dated 2/23/1990, recorded 10/19/1990 in Plan No. 10800, as follows, to wit:

BEGINNING at a point on the northerly side of Coventry Pointe Lane, said point being a

corner of Unit #12-6 as shown on said Plan; thence extending from said beginning point along Coventry Pointe Lane on the arc of a circle curving to the left, having a radius of 261 feet, the arc distance of 48.98 feet to a point, a corner of Unit #17-2; thence extending along the same north 11 degrees, 00 minutes, 00 seconds east, 151.61 feet to a point, a corner of Unit #13-4; thence extending along the same south 89 degrees, 4 minutes, 28 seconds west, 11.36 feet to a point, a corner of Unit #12-6; thence extending along the same the (2) following courses and distances: (1) south 22 degrees, 31 minutes, 54 seconds west, 71.79 feet to a point and (2) south 28 degrees, 49 minutes, 26 seconds west, 72.18 feet to the first mentioned point and place of beginning.

BEING Unit #17-1 as shown on said Plan.

BEING the same premises which Coventry Clusters Corporation, by Deed dated July 25, 1995 and recorded July 31, 1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3919, Page 481, granted and conveyed unto Barbara G. Bartchak.

BEING known as: 1701 Coventry Pointe Lane, North Coventry Township, PA 19465 a/k/a Pottstown, PA 19465

PARCEL No.: 17-3G-185

IMPROVEMENTS: residential property.

PLAINTIFF: PROF-2013-S3 Legal Title Trust IV, by U.S. Bank N.A., as Legal Title Trustee

VS

DEFENDANT: **DENISE KLINE,  
PLENARY GUARDIAN FOR BARBARA G.  
BARTCHAK, AN INCAPACITATED PERSON**

SALE ADDRESS: 1701 Coventry Pointe Lane, North Coventry Township, PA 19465 a/k/a Pottstown, PA 19465

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

**SALE NO. 18-4-253**

**Writ of Execution No. 2017-00535**

**DEBT \$263,181.47**

PROPERTY situate Township of East Fallowfield

TAX Parcel #Tax ID/UPI Parcel No. 47-06-0012.300 / 47-6-12.30

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC  
 VS  
 DEFENDANT: **DAVID L. BESSELMAN**  
 SALE ADDRESS: 1605 Horseshoe Trail, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 18-4-254**  
**Writ of Execution No. 2012-01090**  
**DEBT \$435,279.47**

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

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Twp. of East Bradford, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision of the Scnolltown Farm, prepared by SWK, Ltd., dated March 18, 1985, last revised June 20, 1985 as recorded in the Office of the Recorder of Deeds of Chester County as Plan No. 5638, as follows:

BEGINNING at a point on the northeasterly side of Shropshire Drive (50.00 feet wide), a corner of this and Lot No. 48 as shown on said Plan, which point is measured the four following courses and distances from a point of curve on the southeasterly side of Scnolltown Road (L.R. 15087) as shown on said Plan;

(1) LEAVING Scnolltown Road on the arc of a curve, curving to the left, having radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the northeasterly side of Shropshire Drive

(2) SOUTH 44 degrees 00 minutes 51 seconds east 55.02 feet to a point of curve;

(3) ON The arc of a curve, curving to the right, having a radius of 350.00 feet the arc distance of 207.78 feet to a point of tangent; and

(4) SOUTH 10 degrees 00 minutes 00 seconds east 186.76 feet to the point of beginning;

THENCE extending from said point of beginning north 79 degrees 53 minutes 21 seconds east along line of Lot No. 48, 148.52 feet to a point a corner in line of Lot No. 45 as shown on said Plan; thence extending south 06 degrees 19 minutes 19 seconds east along line of Lot No. 45, 94.00 feet to a point a corner of Lot No. 46 as shown on said

Plan;

THENCE extending south 19 degrees 34 minutes 20 seconds west along line of Lot No. 46, 116.85 feet to a point, a corner on the northeasterly side of Shropshire Drive, aforesaid;

THENCE extending said side thereof the two following courses and distances:

(1) ON the arc of a curve, curving to the right having a radius of 200.00 feet the arc distance of 189.08 feet to a point of tangent; and

(2) NORTH 10 degrees 00 minutes 00 seconds west 33.00 feet to a point a corner of Lot No. 48 as shown on said Plan, the first mentioned point and place of beginning.

BEING Lot No. 47 Scnolltown Farm; known as 209 Shropshire Drive, as on said Plan.

BEING UPI Number 51-7D-79

PARCEL No.: 5107D00790000

BEING known as: 209 Shropshire Drive, West Chester, PA 19382

BEING the same property conveyed to Charles R. Stickland and Sandra L. Stickland, Elvin Emhoff and Dolores Emhoff who acquired title by virtue of a Deed from Anthony S. Desanctis, dated July 31, 1998, recorded August 19, 1998, at Deed Book 4403, Page 2161, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A., Successor by Merger to Homeq Servicing Corporation Successor by Merger TMS Mortgage, Inc. dba The Money Store

VS

DEFENDANT: **CHARLES R. STICKLAND, SANDRA L. STICKLAND, ELVIN EMHOFF & DOLORES EMHOFF**

SALE ADDRESS: 209 Shropshire Drive, West Chester, PA 19382

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

**SALE NO. 18-4-255**  
**Writ of Execution No. 2017-00392**  
**DEBT \$1,665.73**

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

TAX Parcel No. 16-10-232

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **SONAY J. ORTIGA**  
 SALE ADDRESS: 404 Colina Lane,

Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

**SALE NO. 18-4-256**

**Writ of Execution No. 2017-00363**

**DEBT \$1,707.48**

ALL THAT CERTAIN lot of land and dwelling house erected thereon, situate in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania.

TAX Parcel No. 16-9-283

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **OSCAR RODRIGUEZ**

SALE ADDRESS: 74 W. Fifth Avenue, Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **ROBERT P. DADAY, ESQ., 484-690-9300**

**SALE NO. 18-4-258**

**Writ of Execution No. 2017-07280**

**DEBT \$150,707.88**

PROPERTY situate in North Coventry Township

TAX Parcel #Tax ID/UPI Parcel No. 17-03C-0165/17-3C-165

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, NA

VS

DEFENDANT: **MICHAEL B. KRICZKY**

SALE ADDRESS: 537 Kline Avenue, Pottstown, PA 19465

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

**SALE NO. 18-4-259**

**Writ of Execution No. 2011-13552**

**DEBT \$1,414,802.38**

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

PARCEL 1

ALL THAT CERTAIN message and tract of land situate in West Vincent Township,

Chester County, Pennsylvania, bounded and described according to a survey prepared by George F. Schaner, C.E. Pottstown, Pennsylvania dated 6/26/1958 revised 12/23/1958, as follows, to wit:

BEGINNING at a corner of lands now or late of L. & M. Ashenfelter, said point being in the middle of a public road (33 feet wide) leading from Birchrunville to Flowing Springs and the Pottstown West Chester State Highway, traffic route No. 100; thence along the middle of said road and the lands of the said L. & M. Ashenfelter north 33 degrees, I 5 minutes west 373 feet to a corner of lands now or late of John Defanda; thence along the same north 52 degrees, 11 1/2 minutes east 634.65 feet to an iron pin a corner on line of lands late of George Wiley, thence along the same south 56 degrees, 20 minutes, 18 seconds east 913.62 feet to a corner of other lands of W. Thornton Martin; thence along the same south 52 degrees, 11 1/2 minutes west 994.06 feet to a corner in the middle of aforesaid public road leading towards Birchrunville; thence along the middle of the the same north 39 degrees, 150', west 20 feet to a corner marking the center lien of the intersection of another public road leading toward Nantmeal Road; thence along the middle of the latter road and lands of W. Thornton Martin south 82, 58 minutes, 21 seconds west 512.82 feet to a point of deflection and continuing along the middle of said public road south 60 degrees, 15 minutes west 178 feet to a corner on line of lands of Lewis and Maude Ashenfelter: thence along the latter lands the three following courses and distances: north 24 degrees, 30 minutes west 305 feet, and north 70 degrees, 30 minutes east 345 feet, and north 52 degrees, 30 minutes east 257 feet to the place of beginning.

PARCEL 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Vincent, Chester County, Pennsylvania, bounded and described according to a subdivision plan of property for Vincent G. Kling, Jr., made by W. Richard Craig, R.S., Lines Unlimited, Inc., Spring City, Pennsylvania, dated 7/18/179, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hilltop Road, a corner of land of Michael J. Schreiner and Mary Louise Schreiner, h/w, grantors herein; thence from said point of beginning and leaving the bed of Hilltop Road and along land of Michael J. Schreiner and Mary Louise Schreiner, h/w, north 50 degrees, 38 minutes east 998.45 feet to a point, a corner of land now or late

of Vera Meyer, thence along the same south 56 degrees, 46 minutes east 213.00 feet to a point, a corner of Lot #2 as shown on said Plan, owned by David P. Andrews and Francis S. Andrews, h/w; thence along the same south 30 degrees, 55 minutes west 774.74 feet to a point on the title line in the bed of Hilltop Road; thence along in the same the three following courses and distances: (1) north 80 degrees, 28 minutes west 82.29 feet to a point; (2) north 81 degrees, 47 minutes, west 164.20 feet to a point; and (3) north 79 degrees, 03 minutes west 213.60 feet to a point, the point and place of beginning.

BEING Lot #1 as shown on said Plan.

EXCEPTING therefrom and thereout

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Vincent, Chester County, Pennsylvania, bounded and described according to a subdivision plan of property for Vincent G. Kling, Jr., made by W. Richard Craig, R.S., Lines Unlimited, Inc., Spring City, Pennsylvania, dated 7/18/79, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hilltop Road, a corner of land of Mary Louise Schreiner, grantor herein; thence from said point of beginning and leaving the bed of Hilltop Road and along land of Mary Louise Schreiner, north 50 degrees, 38 minutes east 998.43 feet to a point, a corner of land now or late of Vera Meyer; thence along the same south 56 degrees, 46 minutes east 213.00 feet to a point, a corner of Lot #2 as shown on said Plan, owned now or formerly of David P. Andrews and Francis S. Andrews, husband and wife; thence along the same south 30 degrees, 55 minutes west 774.74 feet to a point on the title line in the bed of Hilltop Road; thence along in the same the three following courses and distances: (1) north 80 degrees, 28 minutes west 82.29 feet to a point; (2) north 81 degrees, 47 minutes west 164.20 feet to a point; and (3) north 79 degrees, 03 minutes west 213.60 feet to a point, the point and place of beginning.

BEING UPI# 25-3-76.2

ALSO excepting therefrom and thereout

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 3 on a Final Plan, Minor Subdivision Plan for Mary Louise Schreiner, dated September 23, 1998 and last revised December 28, 1998, prepared Beideman Associates, Inc., Civil Engineers and Surveyors, Uwchland, PA, and being

more fully described as follows:

BEGINNING at a corner of Lot 2 on the widened north right of way line of Hilltop Road T-470, as widened to a distance of 25 feet north of the centerline thereof, which beginning point is measured the two following courses and distances from a railroad spike set on the title line in Hilltop Road at a corner of Nicolas P. Serafino and Karen Serafino, on line of land of Vincent G. Kling, Jr. and Kristina R. Kling: (1) along land of Serafino and crossing the existing north right of way of Hilltop Road and also crossing a concrete monument found at a distance of 25.05 feet from the last mentioned point, north 52 degrees, 71 minutes, 30 seconds east 25.11 feet to the southwest corner of Lot 1; (2) along Lot 1 and Lot 2 being the widened north right of way line of Hilltop Road south 32 degrees, 27 minutes, 50 seconds east 225.16 feet to the point of beginning; thence from the point of beginning leaving Hilltop Road along Lot 2 the six following courses and distances: (1) north 57 degrees, 32 minutes, 10 seconds east 50.91 feet to a point; (2) south 73 degrees, 16 minutes, 44 seconds east 105.71 feet to a point; (3) north 66 degrees, 51 minutes, 18 seconds east 90.00 feet to a point; (4) north 50 degrees, 46 minutes, 49 seconds east 60.20 feet to a point; (5) south 83 degrees, 23 minutes, 10 seconds east 59.55 feet to a point; (6) south 66 degrees, 09 minutes, 26 seconds east 512.18 feet to a corner of Lot 2 on line of land of James M. Hunter and Margaret A. Hunter; thence along said land of Hunter south 51 degrees, 07 minutes, 23 seconds west 503.54 feet to an iron pin set on the widened north right of way line of Hilltop Road; thence along the widened north right of way line of Hilltop Road the four following courses and distances: (1) north 78 degrees, 3 minutes, 37 seconds west 9.60 feet to a point; (2) north 30 degrees, 29 minutes, 47 second west 10.25 feet to a point; (3) north 33 degrees, 15 minutes, 43 seconds; west 10.25 feet to a point; (4) north 34 degrees, 32 minutes, 05 seconds west 167.18 feet to a point; thence south 55 degrees, 27 minutes, 55 seconds west 8.50 feet to a point on the existing north right of way line of Hilltop Road; thence along the existing north right of way line of Hilltop Road north 34 degrees, 32 minutes, 05 seconds west 145.61 feet to a point; thence north 57 degrees, 32 minutes, 05 seconds west 145.61 feet to a point; thence north 57 degrees, 32 minutes, 10 seconds east 8.50 feet to a point on the way line of Hilltop Road north 32 degrees, 27 minutes, 50 seconds west 137.12 feet to the point of beginning.

BEING Part of UPI# 25-3-77.1

ALSO excepting therefrom and thereout

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in West Vincent Township, Chester County, Pennsylvania, bounded and described according to a Minor Subdivision for Mary Louise Schreiner made by Beideman Associates Inc., Uwchland, PA, dated 9/23/1998 and last revised 12/28/1998 and recorded in Plan File #14732, as follows, to wit:

BEGINNING at a point on the northeasterly side of Hilltop Road (T-470) at a common corner of Lots #2 and #3 as shown on said Plan; thence from said beginning point and extending along the side of said road north 32 degrees 27 minutes 50 seconds west, 60 feet to appoint, a corner of Lot #1; thence extending along the same the six following courses and distances; (1) north 57 degrees 32 minutes 10 seconds east, 38.73 feet to a point; (2) south 73 degrees 16 minutes 44 seconds east, 148.20 feet to a point; (3) north 66 degrees 51 minutes 18 seconds east, 74.88 feet to a point; (4) north 50 degrees 46 minutes 49 seconds east, 68.64 feet to a point; (5) south 83 degrees 23 minutes 10 seconds east, 87.16 feet to a point; (6) north 50 degrees 37 minutes 36 seconds east, 419.66 feet to a point in line of lands now or late of Patricia L. Katra; thence extending along lands of the same south 56 degrees 50 minutes 07 seconds east, 528.85 feet to a point, a corner of lands now or late of James M. Hunter, et ux; thence extending along lands of the same south 51 degrees 07 minutes 23 seconds west, 462.42 feet to a point, a corner of Lot #3, aforesaid; thence extending along the same the six following courses and distances; (1) north 56 degrees 09 minutes 26 seconds west, 512.18 feet to a point (2) north 83 degrees 23 minutes 10 seconds west, 59.56 feet to a point (3) south 50 degrees 46 minutes 49 seconds west, 60.20 feet to a point; (4) south 66 degrees 51 minutes 18 seconds west, 90.00 feet to a point; (5) north 73 degrees 16 minutes 44 seconds west, 105.71 feet to a point, and (6) south 57 degrees 32 minutes 10 seconds west, 50.91 feet to a point, being the first mentioned point and place of beginning.

BEING UPI# 25-3-77.1B

ALSO excepting therefrom and thereout

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

according to a Minor Subdivision for Mary Louise Schreiner made by Beideman Associates Inc. Uwchland, PA, dated 9/23/1998 and last revised 12/28/1998 and recorded in Plan file #14732, as follows, to wit:

BEGINNING at a point on the northeasterly side of Hilltop Road T-470 on a corner of lands now or late of Nicholas P. Serafino and Karen Serafino, being Parcel #25-3-76.1C; thence extending north 52 degrees 11 minutes 30 seconds east, along said lands now or late of Serafino, 612.38 feet to a point of concrete monument found; thence extending south 56 degrees 21 minutes 29 seconds east, along lands now or late of David B. Kusner, 339.99 feet to a concrete monument found; thence partly along lands now or late of Patricia L. Katra south 56 degrees 50 minutes 07 seconds east, 35.15 feet to a point; thence extending the six following courses and distances along Lot #2 on said Plan; (1) south 50 degrees 37 minutes 36 seconds north, 419.66 feet to a point; (2) north 83 degrees 23 minutes 10 seconds west, 86.56 feet to a point; (3) south 50 degrees 48 minutes 49 seconds west, 68.64 feet to a point; (4) south 65 degrees 51 minutes 18 seconds west, 74.88 feet to a point; (5) north 73 degrees 16 minutes 44 seconds west, 148.20 feet to a point; (6) south 57 degrees 32 minutes 10 seconds west, 38.73 feet to a point on the northeasterly side of Hilltop Road T-470; thence extending along same north 32 degrees 27 minutes 59 seconds west, crossing a drainage easement for over Lots 1 for Lots 1 and 2, 165.16 feet to a point on the a corner of lands now or late of Serafino, being the first mentioned point and place of beginning

BEING UPI #25-3-70

BEING UPI Number 25-3-70

PARCEL No.: 2-503-00700000

BEING known as: 1350 Shady Lane, Chester Springs, PA 19425

BEING the same property conveyed to Stephen J. and Deborah A. Reichert who acquired title by Virtue of a Deed from Vincent G. Kling, Jr. and Kristina R. Kling, his wife, dated May 2, 2003, recorded May 28, 2003, at Deed Book 5714, Page 668, Chester County, Pennsylvania Records.

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

VS

DEFENDANT: **STEPHEN J. REICHERT and DEBORAH A. REICHERT**

SALE ADDRESS: 1350 Shady Lane,

Chester Springs, PA 19425  
PLAINTIFF ATTORNEY: **MANLEY  
DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 18-4-260**  
**Writ of Execution No. 2017-09946**  
**DEBT \$166,738.78**

PROPERTY situate in the Phoenixville  
Borough, 6th, Chester County, Pennsylvania  
BLR# 15-12-59  
IMPROVEMENTS thereon: residential  
dwelling  
PLAINTIFF: JPMorgan Chase Bank,  
N.A.

VS  
DEFENDANT: **DAVID J. KOMAR**  
SALE ADDRESS: 1054 Callowhill  
Street, Phoenixville, PA 19460-4005  
PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 18-4-261**  
**Writ of Execution No. 2017-08893**  
**DEBT \$122,470.82**

PROPERTY situate in the Phoenixville  
Borough, 6th, Chester County, Pennsylvania  
UPI# 15-8-45  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: U.S. Bank National  
Association, as Trustee for J.P. Morgan Mortgage  
Acquisition Corporation 2005-Opt1, Asset Backed  
Pass-Through Certificates, Series 2005-Opt1

VS  
DEFENDANT: **UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER ALEXANDER  
GOJKOVICH a/k/a ALEXANDER  
GOJKOVICH, SR., DECEASED**

SALE ADDRESS: 577 Nutt Road,  
Phoenixville, PA 19460-3345  
PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 18-4-262**  
**Writ of Execution No. 2013-08243**  
**DEBT \$168,677.30**

PROPERTY situate in the Kennett  
Square Borough, Chester County, Pennsylvania  
BLR# 3-4-137  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Newlands Asset Holding  
Trust  
VS  
DEFENDANT: **YVONNE B.  
MURREY**

SALE ADDRESS: 413 Meredith Street,  
Kennett Square, PA 19348-3227  
PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 18-4-263**  
**Writ of Execution No. 2016-05428**  
**DEBT \$3,075.52**

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

TAX Parcel No. 38-2M-46.1  
PLAINTIFF: Township of Valley  
VS  
DEFENDANT: **ANTHONY  
HICKLEN and GLORIA D. HICKLEN**  
SALE ADDRESS: 327 Harry Road,  
Coatesville, Pennsylvania 19320  
PLAINTIFF ATTORNEY: **ROBERT P.  
DADAY, ESQ., 484-690-9300**

**SALE NO. 18-4-264**  
**Writ of Execution No. 2016-06401**  
**DEBT \$680,020.78**

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

ALL THAT CERTAIN lot or parcel of  
land situated in the Township of West Bradford,  
County of Chester and Commonwealth of  
Pennsylvania, being known as Lot No. 30 as shown  
on a plan entitled, "Title Plan, Final Subdivision  
and Land Development Plan, The Reserve at

Chestnut Ridge”, dated February 12, 2003, last revised May 17, 2005 sheets No. 4 through No. 7 of 30, prepared by Commonwealth Engineers, Inc., Downingtown, Pennsylvania 19335 and recorded in the Chester County Recorder of Deeds Office on May 19, 2006 as Instrument No. 10651729 in Plan Book 17816, Page 1, more particularly described as follows:

BEGINNING at a common corner of Lots No. 30 and No. 31 on the southerly side of a cul-de-sac bulb, West Stonington Drive, (50’ R.O.W.); thence

1. ALONG the cul-de-sac bulb, passing along an arc of a circle curving to the left, having a radius of 100.00 feet, an arc distance of 84.05 feet, a chord bearing of north 58 degrees 25 minutes 04 seconds east, a chord distance of 81.60 feet to a corner of Open Space Area “C”; thence

2. ALONG Open Space Area “C”, south 55 degrees 39 minutes 45 seconds east, a distance of 126.81 feet to a corner; thence

3. CONTINUING along Open Space Area “C”, south 03 degrees 08 minutes 25 seconds east, a distance of 100.00 feet to a corner on line of a PECO R/W (75’ wide); thence

4. ALONG said PECO R/W south 86 degrees 13 minutes 24 seconds west, a distance of 170.83 feet to a corner of Lot No. 31; thence

5. ALONG Lot No. 31 a non-radial line, north 03 degrees 46 minutes 36 seconds west, a distance of 140.20 feet to the first mentioned point and place of beginning.

CONTAINING 24,840 square feet of land.

SUBJECT to a 20’ wide stormwater easement as shown on said referenced Title Plan.

BEING UPI Number 50-4-124

PARCEL No.: 5 004 01240000

BEING known as: 1463 West Stonington Drive, Downingtown, PA 19335

BEING the same property conveyed to Samuel A. Williams and Sondra Y. Williams, husband and wife who acquired title, with rights of survivorship, by Virtue of a Deed from toll PA VI, LP, dated March 9, 2007, recorded March 16, 2007, at Document ID 10737157, and recorded in Book 7107, Page 1828, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-9

VS  
DEFENDANT: SAMUEL A.

**WILLIAMS and SONDRY Y. WILLIAMS**  
SALE ADDRESS: 1463 West Stonington Drive, Downingtown, PA 19335  
PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 18-4-265**  
**Writ of Execution No. 2016-07771**  
**DEBT \$154,294.40**

ALL THAT CERTAIN tract or piece of land, situated in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a map made for Second Whitford Associates, called “Grove Hill” by Yerkes Associates, Inc., West Chester, Pa., dated 2-21-1980 and last revised 4-15-1980 and recorded in Plan Book 3064 as follows, to wit:

BEGINNING at a point on the southwesterly side of Grove Avenue (50 feet wide), a corner of Lot #7 on said Plan; thence extending along said Lot south 39 degrees 50 minutes 07 seconds west 191.38 feet to a point in line of lands now or late of David L. Daly; thence extending along said lands, north 25 degrees 31 minutes 20 seconds west 240.10 feet to a point, a corner of Lot #9; thence extending north 75 degrees 31 minutes 15 seconds east 161.51 feet to a point on the southwesterly side of Grove Avenue; thence extending along same on the arc of a circle curving to the left having a radius of 212.60 feet the arc distance of 132.41 feet to the first mentioned point and place of beginning.

CONTAINING 30,005.285 square feet; BEING Lot #8 on said Plan, CHESTER County Tax Parcel #41-5-218.8

BEING the same premises which Second Whitford Associates, a Limited Partnership, by Deed dated 1/26/90 and recorded 2/2/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1872 Page 592, granted and conveyed unto W. Phillip Richardson and Ellen Payne Richardson, his wife, in fee.

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **ELLEN PAYNE RICHARDSON, W. PHILLIP RICHARDSON and UNITED STATES OF AMERICA**

SALE ADDRESS: Lot 8 Grove Hill assessed as 1468 Grove Avenue, West Chester, PA



19380

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

SALE NO. 18-4-266  
Writ of Execution No. 2017-06723  
DEBT \$375,992.79

PROPERTY situate in Township of East Pikeland

TAX Parcel #26-3-162.30  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-1, Mortgage Loan Pass-Through Certificates, Series 2005-1 c/o Nationstar Mortgage LLC

VS  
DEFENDANT: CHRISTINE DELUCA and JOSEPH DELUCA  
SALE ADDRESS: 124 Hartman Drive, Phoenixville, PA 19460  
PLAINTIFF ATTORNEY: KML LAW GROUP, P.C., 215-627-1322

SALE NO. 18-4-267  
Writ of Execution No. 2017-03995  
DEBT \$149,555.64

PROPERTY situate in Borough of Spring City

TAX Parcel #Tax UPI Parcel No. 14-4-44

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS  
DEFENDANT: STEVEN FRYE SOLELY IN HIS CAPACITY AS HEIR OF BERNICE L. FRYE a/k/a BERNICE FRYE DECEASED, BARBARA FRYE SOLELY IN HER CAPACITY AS HEIR OF BERNICE L. FRYE a/k/a BERNICE FRYE DECEASED, DWAYNE FRYE SOLELY IN HIS CAPACITY AS HEIR OF BERNICE L. FRYE a/k/a BERNICE FRYE DECEASED, RICHARD FRYE, JR. SOLELY IN HIS CAPACITY AS HEIR OF BERNICE L. FRYE a/k/a BERNICE FRYE DECEASED

SALE ADDRESS: 338 Bridge Street a/k/a 338 West Bridge Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: KML LAW GROUP, 215-627-1322

SALE NO. 18-4-268  
Writ of Execution No. 2017-07291  
DEBT \$253,542.60

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of "Valley Farm", prepared by Nave Newell, dated 3/8/2002, last revised 6/15/2006 and recorded in Chester County as Plan No. 17873, as follows, to wit:

BEGINNING at a point on the southerly side of Emerson Lane, a corner of Lot No. 59 as shown on said Plan; thence from said point of beginning north 65 degrees 59 minutes 24 seconds east 171.00 feet to a point in the bed of a proposed stormwater easement at a corner of Lot #4; thence along Lot No. 4 south 24 degrees 00 minutes 36 seconds east, crossing a stormwater easement and a planted buffer easement, 147.41 feet to a point on the north side of U.S. Route 30; thence along the said side of U.S. Route 30 the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 3,204.00 feet, the arc distance of 99.60 feet to a point of tangent (2) north 76 degrees 40 minutes 20 seconds east 74.14 feet to a point a corner of Lot No. 59; thence along Lot No. 59 north 24 degrees 00 minutes 36 seconds west, 116.71 feet to the first mentioned point and place of beginning.

AND the said Emerson Lane has since been renamed Enfield Drive.

BEING Lot No. 5 as shown on said Plan.

UPI # 38-2-23.9  
BEING the same premises which Valley Farm Associates LP, PA Limited Partnership by Deed dated November 19, 2014 and recorded November 25, 2014 in Book 9020 Page 2151 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Michelle London, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS  
DEFENDANT: MICHELLE LONDON

SALE ADDRESS: 516 Enfield Drive, Coatesville, PA 19320

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

SALE NO. 18-4-270  
Writ of Execution No. 2016-09844  
DEBT \$154,293.56

SALE NO. 18-4-269  
Writ of Execution No. 2016-10459  
DEBT \$70,214.94

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester and 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 recorded in Chester County of a Declaration, including the plans attached thereto as an exhibit, dated 6/17/1981 and recorded in Misc. Deed Book 519 Page 423 and Amendment to Declaration, 7/21/1981 and recorded in Misc. Deed Book 523 Page 114; Amendment thereto dated 10/19/1981 and recorded in Misc. Deed Book 534 Page 307; Second Amendment dated 6/10/1983 and recorded in Misc. Deed Book 594 Page 486, being and designed as Unit #414, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration of .2375%.

TITLE to said premises vested in Marguerite C. Rupp by Deed from Marianne Ferst dated November 6, 2000 and recorded December 1, 2000 in the Chester County Recorder of Deeds in Book 4860, Page 0177 as Instrument Number 0078248.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2002-5 Home Equity Pass-Through Certificates, Series 2002-5

VS

DEFENDANT: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARGUERITE C. RUPP  
aka MARGUERITE RUPP, DECEASED  
MORTGAGOR AND REAL OWNEER AND  
MARGUERITE C. RUPP aka MARGUERITE  
RUPP

SALE ADDRESS: 414 Drummers  
Lane, Wayne, PA 19087

PLAINTIFF ATTORNEY:  
MILSTEAD & ASSOCIATES, LLC, 856-482-  
1400

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, and described according to a Plan of Property of Fox Construction Company, said Plan made by Damon and Foster, Civil Engineers, dated September 19, 1958 and last revised December 16, 1958; said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania on November 20, 1958 which is before the last revision date in Plan Book No. 8 Page 28 as follows, to wit:

BEGINNING at a point on the northwesterly side of Hilltop Road (50 feet wide), said point being measured by the following five courses and distances from a point of curve on the northeasterly side of Friendship Drive (50 feet wide): (1) leaving Friendship Drive on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent northwesterly side of Hilltop Road; (2) north 87 degrees 20 minutes east measured along the northwesterly side of Hilltop Road 75 feet to a point of curve; (3) northeasterly and northwesterly measured partly along the northwesterly and partly along the southwesterly side of Hilltop Road on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 459.64 feet to a point of reverse curve on the southwesterly side of Hilltop Road; (4) northwesterly and northeasterly measured partly along the southwesterly and partly along the northwesterly sides of Hilltop Road on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 252.65 feet to a point of tangent on the northwesterly side of Hilltop Road and (5) north 64 degrees 42 minutes 40 seconds east measured along the northwesterly side of Hilltop Road 170.15 feet to a point of beginning; thence extending from said point of beginning north 25 degrees 17 minutes 20 seconds west 214.11 feet to a point; thence extending north 60 degrees 30 minutes east 61.40 feet to a point; thence extending south 46 degrees 59 minutes 17 seconds east 104.85

feet to a point; thence extending south 25 degrees 17 minutes 20 seconds east 121.20 feet to a point on the northwesterly side of Hilltop Road aforesaid; thence extending south 64 degrees 42 minutes 40 seconds west measured along the northwesterly side of Hilltop Road 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 61 as shown on the above mentioned Plan.

BEING UPI Number 43-10E-17.5

PARCEL No.: 4310E00170500

BEING known as: 382 Hilltop Road, Paoli, PA 19301

BEING the same property conveyed to Daniel F. Hartshorn who acquired title by Virtue of a Deed from John D. Cassin and Leeann K. Cassin, his wife, dated June 20, 1993, recorded June 28, 1993, at Document ID 047309, and recorded in Book 3578, Page 2313, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DANIEL F. HARTSHORN and AUDREY HAARTSHORN**

SALE ADDRESS: 382 Hilltop Road, Paoli, PA 19301

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

**SALE NO. 18-4-271**

**Writ of Execution No. 2015-01175**

**DEBT \$765,151.32**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Coventry Ridge, prepared by Conver and Smith Engineering, Inc., dated 8/20/1999, last revised 8/1/2000 and recorded in Chester County as Plan # 15659 as follows, to wit:

BEGINNING at a point on the westerly side of Hastings Lane cul-de-sac, a corner of Lot No. 9 as shown on said Plan; thence from said point of beginning, along the said side of Hastings Lane cul-de-sac the following 5 courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 69.12 feet to a point of tangent (2) south 41 degrees 16 minutes 58 seconds west 31.19 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curve (4) on the arc

of a circle curving to the left having a radius of 60.00 feet the arc distance of 117.69 feet to a point of tangent (5) south 41 degrees 16 minutes 58 seconds west 1.92 feet to a point in line of lands of Lawrence J. Losty and Esther A. Losty; thence along said lands of Lawrence J. Losty and Esther A. Losty north 38 degrees 30 minutes 00 seconds west 429.23 feet to a corner of lands of Steve F. and Valerie A. Thomas; thence along said lands of Steve F. and Valerie A. Thomas north 51 degrees 00 minutes 02 seconds east 111.80 feet to a corner of Lot No. 9; thence along Lot No. 9 the following 2 courses and distances: (1) south 38 degrees 59 minutes 58 seconds east 55.00 feet (2) south 58 degrees 20 minutes 19 seconds east 358.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

TITLE to said premises vested in Michael S. Snyder by Deed from Heritage-Coventry Ridge, L.P. dated September, 30 2002 and recorded October 7, 2002 in the Chester County Recorder of Deeds in Book 5410, Page 2127 as Instrument Number 10135695.

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to Lasalle Bank, N.A., as Trustee for the GSAA Home Equity Trust 2006-14, Asset-Backed Certificates, Series GSAA 2006-14

VS

DEFENDANT: **MICHAEL S. SNYDER**

SALE ADDRESS: 25 Hastings Ln, Spring City, PA 19475

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC, 856-482-1400**

**SALE NO. 18-4-272**

**Writ of Execution No. 2016-05312**

**DEBT \$205,492.30**

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

TAX Parcel No.: 17-04-0061

PLAINTIFF: Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC

VS

DEFENDANT: **JOHN DIMAIO, JR. and GLADYS J. DiMAIO**

SALE ADDRESS: 1048 E. Cedarville Road, Pottstown, PA 19465  
PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**SALE NO. 18-4-273**  
**Writ of Execution No. 2017-10127**  
**DEBT \$188,480.44**

PROPERTY situate in the Kennett Square Borough, Chester County, Pennsylvania  
BLR# 3-4-160  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.  
VS  
DEFENDANT: **CHARLES E. THOMPSON, III**

SALE ADDRESS: 424 South Union Street, Kennett Square, PA 19348-3335  
PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-4-274**  
**Writ of Execution No. 2015-01844**  
**DEBT \$301,803.88**

PROPERTY situate in Township of Pocopson  
TAX Parcel #63-04-0025  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing, LLC  
VS  
DEFENDANT: **WILLIAM J. TURNER, III**

SALE ADDRESS: 1549 Rodney Drive, West Chester, PA 19382  
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 18-4-275**  
**Writ of Execution No. 2016-10508**  
**DEBT \$102,291.56**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester, State of Pennsylvania, and described according to a Plan thereof known as "Hill Side" said Plan made by C.

Timothy Slack, P.E., dated August 7, 1958 as follows, to wit:

BEGINNING at a point on the southeasterly side of Penn Avenue at the distance of 32.17 feet measured on bearing of south 46 degrees 40 minutes west along the said side of Penn Avenue from its point intersection with the southwesterly side of Cambria Avenue.

CONTAINING in front or breadth on the said side of Penn Avenue 70 feet and extending of that width in length or depth southeastwardly between parallel lines or right angles to Penn Avenue 120 feet.

BEING Lot No. 12 as shown the above mentioned Plan.

BLR# 09-03-0067.050

TITLE to said premises vested in Mark Baker, an adult individual by Deed from Shari Brickus, Executrix of the Estate of Herbert T. Baker, Jr. a/k/a Herbert Baker, Jr., dated 2/23/2017 and recorded 2/24/2017 in Book 9497 Page 908

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **SHARI L. BRICKUS', IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED AND HERBERT T. BAKER III, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED AND MARK BAKER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED AND TRENT BAKER, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HERBERT T. BAKER, II a/k/a HERBERT BAKER, JR., DECEASED**

SALE ADDRESS: 47 Penn Avenue, Coatesville, PA 19320

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

**SALE NO. 18-4-276**  
**Writ of Execution No. 2017-09276**  
**DEBT \$187,594.84**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, described according to a Title Plan

for Complex XXXIII and XXXV, Willistown Woods, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pa. dated 1/16/1984 and recorded 1/25/1984 in Chester County as Plan No. 4737 as follows:

BEGINNING at a point a corner of Unit 3303D, the northwesterly point of the about to be described Unit; thence extending south 83°30'00" east 20.00 feet to a point, a corner of Unit 3305D; thence extending along same, south 6°30'00" west 70 feet to a point, another corner of Unit 3305D; thence extending north 83°30'00" west 20.00 feet to a point, a corner of Unit 3303D; thence extending along same north 06°30'00" east 70 feet to the first mentioned point and place of beginning.

BEING Unit No. 3304D as shown on said Plan.

HAVING erected thereon a residential dwelling.

BEING the same premises as Todd M. McClincey and Rachel A. McClincey Joinders with Robert F. Craft, by Deed dated July 30, 2008, and recorded on October 22, 2008, by the Chester County Recorder of Deeds in Deed Book 7534, at Page 1046, as Instrument No. 10881042, granted and conveyed unto Kellie Ann Bertsch, an individual.

UPI No. 54-8F-59.

PLAINTIFF: Statebridge Company,  
LLC

VS

DEFENDANT: **KELLIE ANN  
BERTSCH**

SALE ADDRESS: 3304 Keswick Way,  
West Chester, PA 19382

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

**SALE NO. 18-4-278**

**Writ of Execution No. 2017-09859**

**DEBT \$114,987.38**

PROPERTY situate in the Caln  
Township, Chester County, Pennsylvania

BLR# 39-4F-31

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **SUZANNE  
MOZINGO**

SALE ADDRESS: 412 Adams Street,  
Coatesville, PA 19320-2380

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

**SALE NO. 18-4-279**

**Writ of Execution No. 2017-05768**

**DEBT \$41,571.17**

ALL THAT CERTAIN brick message and lot of land situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, being the eastern one half of Subdivision No. 30, and the whole of Subdivision No. 31 of the real estate of the Coatesville Foundry and Machine Company, bounded and described as follows, to wit:

BEGINNING at a point in the north curb line of East Main Street distance eighty eight feet eastwardly from the east curb line of Twelfth Avenue, and opposite the middle of the partition wall separating the house located on this lot from the house located on the lot immediately to the west, and extending thence northwardly at right angles to said Main Street and through said partition wall one hundred and fifty feet to the south line of Diamond Street; thence eastwardly along said south line of Diamond Street ninety feet to a point in line of land now or late of Brandt H. Malin, thence southwardly along said Malin's land and parallel with the first mentioned line one hundred and fifty feet to the northern curb line of said East Main Street ninety feet to the place of beginning.

CONTAINING thirteen thousand five hundred square feet of land be the same more or less.

BEING Parcel Number: 16-3-23

BEING in the same premises which Timothy H. Daniels, by Deed dated 7/31/2006 and recorded 8/7/2006, in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6917, Page 1332, granted and conveyed unto Gary D. Nichols.

PLAINTIFF: Long Trail Trust

VS

DEFENDANT: **GARY D. NICHOLS**  
SALE ADDRESS: 1207 East Lincoln  
Highway, Coatesville, PA 19320

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

**SALE NO. 18-4-280**  
**Writ of Execution No. 2017-07486**  
**DEBT \$131,976.59**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania  
 BLR# 38-2G-41  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
 VS  
 DEFENDANT: **ROBERT P. MERSEREAU, JR. and CHRISTINA MERSEREAU**

SALE ADDRESS: 510 Thomas Circle, Coatesville, PA 19320-5934  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-4-281**  
**Writ of Execution No. 2017-07624**  
**DEBT \$274,162.77**

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania  
 BLR# 62-4-784  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS  
 DEFENDANT: **ARCHERA. OWENS and MARTHA D. OWENS**

SALE ADDRESS: 705 Arbor Lane, Kennett Square, PA 19348-2592  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-4-282**  
**Writ of Execution No. 2017-10260**  
**DEBT \$230,963.38**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania  
 BLR# 39-3-25  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Loan Services, LLC  
 VS  
 DEFENDANT: **TRAVIS E. CHESSER**

SALE ADDRESS: 2007 E Kings Hwy a/k/a 2007 Kings Hwy, Coatesville, PA 19320-2136  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 18-4-283**  
**Writ of Execution No. 2017-09464**  
**DEBT \$5,133.35**

ALL THAT CERTAIN unit in the property known, named and identified as Charlestown Hunt located in Charlestown Township, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 301 et seq. by the recording in the County of Chester Department of Records of a Declaration dated 3-14-1995 and recorded on 3-21-1995 in Record Book 3872 Page 1774 and Amended and Restated Declaration of Condominium dated 12-1-1995 and recorded 12-28-1995 in Record Book 3978 Page 1170 and any/all amendments thereto, and being designated as Unit No. 4002 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.42%

BEING UPI Number: 35-2-491  
 BEING the same premises which Michael Koss and Hannie Koss deeded to Kelly Gerland on November 29, 2016.

BEING known as 137 Hidden Hollow Court, Phoenixville, PA 19460

TAX ID No. 35-2-491  
 RESIDENTIAL dwelling  
 PLAINTIFF: Charlestown Hunt Condominium Association  
 VS

DEFENDANT:  
 SALE ADDRESS: 137 Hidden Hollow Court, Charlestown Township, Chester County, PA 19460

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

**SALE NO. 18-4-284**  
**Writ of Execution No. 2017-09710**  
**DEBT \$248,821.19**

PROPERTY situate in Township of Schuylkill  
 TAX Parcel #27-5D-39  
 IMPROVEMENTS: a residential

dwelling.

PLAINTIFF: Nationstar Mortgage LLC  
d/b/a Champion Mortgage Company

VS

DEFENDANT: **LUCY A. HANSON  
and THOMAS E. HANSON**

SALE ADDRESS: 1353 Melvin Road,  
Phoenixville, PA 19460

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

**SALE NO. 18-4-285**

**Writ of Execution No. 2017-09057**

**DEBT \$138,737.31**

PROPERTY situate in the Uwchlan  
Township, Chester County, Pennsylvania

PARCEL Number 33-4H-267

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAVID HENDRICKS  
and JONATHAN HENDRICKS**

SALE ADDRESS: 300 Village Walk  
#300, a/k/a 300 Village Walk Way, a/k/a 300 Village  
Walk, Exton, PA 19341-1241

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

**SALE NO. 18-4-288**

**Writ of Execution No. 2012-10659**

**DEBT \$1,375.98**

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

TAX Parcel No. 41-5-1128

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **ANTHONY V.  
BOWDEN and UNITED STATES OF  
AMERICA**

SALE ADDRESS: 235 Fox Run, W  
Whiteland Township, Pennsylvania 19341

PLAINTIFF ATTORNEY: **ROBERT P.  
DADAY, ESQ., 484-690-9300**

**SALE NO. 18-4-290**

**Writ of Execution No. 2017-10303**

**DEBT \$29,727.41**

PROPERTY situate in East Nottingham  
Township

TAX Parcel #Tax ID/UPI Parcel No. 69-  
07-0001/69-7-1

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: JPMorgan Chase Bank,  
National Association

VS

DEFENDANT: **ANTOINETTE M.  
COLP and EVERETT R. COLP**

SALE ADDRESS: 251 Wickersham  
Road f/k/a 1003 Reisler Road, Oxford, PA 19363

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

**SALE NO. 18-4-291**

**Writ of Execution No. 2017-00114**

**DEBT \$1,308.70**

ALL THAT CERTAIN tract of land  
situated in the Township of Caln, County of  
Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 39-4-94.1A

PLAINTIFF: Caln Township Municipal  
Authority

VS

DEFENDANT: **TIENDA  
ALQUISIRAS MEXICAN STORE INC.**

SALE ADDRESS: 2755 Lincoln  
Highway, Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **DAVID D.  
DUGAN, ESQ., 484-690-9300**

**SALE NO. 18-4-292**

**Writ of Execution No. 2014-11687**

**DEBT \$395,622.87**

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

BLR# 18-1-389

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Caliber Home Loans, Inc.  
f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **STEPHANIE A.  
ZDRAZIL**

SALE ADDRESS: 218 South Savanna  
Drive, Pottstown, PA 19465-6603

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

**563-7000**

**SALE NO. 18-4-293**  
**Writ of Execution No. 2012-10279**  
**DEBT \$564,790.08**

PROPERTY situate in the Tredyffrin Township, Chester County, Pennsylvania  
BLR# 43-10J-18.6  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Aegis Asset-Backed Securities Trust Mortgage Pass-Through Certificates, Series 2004-3

VS

DEFENDANT: **EDWARD F. MURPHY and KIM M. MURPHY a/k/a KIMBERLY MURPHY a/k/a KIMBERLY M. MURPHY**

SALE ADDRESS: 1489 Russell Road, Paoli, PA 19301-1235

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