

**NOTICES**

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**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **7577, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

JAMIE W. GONCHAROFF, Solicitor  
Law Offices of Jamie W. Goncharoff  
15 West Gay Street  
West Chester, PA 19380

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on June 28, 2017, effective 6/28/2017, for **Misfit Manor**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To rescue, rehabilitate and rehome at-risk animals, provide refuge to those that cannot be adopted out, and reduce the number of owner-surrenders by helping people care for their companion animals.

NADIA ADAWI, Esq., Solicitor  
Law Offices of Nadia S. Adawi  
5023 Osage Ave  
Philadelphia, PA 19143

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on April 3, 2017, effective 4/3/2017, for **West Chester Gateway Coalition Corporation**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To preserve and protect the historical character and landscapes of the four main gateways or entryways to West Chester Borough.

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on June 28, 2017, effective 6/28/2017, for **Links Life, Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Writing and publication of books and magazine articles

CHEYENNE MOSELEY, Solicitor  
LegalZoom  
9900 Spectrum Dr  
Austin, TX 78717

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT **JohnGio, LLP**, a Pennsylvania Limited Liability Partnership, with an address of 170 Pine Grove Road, Nottingham, Pennsylvania 19362, has decided to voluntarily dissolve, and the partnership is now engaged in winding up and settling its affairs under the provision of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT **Petrofini, LLC**, a Pennsylvania Limited Liability Company, with an address of 170 Pine Grove Road, Nottingham, Pennsylvania 19362, has decided to voluntarily dissolve, and the limited liability company is now engaged in winding up and settling its affairs under the provision of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

**ESTATE NOTICES**

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

**1st Publication**

**BRITT**, Elizabeth S., late of West Goshen Township, Chester County, PA. Gail Kelly, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church St., West Chester, PA 19382, atty.

**DALRYMPLE**, Shirley P., late of East Goshen Township, Chester County, PA. Thomas G. Dalrymple, Jr., care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd, 17 W. Miner St., West Chester, PA 19382, atty.

**GRIM, JR.**, James H., a/k/a Jim Grim, late of Upper Uwchlan Township, Chester County, PA. Cynthia E. Grim, 132 Marsh Creek Dr., Downingtown, PA 19335, Executrix.

**KIMMEL**, A. Barbara, late of London Britain Township, Chester County, PA. Donna M. Gormel, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**MCKAY**, Frances R., a/k/a Frances Ruggeri McKay, late of East Goshen. Michael McKay, 104 Manor Drive, Kennett Square, PA 19348, Executor. JOSEPH E. PALMA, Esquire, Palma Law, P.C., 125 Strafford Avenue, Wayne, PA 19087, atty.

**REHRMAN**, Donald J., late of West Vincent Township, Chester County, PA. Susan R. Miller, care of DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P. O. Box 729, Kimberton, PA 19442, Executrix. DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P. O. Box 729, Kimberton, PA 19442, atty.

**THOMPSON, JR.**, John D., late of Borough of Oxford, Chester County, PA. Whitney Chant and Jonathan D. T. Myer, care of ERIC S. COATES, Esquire, 137 E. Locust Street, P. O. Box 510, Oxford, PA 19363, Executors. ERIC S. COATES, Esquire, The Law Offices of Eric S. Coates, 137 E. Locust Street, P. O. Box 510, Oxford, PA 19363, atty.

**ZAFONTE**, Carl, late of West Caln. Michael Zafonte and Caroleah Anne Zafonte care of PATRICK DEIBLER, Esq., 131 West Main Street, New Holland, PA 17557, Administrators. PATRICK DEIBLER, Esq., Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**2nd Publication**

**DEMARCO**, Eleanor M., late of West Chester. Michele L. DeMarco, 145 Laurel Crest Drive, Wexford, PA 15090 Executrix.

**DEPTE, JR.**, James, late of Coatesville, PA. Crystal Depte, care of DOUGLAS W. OLSHIN, Esq., 442 North High Street, West Chester, PA 19380, Administratrix. DOUGLAS W. OLSHIN, Esq., Saling, Litvin & Hambleton, 442 North High Street, West Chester, PA 19380, atty.

**FRANCIS**, Donald O., late of East Vincent Township, Chester County, PA. Janice F. Welsh & Nancy L. Swart, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executrices. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**GILBERT**, Irene, late of West Chester, PA. Lloyd Gilbert, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**GROVE**, Peggy H., late of Schuylkill Township, Chester County, PA. David H. Grove, care of MARK A. GIAMPIETRO, Esquire, P. O. Box 267, Phoenixville, PA 19460-0267, Executor. MARK A. GIAMPIETRO, Esquire, P. O. Box 267, Phoenixville, PA 19460-0267, atty.

**HENNESSEY**, Desiree Leah, a/k/a Desiree Leah Foulds, late of Pottstown. Ryan Pufko, 1963 Art School Road, Chester Springs, PA 19425, Executor. **JAMES S. BAINBRIDGE**, Esquire, The Bainbridge Law Firm, LLC, 1250 Germantown Pike, Suite 203, Plymouth Meeting, PA 19462, atty.

**HOUP**, Douglas L., a/k/a Douglas Lloyd Houpt, late of Wayne. Grover H. Houpt, 759 Hedges Lane, Wayne, PA 19087, Administrator. **RUSSELL E. FARBIARZ**, Esquire, Antanavage Farbiarz, PLLC, 64 N. 4th Street, Hamburg, PA 19526, atty.

**KOVACH**, Caroline B., a/k/a Caroline B. Varner, late of East Pikeland Township, Chester County, PA. Karen B. Wieder, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executrix. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**LOISCH**, Kathleen A., late of Tredyffrin Township, Chester County, PA. Laura A. McQuaig, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. **PHILIP G. CURTIN**, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

**MARCELLUS, SR.**, Ralph E., late of East Goshen Township, Chester County, PA. Arthur N. Marcellus, 940 W. Miner Street, West Chester PA 19382, Executor. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**MC HUGH**, Joan M, late of West Chester, PA. Gerald McHugh, 660 Heatherton Lane, West Chester, PA 19380, Executor.

**PEPPERS**, Talmadge Ray, a/k/a T. R. Peppers and Ray Peppers, late of Pocopson Twp. Margaret Peppers Rover, Esq., 763 Denton Hollow Rd., West Chester, PA 19382, Executrix.

**PERON**, Jack L., a/k/a Jack Lee Peron, late of Caln Township. Kimberly L. Perry, 1510 Stirling St., Coatesville, PA 19320, Executrix. **WILLIAM T. KEEN**, Esquire, Keen, Keen, & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**PETERSHEIM**, Marie H., late of West Nantmeal Township. Michael C. Petersheim, 143 Church Road, Elverson, PA 19520, Executor. **DAVID A. PECKMAN**, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438, atty.

**SINIBALDI**, Fernanda, late of Borough of Kennett Square, Chester County, PA. Agostino Sinibaldi, care of KRISTIN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. **KRISTIN R. MATTHEWS**, Esquire, MacElree Harvey, LTD. 17 W. Miner St., West Chester, PA 19382, atty.

**STENGEL**, Elvera P., a/k/a Elvera Piacentino Stengel and Elvie Stengel, late of Penn Township, Chester County, PA. Jane Klein, Frederick Stengel and Christina Tabbut, care of ROBERT A. COHEN, Esquire, P. O. Box 1265, Exton, PA 19341, Executors. **ROBERT A. COHEN**, Esquire, Riley Riper Hollin & Colagregco, P. O. Box 1265 Exton PA 19341, atty.

**SUMMERFIELD**, Edwina, a/k/a Wendy Summerfield and Edwina T. Summerfield, late of Charlestown Township, Chester County, PA. John E. Sindoni, 2411 Perot St., Philadelphia, PA 19130, Executor. **C. SUZANNE BUECHNER**, Esquire, 789 E. Lancaster Ave., Ste. 220, Villanova, PA 19085, atty.

**TERRY**, Inez C, a/k/a Inez Terry, late of Malvern East Whiteland Township, Chester County. Janice Terry-Russell, 911 Rexton Drive, West Chester, PA 19380, Executrix. **DAVID J. PICKER**, Esquire, 526 Swede Street, Norristown, PA 19401, atty.

**WERNER**, Elizabeth A., late of West Bradford Township, Chester County, PA. Christopher L. Werner, 1266 Marshallton Thorndale Road, Downingtown, PA 19335, Executor. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**WILDMAN**, Elizabeth Irene, late of Kennett Township. Kim E. Wildman, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**WRIGHT**, Douglas K., late of West Brandywine Township, Chester County, PA. Ralph W. Kiefer and Louis N. Teti, 17 W. Miner St., West Chester, PA 19382, Executors. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**ZUNINO**, Edward A., a/k/a Edward A. Zunino, Sr., late of West Grove, Chester County, PA. Lois McGinnis-Zunino, care of EDWARD M. FOLEY, Esquire, 213 E. State St., Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State St., Kennett Square, PA 19348, atty.

### 3rd Publication

**CIGAS**, Ann B., late of West Brandywine Township. Craig J. Cigas, care of JAMES B. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C. 623 N. Pottstown Pike, Exton, PA 19341, atty.

**COOKE**, Alice S., late of East Goshen Township, West Chester, PA. Michael B. Wolf, Allison Wolf and H. Michael Cohen, Esquire, 144 West Market St., West Chester, PA 19382, Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market St., West Chester, PA 19382, atty.

**GOTTSHALL**, Carl Heffner, late of Coatsville. David E Gottshall, 137 Butternut Drive., Pottstown, PA 19464 and Suzanne E. Gottshall, 495 Upland Street, Pottstown, PA 19464, Executors.

**LANDOW**, Wilma, late of East Goshen Township, Chester County, PA. Craig Landow, care of JOSEPH E. LASTOWKA, JR., Esquire, The Madison Bldg., 108 Chesley Dr., Media, PA 19063-1712, Executor. JOSEPH E. LASTOWKA, JR., Esquire, Abbott, Lastowka & Overholt LLP, The Madison Bldg., 108 Chesley Dr., Media, PA 19063-1712, atty.

**MAULONI**, Dawn L, late of West Chester. Maria Ippolito, 895 Westtown Road, West Chester, PA 19382, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

**MCKAY**, Donald E., a/k/a Donald McKay, late of Devon. James D. McKay, 2 Chetwynd Rd., Paoli, PA 19301, Executor. JANICE E. FALINI, Esquire, Falini Law Office LLC, 310 N. High St., West Chester, PA 19380, atty.

**PUESCHNER**, Norma Virginia, a/k/a Norma V. Pueschner, late of East Goshen Township, West Chester, PA. Susan L. Thimm, 919 Owen Rd., West Chester, PA 19380, Executrix.

**SCHWARTZ**, Bernice Catherine, a/k/a Bernice C. Schwartz, late of Willistown Township. Kenneth Lakoff, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**SMEDLEY**, Julia W., late of Kennett Twp., Chester County, PA. William H. Smedley, Jr. and Robert Dantonio care of EDWARD M. FOLEY, Esq. 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD J. FOLEY, Esquire, Brutscher, Foley, Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**STEIMER**, John F., late of Phoenixville, East Pikeland Township, Chester County, PA. Harlan I. Gustafson, Jr., care of CYNTHIA A. MCNICHOLAS, Esquire, 225 North Olive Street, P.O. Box 1065, Media, PA 19063, Executor. CYNTHIA A. MCNICHOLAS, Esquire, 225 North Olive Street, P.O. Box 1065 Media PA 19063, atty.

**TIRPAK**, Helen M., late of Phoenixville Borough, Chester County. Doreen Meis, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Administratrix. ELLIOTT GOLDBERG, Esq., DiGiacomo & Goldberg, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

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COURT OF COMMON PLEAS CHESTER COUNTY  
NO. 2016-06597-RC  
CIVIL ACTION MORTGAGE FORECLOSURE

FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, c/o Specialized Loan Servicing, LLC, Plaintiff vs. Linda B. Valentine, Defendant

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Linda B Valentine, Defendant, 340 E. First Avenue, Malvern, PA 19355.

The real estate located at 340 E. First Avenue, Malvern, PA 19355 is scheduled to be sold at Sheriff's Sale on August 17, 2017 at 11:00 a.m. at the Chester County Justice Center, 201 W. Market St., West Chester, PA, to enforce the court judgment of \$216,938.91, plus fees, costs and other charges obtained by FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, c/o Specialized Loan Servicing, LLC against you. **NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE** 1. This sale will be canceled if you pay the judgment to Patrick J Wesner, Esq., 9000 Midlantic Dr., Ste. 300, P.O. Box 5054, Mount Laurel, NJ 08054. To find out how much you must pay, you may call (856) 810 5815. 2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. **RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at 610.344.6850 or Patrick J. Wesner, Esq., at 856.810.5815. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 610.344.6850 or Patrick J. Wesner, Esq. at 856.810.5815. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral & Info. Service, Chesco Bar Assn., 15 W. Gay St., West Chester, PA 19380, 310.692.1889, Patrick J. Wesner, Atty. for Plaintiff, PARKER McCAY P.A., 9000 Midlantic Dr., Ste. 300, P.O. Box 5054, Mount Laurel, NJ 08054, 856.810.5815.

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**2nd Publication of 3**

**TRUST NOTICE**

Notice of death of **Marie H. Petersheim**, late of West Nantmeal Township, Chester County, Pennsylvania, Settlor of The Marie H. Petersheim Revocable Living Trust, dated 9/7/2004, is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to: Michael C. Petersheim, trustee, care of DAVID A PECKMAN, Esq., Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19348, attorney.

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**3rd Publication of 3**

**TRUST NOTICE**

Please take notice of the existence of THE KENNETH E. BALLINGER AND JEANNE F. BALLINGER LIVING TRUST DATED AUGUST 26, 2002. The Settlor died April 24, 2017, as a result of which all persons having claims or demands against the estate, or said trust of Kenneth E. Ballinger and Jeanne F. Ballinger, who are now deceased, are requested to make known the same and all persons indebted to the decedent are requested to make payment without delay to the Trust, Kenneth E. Ballinger, Jr. co Anthony Morris, Esquire, Buckley, Brion, McGuire & Morris LLP, 118 W. Market St., Suite 300, West Chester, PA 19382, atty.

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, announced on **Thursday, July 20th, 2017** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, August 21st, 2017**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

**3rd Publication**

**SALE NO. 17-7-408**  
**Writ of Execution No. 2017-01307**  
**DEBT \$195,027.09**

ALL THAT CERTAIN lot or tract of land known as Lot No. 12 on a Plan of Lots of Elizabeth Doan Moor, known as Meadow View situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a new survey made by J.W. Harry, Civil Engineer dated 726/48 as follows, to wit:

BEING known as 1298 E. Kings Highway, Coatesville, PA 19320

PARCEL No. 39-3-65

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **GREGORY A. NELSON, LISA B. NELSON and UNITED STATES**

**OF AMERICA**

SALE ADDRESS: 1298 E. Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE, ESQ., 215-886-8790**

**SALE NO. 17-7-409**  
**Writ of Execution No. 2016-11219**  
**DEBT \$175,988.12**

ALL THAT CERTAIN lot or land, situate in Oxford Borough, Chester County, Pennsylvania, more particularly bounded and described as follows, according to a survey made by John W. Chambers, Registered Surveyor, 5/19/1966:

BEGINNING at an iron pin near the south edge of Market Street (said iron pin being north 79 degrees 00 minutes west 102.80 feet from the center line of intersection of said street with Eighth Street); thence leaving said Market Street and along lands of the Allen A.M.E. Church south 23 degrees 14 minutes west 132 feet to an iron pin; thence along lands of R.A. and E.D. Dutton north 70 degrees 10 minutes west 25 feet to an iron pin; thence along same south 21 degrees 53 minutes west 168.47 feet to an iron pin; thence along lands now or late of Anna Sacks north 57 degrees 16 minutes west 95 feet to an iron pin; thence along lands of William H. Flynn and Beatrice E. Flynn north 22 degrees 17 minutes east 293.13 feet to an iron pin near the south edge of said Market Street; thence along the south edge of said street south 63 degrees 10 minutes east 120 feet to the point of beginning.

UPI # 6-5-276.3A

FEE simple title vested in Rainey F. Winters and Yvonne J. Winters, as tenants by the entirety, by deed from, David J. Marshall, dated 7/23/2010, recorded 8/4/2010, in the Chester County Recorder of Deeds in Deed Book 7964, Page 1935, as Instrument No. 11029804.

.....and the said Rainey F. Winters, died 1/30/2016, whereupon title to premises in question became vested in Yvonne J. Winters, by right of survivorship.

.....and the said Yvonne J. Winters died 3/12/2016, leaving a Last Will and Testament dated 9/25/2013 probated 5/17/2016, where she named Rainey F. Winters, as Executor of the Last Will and Testament. The said Rainey F. Winters did not survive the testator, leaving Natalie Elaine Furia to serve as the Executrix Rest, residue, and

remainder were given to Natalie Elaine Furia and Rainey F. Winters, Jr.

NATALIE Elaine Furia was duly granted Letters of Testamentary on 5/17/2016 by the Chester County Surrogates Office, in Case No. 1516-0911.

UPI# 6-5-276-3A

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **NATALIE ELAINE FURIA, EXECUTRIX OF THE ESTATE OF YVONNE J. WINTERS, DECEASED**

SALE ADDRESS: 778 Market Street, Oxford, PA 19363

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

**SALE NO. 17-7-410**

**Writ of Execution No. 2016-09629**

**DEBT \$1,178,019.48**

PROPERTY situate in the Tredyffrin Township, Chester County, Pennsylvania

BLR# 43-4-142.1D

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **PHILIP A. REITNOUR a/k/a PHILIP REITNOUR**

SALE ADDRESS: 1620 Minden Lane, Malvern, PA 19355-8769

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

**SALE NO. 17-7-411**

**Writ of Execution No. 2014-02037**

**DEBT \$199,577.64**

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

BLR# 26-1-90

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **THOMAS E. DOUGHTY**

SALE ADDRESS: 872 Spring City Road, Phoenixville, PA 19460-1886

PLAINTIFF ATTORNEY: **PHELAN**

**HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-7-412**

**Writ of Execution No. 2016-11333**

**DEBT \$276,638.04**

ALL THOSE CERTAIN lot or piece of ground situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, bounded and described according to an overall subdivision plan for Oakcrest, made by Vollmer Associates, LLP, dated 7/30/2004, last revised 12/16/2004 and recorded in Chester County Recorder of Deeds Office Plan File No. 17294 as follows, to wit:

BEING Lot #85, as shown on said Plan.

BEING Tax Parcel Number: 38-2-522

BLR# 38-2-522

TITLE to said premises vested in Glenn E. Juisti and Cristina M. Juisti, husband and wife by Deed from NVR, Inc., dated 9/18/2013 and recorded 9/19/2013 in Book 8814 Page 1773

PLAINTIFF: Lake Michigan

VS

DEFENDANT: **GLENN E. JUISTI and CRISTINA M. JUISTI**

SALE ADDRESS: 290 Dague Farm Drive, Coatesville, PA 19320

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

**SALE NO. 17-7-413**

**Writ of Execution No. 2014-10955**

**DEBT \$140,807.81**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Martin Farm Subdivision prepared by Bursich Associates, Inc., dated 6/7/1996 last revised 3/15/1999 and recorded as Plan No. 15041, as follows, to wit:

BEGINNING at a point on the north-easterly side of Road A (50 feet wide), a corner of Lot No. 36 on said Plan; thence from said beginning point, leaving Road A and extending along Lot 36, north 70 degrees 56 minutes 51 seconds east, 190.84 feet to a point in line of Lot No. 46 on said Plan; thence extending along Lot 46, south 19 degrees 03 minutes 09 seconds east, 105.00 feet to



a point, a corner of Lot No. 38 on said Plan; thence extending along Lot 38, south 70 degrees 56 minutes 51 seconds west 190.84 feet to a point on the northeasterly side of Road A, aforesaid; thence extending along Road A, north 19 degrees 03 minutes 09 seconds west, 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

AND the said Road A is known as Wendler Circle

BEING County Parcel No. 17-3-280.40.

BLR# 17-3-280.40

TITLE to said premises is vested in Geoffrey J. Cross and Lori J. Cross, by Deed from Martin Farm Associates, L.P., a Pennsylvania Limited Partnership, dated 08/17/2001, recorded 09/07/2001 in Book 5058, Page 984.

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

VS

DEFENDANT: **GEOFFREY J. CROSS and LORI J. CROSS**

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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

**SALE NO. 17-7-414**

**Writ of Execution No. 2016-02644**

**DEBT \$275,699.60**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, described according to a survey and plan made of "Evergreen Acres" by Earl R. Ewing, Registered Surveyor, on the 13th day of December A.D., 1961, as follows, to wit:

BEGINNING at a point on the north-easterly side of Laurel Lane (fifty feet wide) which point is measured the three following courses and distances from a point of curve on the southeasterly side of West Evergreen Drive (fifty feet wide), viz: (1) on the arc of a curve curving to the left having a radius of twenty five feet, the arc distance of thirty nine and twenty seven one hundredths feet to a point of tangent on the said side of Laurel Lane; (2) south fifty degrees seventeen minutes east, along the same four hundred sixty seven and fifty six one hundredths feet to a point of curve

therein; and (3) on the arc of a curve curving to the right having a radius of three hundred eighty four and sixty nine one hundredths feet, the arc distance of fourteen and eighty eight one hundredths feet to a point of tangent therein, the point and place of beginning, a corner of Lot No. 78 as shown on said Plan; thence from said point of beginning along Lot No. 78 north forty degrees fifty minutes twenty eight seconds east, two hundred sixty three and eighty three one hundredths feet to a point; thence south forty nine degrees fifty nine minutes east, ninety seven and fifty four one hundredths feet to a point, a corner of Lot No. 80 as shown on said Plan; thence along the same south forty degrees nineteen minutes west, two hundred sixty seven and fifteen one hundredths feet to a point on the northeasterly side of Laurel Lane and thence along the same north forty eight degrees four minutes west, one hundred feet to the point and place of beginning.

BEING Lot No. 79 on said Plan.

BEING Parcel No. 27-2N-31.

FEE simple title vested in Charles J. Mittnacht and Jacqueline L. Mittnacht, husband and wife by Deed from Robert M. Madsen and Catherine Madsen husband and wife, dated 6/13/1997, recorded 6/19/1997, in the Chester County Recorder of Deeds in Deed Book 4191, Page 1883, as Instrument No. 34128.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for Winsted Funding Trust 2016-1

VS

DEFENDANT: **CHARLES J. MITTNACHT and JACQUELINE L. MITTNACHT**

SALE ADDRESS: 1207 Laurel Lane, Phoenixville, PA 19460

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

**SALE NO. 17-7-416**

**Writ of Execution No. 2014-03426**

**DEBT \$407,695.95**

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

TAX Parcel No.: 19-02-0027

PLAINTIFF: U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation, Structured Asset

Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC10

VS

DEFENDANT: **JULIUS HORVATH and KRISTINA HORVATH**

SALE ADDRESS: 2511 Saint Peters Road, Pottstown, PA 19465

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

**SALE NO. 17-7-418**

**Writ of Execution No. 2016-04361**

**DEBT \$222,930.09**

PROPERTY situate in the West Goshen Township, Chester County, Pennsylvania  
BLR# 52-5P-61

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KAREN A. WILSON and DAVID S. FRAMPTON**

SALE ADDRESS: 105 Giunta Lane, West Chester, PA 19382-4911

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

**SALE NO. 17-7-419**

**Writ of Execution No. 2016-02606**

**DEBT \$409,552.43**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Sutton Woods made by Bursich Associates, Inc., dated 6/20/2001 revised 8/22/2001 recorded in Chester County as Plan No. 15913, as follows, to wit:

BEGINNING at a point on the east side of Lahawa Drive a corner of Lot No. 27 as shown on said Plan; thence from said point of beginning along Lahawa Drive, north 4° 47' 27" east, 150 feet to a point a corner of Lot No. 25; thence along Lot No. 25, south 85° 12' 33" east, 295 feet to a point in line of Open Space; thence along Open Space, south 4° 47' 27" west, 150 feet to a point a corner of Lot No. 27; thence along lot No. 27, north 85° 12' 38" west, 295 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 on said Plan.

BEING known as 39 Lahawa Drive, West Brandywine Township n/k/a Downingtown, PA 19335

BEING the same premises which Charles S. Schell, by Deed dated 7/21/2010 and recorded 7/26/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7958, Page 1963, granted and conveyed unto Stephen M. Ignatin and Kristine E. Strecker.

PARCEL No.: 29-5-25.2

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

VS

DEFENDANT: **STEPHEN M. IGNATIN and KRISTINE E. STRECKER**

SALE ADDRESS: 39 Lahawa Drive, West Brandywine Township n/k/a Downingtown, PA 19335

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

**SALE NO. 17-7-420**

**Writ of Execution No. 2016-08656**

**DEBT \$282,009.08**

ALL THAT CERTAIN lot or pieces of land with the building and improvements thereon erected, hereditaments and appurtenances, situate in East Nantmeal Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

TAX I.D. #: 24-06-0028

PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **JOHN SIMMONS**

SALE ADDRESS: 1812 Pottstown Pike, Glenmoore, Pennsylvania 19343

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

**SALE NO. 17-7-421**

**Writ of Execution No. 2016-11563**

**DEBT \$73,262.26**

ALL THAT CERTAIN message and lot of land, situate in the 2nd Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the north-

ward side of 4th Avenue and a corner of lands of Charles E. Bothwell, the westerly half of Lot No. 228 on the John Jones plot or plan of town lots; thence along said latter lands; and passing through the center of the partition wall of dwelling house located on the premises of the said Charles E. Bothwell, and the hereby demised premises, north 9 1/2° west, 135 feet to the southern side of street laid out 30 feet wide, known as Pine Street; thence along said side of said street and 15 feet from the center line thereof, north 80 1/2° east, 25 feet to a corner of Lot No. 229 on the John Jones plot or plan of town lots, land now or late of Chester M. Spare; thence along said latter lands, south 9 1/2° east, 135 feet to a point in the northern side of 4th Avenue, laid out 60 feet wide; thence along said side of said Avenue, 30 feet distant from the center line thereof, south 80 1/2° west, 25 feet to a corner of lands of Charles E. Bothwell, aforesaid, the place of beginning.

CONTAINING 3,375 square feet of land, be the same more or less.

BEING known as 225 4th Avenue, Phoenixville, PA 19460

BEING the same premises which Cynthia Sombers, by Deed dated 6/30/2005 and recorded 7/27/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6562, Page 1290, granted and conveyed unto Joseph Sombers and Cynthia Sombers.

PARCEL No.: 15-13-576

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JOSEPH SOMBERS and CYNTHIA SOMBERS**

SALE ADDRESS: 225 4th Avenue, Phoenixville, PA 19460

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

**SALE NO. 17-7-422**

**Writ of Execution No. 2016-11698**

**DEBT \$431,588.10**

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

ALL THAT CERTAIN lot or piece of

ground, with improvements erected thereon, situated in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a map entitled "Final Subdivision Plans, Brimfull Farm Tract, Miller Road & Frog Hollow Road", prepared by Bohler Engineering, Inc., Project P946853, dated December 2, 1996 last revision No. 8, dated May 6, 1998, more particularly described as follows:

BEGINNING at a point on the southwesterly right-of-way line of Brimful Drive (50 foot wide right of way) at its intersection with the common dividing line between Lots 13 and 12 and from said point of beginning running thence: (1) along the southwesterly right-of-way line of Brimful Drive and the northwesterly terminus of a proposed 20-foot wide storm sewer easement, south 66 degrees 58 minutes 40 seconds east, a distance of 125.00 feet to a point; thence (2) along the common dividing line between Lots 13 and 14 and through a proposed 20-foot wide storm sewer easement, south 23 degrees 01 minute, 20 seconds west, a distance of 214.50 feet to a point; thence (3) along the common dividing line between Lots 13 and 44 and the southwesterly terminus of a proposed 20-foot wide storm sewer easement, north 54 degrees 10 minutes 50 seconds west, a distance of 128.18 feet to a point; thence along the common dividing line between Lots 13 and 12, north 23 degrees 1 minute, 20 seconds east, a distance of 186.11 feet to the point and place of beginning.

BEING Lot #13 as shown on said Plan.

BEING UPI Number 26-2-55.14

PARCEL No.: 2 602 00551400

BEING known as: 125 Brimful Drive, Phoenixville, PA 19460

BEING the same property conveyed to Duane J. Napolitana and Martha M. Napolitana, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Daryl G. Hendricks and Michele A. Herman-Hendricks, husband and wife, dated April 15, 2006, recorded July 20, 2006, at Document ID 10669791, and recorded in Book 6902, Page 1404, Office of the Recorder of Deeds, Chester County, Pennsylvania.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-14

VS

DEFENDANT: **DUANE J. NAPOLITANA and MARTHA M. NAPOLITANA**

SALE ADDRESS: 125 Brimful Drive,

Phoenixville, PA 19460

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

**SALE NO. 17-7-423**  
**Writ of Execution No. 2011-12315**  
**DEBT \$399,361.30**

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

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: MTGLQ Investors, L.P.  
VS

DEFENDANT: **FRANCIS CONNORS and JANICE CONNORS**

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

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

**SALE NO. 17-7-424**  
**Writ of Execution No. 2016-08657**  
**DEBT \$190,900.94**

ALL THAT PARCEL of land in Township of Valley, Chester County, Commonwealth of Pennsylvania, as more fully described in Deed Book 5564, Page 2334, ID# 38-4-260, being known and designated as Lot 101, Valley Crossing 4, 0.0855 acres at a point on the southeasterly side of Danielle Lane (50 feet wide) said point being a corner of Lot No. 102 as shown on said Plan, filed in plat book 16238, recorded 02/04/2002.

TAX I.D. #: 38-04-0260

PLAINTIFF: Ditech Financial LLC  
VS

DEFENDANT: **RODERICK HOLMES and DEBORAH HOLMES**

SALE ADDRESS: 133 Danielle Lane, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-7-425**

**Writ of Execution No. 2015-01815**  
**DEBT \$667,574.84**

ALL THOSE TWO CERTAIN tracts or parcels of ground with any improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land formerly belonging to Lester N. Phillips, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pa., dated August 13, 1971 and last revised November 5, 1971 as follows, to wit:

PARCEL "1"

BEGINNING at a point on the title line of Lafayette Road (Township Road T-437), a corner of land belonging to John Cazille; thence from said point of beginning leaving said title line and along the land belonging to the grantees herein the following six (6) courses and distances to wit: (1) south 84 degrees 54 minutes 50 seconds west 260.00 feet to an iron pin thence (2) north 4 degrees 54 minutes 50 seconds west 260.00 feet to an iron pin thence (2) north 4 degrees 52 minutes 23 seconds west 187.00 feet to an iron pin; thence (3) north 21 degrees 52 minutes 25 seconds west 155.62 feet to an iron pin; (4) north 4 degrees 52 minutes 23 seconds west 75.00 feet to a point on the aforesaid title line of Lafayette Road (Township Road T-437), thence along said title line of said road north 84 degrees 54 minutes 50 seconds east 175.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.469 acres of land, be the same more or less.

BEING Parcel No. 1 as shown on said Plan.

UPI #29-3-53

PARCEL "2"

BEGINNING at a point in the title line in the bed of Lafayette Road (T-437) said point being on the westerly side of a certain twenty feet wide right of way for Donald Cabot, which said point marks the northwesternmost corner of this and the northeasternmost corner of land now or late of Edward Jackson (as shown on said Plan); thence extending from said beginning point along the title line in the bed of Lafayette Road, north eighty four degrees fifty four minutes fifty seconds east crossing over the aforesaid twenty feet wide right of way for Donald Cabot, three hundred thir-

ty eight and thirty one and one hundredths feet to a point a corner of Parcel No. on said Plan; thence extending along the same the six following courses and distances; (1) south four degrees fifty two minutes twenty three seconds east, seventy five to an iron pin; (2) north eighty five degrees seven minutes thirty seven seconds east three feet and fifty on hundredths of a foot to a point; (3) south four degrees fifty two minutes twenty three seconds east thirty feet to an iron pin; (4) south twenty one degrees fifty two minutes twenty five seconds east one hundred fifty five and sixty two one hundredths feet to an iron pin; (5) south four degrees fifty two minutes twenty three seconds east one hundred eighty seven feet to an iron pin; and (6) north eighty four degrees fifty four minutes fifty seconds east one hundred twenty six feet to an iron pin in line of land now or late of John Cazille; thence extending along the same the two following courses and distances; (1) south four degrees fifty two minutes twenty three seconds east one hundred thirty and thirteen one hundredths feet to a point; and (2) south seventy two degrees fifty six minutes twenty four seconds west, one hundred twenty two and eighty one hundredths feet to a point, a corner of land now or late of Donald Calbot, thence extending along the same north eighty four degrees four minutes forty five seconds west recrossing the aforesaid twenty feet wide right of way of Donald Cabot, four hundred one and twenty eight one hundredths feet to a point on the westerly side of said right of way line in line of land now or late of Edward Jackson, aforesaid; thence extending along said land and along the said westerly side of said twenty feet wide right of way north three degrees forty six minutes twenty five seconds west, five hundred twenty feet to the first mentioned point and place of beginning.

CONTAINING 5.109 acres of land, be the same more or less.

BEING Parcel No. 2 as shown on said Plan.

UPI #29-3-53.3  
29-3-53 & 29-3-53.3

BEING the same premises which Fred Danziger and Lillian Danziger, husband and wife, by Deed dated 5/1/07 and recorded 6/1/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7174, Page 1608, and Instrument #10758812, granted and conveyed unto Robert L. Diem and Catherine E. Diem, husband and wife, as tenants by the entirety, in fee.

PLAINTIFF: The Bank of New York

Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ., Asset-Backed Certificates, Series 2007-8

VS

DEFENDANT: **CATHERINE E. DIEM and ROBERT L. DIEM**

SALE ADDRESS: 308 Lafayette Road, Coatesville, PA 19320

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

**SALE NO. 17-7-426**

**Writ of Execution No. 2012-06382**

**DEBT \$67,143.45**

PROPERTY situate in Borough of Borough of West Chester

TAX Parcel #01-09-0526

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan Grantor Trust 2002-A

VS

DEFENDANT: **THERESA MASON and TERRANCE A. MASON**

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

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

**SALE NO. 17-7-427**

**Writ of Execution No. 2017-00030**

**DEBT \$191,651.32**

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

BLR# 69-3-77.55

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DAVID HOCHSTUHL**

SALE ADDRESS: 261 Old Creek Road, Lincoln University, PA 19352-9432

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

**SALE NO. 17-7-428**  
**Writ of Execution No. 2015-10687**  
**DEBT \$434,325.92**

ALL THAT CERTAIN lot or piece of ground, situate in East Marlborough Township, Chester County, Pennsylvania, described according to a Final Record Plan Subdivision for Deer Creek Crossing made by Howard W. Doran, Professional Engineer and Registered Surveyor, Newtown square, PA., dated 1/24/1987 and last revised 8/8/1988 and recorded as Plan #9245 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Deer Creek Crossing a corner of Lot #14 on said Plan; thence extending from said beginning point, north 61 degrees, 17 minutes, 45 seconds west, along same and crossing a creek 403.01 feet to a point in line of lands now or late of Einstein; thence extending north 7 degrees, 24 minutes, 27 seconds west, along last mentioned lands, 201.19 feet to a point, a corner of Lot #12 on said plan; thence extending south 61 degrees, 17 minutes, 40 seconds east, along same and recrossing the creek 527.46 feet to a point on the said northwesterly side of Deer Creek Crossing; thence extending along same, the (2) following courses and distances; (1) south 29 degrees, 1 minutes, 00 seconds west, 155.84 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 1,225 feet, the arc distance of 6.68 feet to the point of beginning.

CONTAINING in area 1.7451 acres more or less.

BEING the same premises which Harlan Corporation, by Deed dated 10/08/1993 and recorded 10/19/1993 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3641, Page 2342, granted and conveyed unto Francis P. Coyle and Linda Coyle. And said Linda Coyle, departed this life 09/14/2008.

BEING known as: 124 Deer Creek Crossing, Kennett Square, PA 19348

PARCEL No.: 61-7-5.15

IMPROVEMENTS: Residential property.

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

VS

DEFENDANT: **FRANCIS P. COYLE, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LINDA COYLE**

SALE ADDRESS: 124 Deer Creek Crossing, Kennett Square, PA 19348  
PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 17-7-429**  
**Writ of Execution No. 2016-06558**  
**DEBT \$182,373.05**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Fellowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for H.M. Hovseplan, made by Morris W. Holman, Jr., Civil Engineer, dated 03/17/1976 and last revised 08/17/1976 as follows to wit:

BEGINNING at a point in the title line in the bed of Lantz Road, said point being measured south 24 degrees 15 minutes 11 seconds east, 990.00 feet to from a point at the intersection of Lantz Road with Glen Run Road; thence from said beginning point and extending along said Lantz Road, south 24 degrees 15 minutes 11 seconds east, 120.00 feet to a point, a corner of Lot No. 15; thence along the same south 65 degrees 44 minutes 49 seconds west, 369.46 feet to a point of tangent in the title line, in the bed of Pennsylvania, Route No. 41; thence along the same on the arc of a circle curving to the left having a radius of 5,560.73 feet the arc distance of 125.44 feet to a point, a corner of Lot No. 1; thence along the same and along Lot No. 13 north 65 degrees 44 minutes 49 seconds east, 406.00 feet to the point and place of beginning. Containing 1.067 acres of land, be the same more or less.

TAX ID: 4402 00210500

BLR# 44-2-21.5

TITLE vested in William R. Davis from William R. Davis and Danielle N. Davis by Deed dated 11/13/2008, and recorded on 12/22/2008 in the Recorded of Deeds of Chester County, State of Pennsylvania, in Record Book 7562 Page: 1172.

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **WILLIAM R. DAVIS**  
SALE ADDRESS: 572 Lantz Road, Atglen, PA 19310

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

**SALE NO. 17-7-430**  
**Writ of Execution No. 2015-03916**  
**DEBT \$85,039.38**

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, Pennsylvania, on which is located a brick dwelling house designated as No. 429 Oak Street, bounded and described as follows:

BEGINNING at a point on the north curb line of Oak Street a corner of land now or late of Solomen Reibman and opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the east and distant 54 feet and 1/8 inches westwardly from the west line of Thompson Place; thence along the north curb line of Oak Street, south 77 degrees 13 minutes west, 14 feet 1-6/8 inches more or less to a corner of lands now or late of Max Cohan, et ux, opposite the center of the dividing partition between the house on the land herein conveyed and the house adjoining on the west; thence through the center of said partition wall and by other land now or late of the said Max Cohen, et ux, north 13 degrees 10 minutes west 152 feet more or less to the south line of Alley "B"; thence by the same north 80 degrees 49 minutes east 14 feet 1-6/8 inches more or less to another corner of land now or late of Solomen Reibman; thence by the same and passing through the center of the dividing partition between the house on the land herein conveyed and the house adjoining it on the east, south 13 degrees 10 minutes east 152 feet more or less to the place of beginning.

CONTAINING 2,150 square feet of land, be the same more or less.

BEING Tax Parcel # 16-11-12.

BEING the same premises which Hope VI Homebuyers Associates LP, by Deed dated March 6, 2014 and recorded March 13, 2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8896, Page 1897, granted and conveyed unto Joseph Jones, Jr

BEING known as: 429 Oak Street, Coatesville, PA 19320

PARCEL No.: 16-11-12

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **JOSEPH JONES, JR.**

SALE ADDRESS: 429 Oak Street, Coatesville, PA 19320

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

**SALE NO. 17-7-431**  
**Writ of Execution No. 2017-00419**  
**DEBT \$69,651.93**

PROPERTY situate in Borough of Township of Valley

TAX Parcel #38-02-0137.010

UPI No. 38-2-137.1

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **MEGAN CONNELLY**

SALE ADDRESS: 120 Mineral Springs Road f/k/a 135 Mineral Springs Road, Coatesville, PA 19320

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

**SALE NO. 17-7-432**  
**Writ of Execution No. 2014-04620**  
**DEBT \$1,287,871.45**

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

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in the Township of Kennett, County of Chester, and State of Pennsylvania, bounded and described according to a Final Plan for the "Blanchet Tract North", made by Edward B. Walsh & Associates, Inc., Downingtown, PA, dated 3/31/2000, last revised 3/6/2003 and recorded 7/16/2003 as Plan #16672 as follows, to wit:

BEGINNING at a point of curve on the westerly side of the cul-de-sac of Marc Drive, said point being a corner of Lot #23 (as shown on said Plan); thence from said point of beginning extending along said cul-de-sac on a line curving to the left having a radius of 50.00 feet an arc distance of 100.00 feet to a point, being a corner of Lot #21; thence leaving said cul-de-sac extending along Lots #21, #20, and #19 south 43 degrees 13 minutes 06 seconds west 384.34 feet to a point in line of lands now or late of Clarence Buffington, Jr. & Doris Ann Buffington, being a corner of Lot #19; thence extending along lands of Buffington and

along lands now or late of Thomas William & Mary R. Buffington north 11 degrees 20 minutes 01 seconds west 501.96 feet to a point, being a common corner of lands of Buffington, lands now or late of Bishop and Lot #23; thence extending along Lot #23 the 2 following courses and distances: (1) south 70 degrees 45 minutes 09 seconds east 176.78 feet to a point, thence (2) south 61 degrees 47 minutes 35 seconds east 171.12 feet to the first mentioned point and place of beginning.

BEING Lot #22 on the above mentioned Plan.

BEING UPI Number 62-4-262.1C

PARCEL No.:6 204 026 201C0

BEING known as: 302 Marc Dr, Chadds Ford, PA 19317

BEING the same property conveyed to Christopher M. Kennedy and Jacquelyn M. Kennedy, as tenants by the entirety who acquired title by virtue of a Deed from Wilkinson Heritage, LLC, dated June 1, 2007, recorded June 6, 2007, at Deed Book 7179, Page 107, Chester County, Pennsylvania Records.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **CHRISTOPHER M. KENNEDY and JACQUELYN M. KENNEDY**  
SALE ADDRESS: 302 Marc Dr, Chadds Ford, PA 19317

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

**SALE NO. 17-7-433**

**Writ of Execution No. 2010-03304**

**DEBT \$205,936.68**

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

BLR# 28-5-109

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **WILLARD H. YARNALL and AMY K. THOMPSON**

SALE ADDRESS: 995 West Kings Highway, Coatesville, PA 19320-1751

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

**SALE NO. 17-7-434**

**Writ of Execution No. 2014-07450**

**DEBT \$320,459.74**

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the south-westerly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide private right of way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26 seconds east, 192.33 feet to a point on the northwesterly side of the aforementioned cul de sac; thence extending southwestwardly, southwardly and southeastwardly along the northwesterly, westerly and southwesterly sides of said cul de sac along the arc of a circle curving on the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned Plan.

UPI 72-3-88

BEING Parcel #72-03-0088

BLR# 72-3-88

BEING the same premises which Pablo M. Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10, 2004 and recorded March 16, 2005 in Chester County Record Book 6436, Page 492 for the consideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS3

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane,



Landenberg, PA 19350

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

**SALE NO. 17-7-435**

**Writ of Execution No. 2016-02691**

**DEBT \$422,625.26**

PROPERTY situate in Borough of East Nottingham Township

TAX Parcel #69-03-0064.800

UPI No. 69-3-64.80

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-12

VS

DEFENDANT: **DENISE CHIRIACO and FRANK CHIRIACO**

SALE ADDRESS: 739 Slate Hill Drive, Oxford, PA 19363

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

**SALE NO. 17-7-436**

**Writ of Execution No. 2016-04236**

**DEBT \$301,079.31**

PROPERTY situate in Borough of Borough of Spring City

TAX Parcel #14-04-0135.010

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Nationstar HECM Acquisition Trust 2016-1, Wilmington Savings Fund Society

VS

DEFENDANT: **EDITH LEHNER a/k/a EDITH A. LEHNER**

SALE ADDRESS: 140 North Wall Street, Spring City, PA 19475

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

**SALE NO. 17-7-437**

**Writ of Execution No. 2016-06460**

**DEBT \$7,962.08**

ALL THAT CERTAIN unit located in the Township of Charlestown, County of Chester, Commonwealth of Pennsylvania, being Unit No.

4007 in the Charlestown Hunt, as shown in the plan recorded in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Plan Files 12863 and 13114. Together with a proportionate individual percentage interest in the common elements assigned to said Unit in the Declaration for Charlestown Hunt, which has been heretofore to the provisions on the Uniform Condominium Act, 68 P.S.A. Section 1301, et seq, same being recorded in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania as Record Book 3872, Page 1774, and any and all amendments thereto, as the same may change from time to time.

BEING UPI No. 35-2-496

BEING the same premises which Randall A. Hove deeded to Barbara M. Hove on January 22, 2015.

BEING known as 147 Hidden Hollow Court, Phoenixville, PA 19460

TAX ID No. 35-2-096

RESIDENTIAL dwelling

PLAINTIFF: Charlestown Hunt Condominium Association

VS

DEFENDANT: **BARBARA HOVE**

SALE ADDRESS: 147 Hidden Hollow Court, Charlestown Township, Chester County, PA 19460

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

**SALE NO. 17-7-438**

**Writ of Execution No. 2014-00677**

**DEBT \$175,732.93**

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

BLR# 47-4-28.5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **P REEVES, SR. a/k/a PASTOR RICHARD A. REEVES, SR., and SHERYL REEVES a/k/a SHERYL Y.G. REEVES**

SALE ADDRESS: 208 Windy Hill Road, Coatesville, PA 19320

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

563-7000

**SALE NO. 17-7-439**  
**Writ of Execution No. 2016-10959**  
**DEBT \$173,904.84**

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

TAX Parcel No.: 13-3-33.2

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **CHRISTOPHER M. MURPHY a/k/a CHRISTOPHER M. MURPHY and STEPHANIE A. NORTH a/k/a STEPHAINE A. NORTH**

SALE ADDRESS: 28 W. Conestoga Rd, Elverson, PA 19520

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

**SALE NO. 17-7-440**  
**Writ of Execution No. 2016-10410**  
**DEBT \$185,549.92**

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

BLR# 69-6-9

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **ROBERT L. JENSEN**

SALE ADDRESS: 221 Waterway Road, Oxford, PA 19363-3913

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

**SALE NO. 17-7-441**  
**Writ of Execution No. 2016-06597**  
**DEBT \$216,938.91**

ALL THOSE TWO CERTAIN messuages and tracts of land situate in the Borough of Malvern, County of Chester and Commonwealth of PA, bounded and described as follows, to wit:

FIRST tract:

BEGINNING at a point in the center

line of a 20 feet wide street (since widened to 30 feet) laid out and opened and called Chestnut Street which Street meets Ruthland Avenue at right angles, said point being also the northwesterly corner of lot conveyed to Jerred F. Farra; thence along the center line of said 20 feet wide street, south 63 degrees 59 minutes west 50 feet to a point in the line of land of Jerred D. Farra; thence along the said land, south 26 degrees 1 minute west 50 feet to a point in line of land of Jerred D. Farra; thence along the said land, south 26 degrees 1 minute east 105 feet, thence by a line parallel with the aforesaid 20 feet wide street, north 63 degrees 59 minutes east, thence by a line parallel with Ruthland Avenue, north 26 degrees 1 minute west, 105 feet to the place of beginning.

THE twenty feet wide street above referred to has since widened an additional width of 30 feet which the borough of Malvern has duly settled for hence this conveyance is made subject to such widening of said street.

SECOND tract:

BEGINNING at the southwest corner of the first mentioned land formerly owned by Jarred D. Farra, said point being 50 feet southwardly from line of Ruthland Avenue, when the same is continued; thence by land which is formerly owned by Jarred D. Farra, conveyed by the Borough of Malvern to him, south 23 degrees 54 minutes east 25 feet to land of Manor Real Estate and Trust Company; thence by the same, south 66 degrees 4 minutes west, 50 feet to land conveyed by the Borough of Malvern to Joseph H. Miller; thence by the same, north 23 degrees 54 minutes west 25 feet to the southwest corner of the above described lot; thence by said lot, north 66 degrees 4 minutes east, 50 feet to the place of beginning.

TAX ID: 2-4-350

For information purposes only, property also known as:

340 e First Avenue, Malvern, PA 19355

TITLE to said premises is vested in Linda B. Valentin, by Deed from Raymond A. Carter was recorded 07/10/98, in the Chester County Recorder of Deeds in Book 4380, Page 0668

PLAINTIFF: FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **LINDA B. VALENTINE**

SALE ADDRESS: 340 E. First

Avenue, Malvern, PA 19355  
 PLAINTIFF ATTORNEY: **PARKER  
 McCAY, P.A., 856-596-8900**

**SALE NO. 17-7-443**  
**Writ of Execution No. 2016-11814**  
**DEBT \$378,689.15**

PROPERTY situate in Borough of  
 Borough of West Chester  
 TAX Parcel #Tax ID / Parcel No. 01-  
 09-0941 / UPI No. 1-9-941  
 IMPROVEMENTS: a residential  
 dwelling.

Sold as the Property of: Joseph Norley  
 PLAINTIFF: Wilmington Savings  
 Fund Society, FSB, D/B/A Christiana Trust, not in  
 its individual capacity but solely in its capacity as  
 Certificate Trustee for NRPL Trust Series 2015-1  
 VS  
 DEFENDANT: **JOSEPH NORLEY**  
 SALE ADDRESS: 327S Walnut Street,  
 West Chester, PA 19382  
 PLAINTIFF ATTORNEY: **KML LAW  
 GROUP, P.C., 215-627-1322**

**SALE NO. 17-7-445**  
**Writ of Execution No. 2017-01005**  
**DEBT \$437,024.55**

PROPERTY situate in Borough of  
 Tredyffrin Township  
 TAX Parcel #43-06R-0005 / UPI No.  
 43-6R-5  
 IMPROVEMENTS: a residential  
 dwelling.

PLAINTIFF: Franklin American  
 Mortgage Comapny  
 VS  
 DEFENDANT: **ANDREW  
 ANTOINEPILLAI and SELVI K. MANI**  
 SALE ADDRESS: 989 Fairview  
 Avenue, Wayne, PA 19087  
 PLAINTIFF ATTORNEY: **KML LAW  
 GROUP, P.C., 215-627-1322**

**SALE NO. 17-7-446**  
**Writ of Execution No. 2012-03763**  
**DEBT \$7,692.35**

ALL THAT CERTAIN tract or piece of  
 ground, situate in the Township of Tredyffrin,  
 County of Chester and Commonwealth of

Pennsylvania  
 TAX Parcel No. 43-5-85  
 PLAINTIFF: Tredyffrin / Easttown  
 School District  
 VS  
 DEFENDANT: **STEPHEN W. DUN-  
 CAN, ADMINISTRATOR OF THE ESTATE  
 OF EVELYN S. DUNCAN**  
 SALE ADDRESS: 966 N. Valley Forge  
 Road, Devon, Pennsylvania  
 PLAINTIFF ATTORNEY: **DIANE M.  
 BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-7-448**  
**Writ of Execution No. 2014-11698**  
**DEBT \$1,482.75**

ALL THAT CERTAIN interior lot or  
 piece of ground situate in Elverson Borough,  
 Chester County, Pennsylvania

TAX Parcel No. 13-3-6.2  
 PLAINTIFF: Municipal Authority  
 Borough of Elverson  
 VS  
 DEFENDANT: **JOHN L. LAKE-  
 MAN and UNITED STATES OF AMERICA**  
 SALE ADDRESS: 62 W. Main Street,  
 Elverson, Pennsylvania  
 PLAINTIFF ATTORNEY: **DIANE M.  
 BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-7-449**  
**Writ of Execution No. 2014-07988**  
**DEBT \$303,163.72**

ALL THAT CERTAIN parcel of land  
 situate in the Township of Caln, County of Chester  
 and Commonwealth of Pennsylvania, being known  
 and designated as follows:

SITUATE in the Township of Caln, in  
 the County of Chester and Commonwealth of  
 Pennsylvania, bounded and described according to  
 a Final Plot Plan of "Downing Ridge" made by  
 G.D. Houtman & Son, Civil Engineers & Land  
 Surveyors dated 11/7/1975, last revised 2/16/1977  
 and recorded as Chester County Plan No. 1315,  
 bounded and described as follows, to wit:

BEGINNING at a point in the north-  
 easterly side of Hillcrest Drive (50 feet wide) said  
 point of beginning being measured from a point of  
 curve on the northwesterly side of Glen Ridge  
 Drive (50 feet wide); thence on the arc of a circle  
 curving to the right having a radius of 25 feet the

arc distance of 38.89 feet to the point of beginning; thence extending from said point of beginning and along the northeasterly side of Hillcrest Drive north 10° 8' 3" west, 65.37 feet to a point on corner of Lot No. 72 on said Plan; thence extending along the same north 79° 51' 57" east, 110 feet to a point in line of Lot No. 74 on said Plan; thence extending along the same north 79° 51' 57", 110 feet to a point in line of Lot No. 74 on said Plan; thence extending along the same south 10° 8' 3" east, 93.67 feet to a point on the northwesterly side of Glen Ridge Drive; thence extending along the same south 80° 44' 28" west, 85.39 feet to a point on curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.89 feet to the point of beginning.

BEING known as 111 Glen Ridge Drive, Downingtown, PA 19335

BEING the same premises which Kimberly A. Baker and Helen M. Baker, by Deed dated 2/26/2008 and recorded 4/1/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7398, Page 1482, granted and conveyed unto Kimberly A. Baker, Kevin M. Baker and Helen M. Baker.

HELEN M. Baker departed this life in May 2014.

PARCEL No.: 39-2L-73

IMPROVEMENTS: Residential property.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **KIMBERLY A. BAKER and KEVIN M. BAKER**

SALE ADDRESS: 111 Glen Ridge Drive, Downingtown, PA 19335

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

**SALE NO. 17-7-451**

**Writ of Execution No. 2014-11231**

**DEBT \$512,750.08**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Vincent Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows, according to a subdivision plan of Whitehorse Farms, surveyed by William L. Conver, Professional Land Surveyor, Spring City, Pennsylvania, dated June 22, 1988; last revised

September 2, 1988, as follows, to wit:

TAX I.D. #: 21-04-0029.080

PLAINTIFF: MTGLQ Investors, L.P.

VS

DEFENDANT: **ROBERT J. BERNOTAS and STACY L. BERNOTAS**

SALE ADDRESS: 11 White Horse Lane, East Vincent Township, Pennsylvania 19475

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

**SALE NO. 17-7-452**

**Writ of Execution No. 2016-11320**

**DEBT \$132,157.04**

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Buck Run made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pa., dated July 1, 1976 and last revised June 22, 1978, as follows to wit:

BEGINNING at a point on the easterly side of Friendship Way (50 feet wide) said point being a corner of Lot No. 30 as shown on said Plan; thence extending along the easterly side of Friendship Way the two following courses and distances: (1) north 6 degrees 30 minutes west 84.28 feet to a point of curve and; (2) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 36.26 feet to a point, a corner of Lot No. 32; thence extending along the same north 83 degrees 30 minutes east 246.26 feet to a point in line of Lot No. 44; thence extending along the same south 6 degrees 30 minutes east 120.28 feet to a point a corner of Lot No. 30, aforesaid; thence extending along the same south 83 degrees 30 minutes west and through the bed of a 20 feet wide storm sewer easement 250 feet to a point on the easterly side of Friendship Way, aforesaid, said point being the first mentioned point and place of beginning.

BEING Lot No. 31, as shown on said Plan.

CONTAINING 30,025 square feet, more or less.

TITLE to said premises vested in Ralph E. Dalton and Bonnie Mae Dalton by Deed from Frederick T. Noll, Jr. and Carolyn A. Noll dated November, 21 1979 and recorded November 28, 1979 in the Chester County Recorder of Deeds in

Book 56, Page 116.

PLAINTIFF: LNV Corporation  
VS

DEFENDANT: **BONNIE MAE DAL-  
TON and RALPH E. DALTON**

SALE ADDRESS: 20 Friendship Way,  
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MIL-  
STEAD & ASSOCIATES, LLC, 856-482-9190**

**SALE NO. 17-7-453**

**Writ of Execution No. 2015-04211**

**DEBT \$200,378.32**

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

ALL THAT CERTAIN lot or piece of land with buildings and improvements thereon erected, situate in the City of Coatesville, County of Chester, State of Pennsylvania, bounded and described according to a Plan of "Millview" made by G.D. Houtman & Son, Inc., Media, PA, dated 11/2/1998, last revised 10/17/2000 and recorded 2/16/2001 as Plan #15673 as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Mayfield Drive (50 feet wide), said point being a corner of Lot #98 (as shown on said Plan); thence from said point and beginning extending along said drive on a line curving to the right having a radius of 225.00 feet to an arc distance 61.16 feet to a point, being a corner of Lot #96; thence leaving said drive extending along Lot #96 north 68 degrees 23 minutes 00 seconds east 149.41 feet to a point, in line of Lot #59, being a corner of Lot #96; thence extending partially along Lot #59 south 58 degrees 23 minutes 52 seconds east 20.00 feet to a point; being a corner of Lot #98; thence leaving Lot #59 extending along Lot #98 south 52 degrees 00 minutes 00 seconds west 153.43 feet to the first mentioned point and place of beginning.

BEING Lot #97 on the above mentioned Plan.

BEING UPI Number 16-4-377

PARCEL No.: 16-04-0377.0000

BEING known as: 118 Mayfield Drive, Coatesville, PA 19320

BEING the same property conveyed to Keith L. Cochran and Tammy C. Ramsey-James, tenants by the entirety who acquired title by virtue of a Deed from Steven M. Wlodarczyk, dated June

16, 2006, recorded June 23, 2006, at Deed Book 6879, Page 98, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan, Inc., AssetBacked Certificates, Series 2006-AF1

VS

DEFENDANT: **KEITH L.  
COCHRAN and TAMMY C. RAMSEY-  
JAMES**

SALE ADDRESS: 118 Mayfield Drive, Coatesville, PA 19320

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

**SALE NO. 17-7-454**

**Writ of Execution No. 2016-11869**

**DEBT \$189,064.24**

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

BLR# 48-9-2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **CARL H. JOSEPH-  
SON, IN HIS CAPACITY AS EXECUTOR  
AND DEVISEE OF THE ESTATE OF  
LOVERNNE H. JOSEPHSON a/k/a  
LOVERNNE C. H. JOSEPHSON a/k/a  
LOVERNNE HARJU JOSEPHSON**

SALE ADDRESS: 789 Spencer Road, Avondale, PA 19311-9516

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

**SALE NO. 17-7-457**

**Writ of Execution No. 2016-10237**

**DEBT \$173,586.77**

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

BEGINNING at the northeast corner at a point in a public road leading from Compass to Honey Brook, a corner of land of Leopold

Benzenhauser; thence along in said road, north 79 degrees 45 minutes east 196 feet thence by remaining land of the grantors. South 18 degrees 15 minutes east 90 feet; thence by remaining land of the grantor, south 79 degrees 45 minutes west 196 feet to a point in line of land of Leopold Benzenhauser; thence by land of same north 18 degrees 15 minutes west 90 feet to the place of beginning.

TITLE to said premises vested in Michael L. Ames and Ann Marie Ames by Deed from Michael L. Ames dated August, 23 2006 and recorded September 13, 2006 in the Chester County Recorder of Deeds in Book 6952, Page 2035 as Instrument Number 10685900.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH5 Asset Backed Pass-Through Certificates, Series 2007-CH5

VS

DEFENDANT: ANN MARIE AMES  
and MICHAEL L. AMES

SALE ADDRESS: 1912 Telegraph Rd,  
Honey Brook, PA 19344

PLAINTIFF ATTORNEY: MIL-  
STEAD AND ASSOCIATES, LLC, 856-482-  
1400

**SALE NO. 17-7-458**

**Writ of Execution No. 2014-05529**

**DEBT \$275,059.21**

PROPERTY situate in the West Goshen Township, Chester County, Pennsylvania  
BLR# 52-5C-199

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Federal National  
Mortgage Association

VS

DEFENDANT: KEITH S. SMITH  
a/k/a KEITH SMITH and SUSAN C. SMITH  
a/k/a SUSAN SMITH

SALE ADDRESS: 300 North 5 Points  
Road, West Chester, PA 19380-4737

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

**SALE NO. 17-7-459**  
**Writ of Execution No. 2016-08818**  
**DEBT \$1,473,303.91**

ALL THAT CERTAIN message and tract of land with the hereditaments and appurtenances thereon, situate in the Township of Pennsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by J. Vernon Keech, Registered Surveyor, dated 10/1/1952, as follows, to wit:

BEGINNING at a point, a mark in the concrete pavement of a public road known as Old Baltimore Pike, a corner of land now or late of William A. Boyle, et ux; thence leaving said road and extending north 14 degrees, 09 minutes east, crossing the northerly side thereof, along and of said Boyle, the distance of 426.4 feet to a point in the road bed of the present Baltimore Pike (Route No. 311); thence extending through the bed of same the following courses and distances, viz: (1) south 65 degrees, 34 minutes, 30 seconds east, 67.64 feet to a point, an angle in the same; and thence (2) south 62 degrees, 51 minutes east, 163.97 feet to a point, a corner of land now or late of Chalk K Dawson and wife; thence leaving the said Baltimore Pike and extending south 21 degrees, 13 minutes west, crossing the southwesterly side thereof, along land of said Dawson, a distance of 333.04 feet to a point in the bed of the said road known as Old Baltimore Pike, said point being marked by an iron pin; thence extending through the bed of the same, south 89 degrees, 57 minutes west, 191.3 feet to the point and place of beginning.

UPI No. 64-3-80

BEING the same premises which Gary W, Sharp and John W. G. Rosecrans, Co-Partners, by Deed dated 06-30-00 and recorded 11-16-00 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4852 Page 2223, granted and conveyed unto John W. G. Rosecrans.

PLAINTIFF: Wilmington Savings  
Fund Society, F.S.B. v. NBO Group, LLC

VS

DEFENDANT: NBO GROUP, LLC  
SALE ADDRESS: 455 Old Baltimore  
Pike, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: JEFFREY  
S. CIANCIULLI, ESQ., 215-665-8181