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**NOTICES**

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the **Law Reporter** makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The **Law Reporter** makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

**CORPORATION NOTICE**

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

The name of the corporation is: **West Chester Food Market, LLC** and the Certificate of Organization was filed on: November 3, 2014.

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

Tom Mohr Law Office, P.C., Solicitor  
301 W. Market Street  
West Chester, PA 19382

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**BUSINESS CORPORATION**

Notice is hereby given that Partnership Contingency Fund, Inc. has been organized under the provisions of the Business Corporation Law of 1988 and has filed Articles of Incorporation with the Pennsylvania Department of State.

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**CORPORATION NOTICE**

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

The name of the corporation is: **Sullivan Pines, LLC** and the Certificate of Organization was filed on: November 21, 2014.

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

Tom Mohr Law Office, P.C., Solicitor  
301 W. Market Street  
West Chester, PA 19382

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**CORPORATION NOTICE**

North Central Florida CPCU Society Chapter, Inc., hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on December 3, 2014, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

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**LEGAL ADVERTISEMENT/  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, and approved on December 11, 2014, for the purposes of obtaining a Certificate of Incorporation of a business corporation to be organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is: RJ Fragale, Inc.

The purpose for which it is to be organized is to have unlimited power to engage in and perform any and all lawful acts authorized by the Business Corporation Law of the Commonwealth of Pennsylvania.

WILLIAM E. SCOTT, Solicitor  
JACKSON, COOK, CARACAPPA & SCOTT  
312 Oxford Valley Road  
Fairless Hills, PA 19030

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**ESTATE NOTICES**

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

**1st Publication**

**ABENDROTH**, Joseph R., late of Exton. Christina M. Homan, care of LOUIS J. PETRIELLO, Esquire, 526 Township Line Rd., Ste.200, Blue Bell, PA 19422 Executrix. LOUIS J. PETRIELLO, Esquire, Petriello & Royal, LLC, 526 Township Line Rd., Ste.200, Blue Bell, PA 19422, atty.

**ALTLAND**, Dennis L., late of East Bradford Township. Maryann G. Altland, care of KEVIN J. RYAN, Esquire, 220 W. Gay St., West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 W. Gay St., West Chester, PA 19380-2917, atty.

**AYERLE**, Robert S., late of Tredyffrin Township, Chester County, PA. Robert A. Ayerle and Peter J. Ayerle, care of MICHAEL F. ROGERS, Esquire, 510 Township Line Rd., Ste. 150, Blue Bell, PA 19422, Executors. MICHAEL F. ROGERS, Esquire, Salvo Rogers & Elinski, 510 Township Line Rd., Ste. 150, Blue Bell, PA 19422, atty.

**CATLETT**, Linda, late of Spring City. Alan Cattlett, 5 Patrick Avenue, West Chester, PA 19063 Administrator. JEFFREY J. DODDS, Esquire, The Law Offices of Jeffrey Dodds, P.C., 524 N. Providence Road, Suite 200, Media, PA 19063, atty.

**CUNNINGHAM**, Robert L., a/k/a Robert L. Cunningham, Sr., late of Coatesville. Gary E. Thompson, Esquire, 822 South Matlack Street, Suite 101, West Chester, PA 19382, Administrator. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack St., Ste. 101, West Chester, PA 19382, atty.

**EISENSTADT**, Rosalind Verbits, a/k/a Roz, late of Coatesville. Natalie L. Katz, 1517 Brian Drive, West Chester, 19380, Administratrix.

**FERKO**, Michael, late of Phoenixville. Elizabeth Ann Carmichael, 1227 Harrison Ave., Phoenixville, PA 19460, Executrix. JAMES R. FREEMAN, Esquire, 606 S. Main St., Phoenixville, PA 19460, atty.

**FISHER**, Alta A., late of Devon. Richard T. Fisher, 306 Landsende Road, Devon, PA 19333 and Judith H. Fisher, Devonshire Road, Devon, PA 19312, Executors. PAMELA A. CROWTHER, Esquire, Bagby & Associates LLC, 43 Leopard Road, Paoli, PA 19301, atty.

**HAINES**, Harry R., Jr., late of West Caln Township. Lynn Wilson, 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.

**HOPKINS**, John E., Sr., late of Tredyffrin. Stacey Willits McConnell, Esq., Lamb McErlane PC, 24 E. Market St., P. O. Box 565, West Chester, PA 19381 Executrix. Lamb McErlane PC, 24 E. Market St., P. O. Box 565, West Chester, PA 19381, atty.

**KORNET**, Anna Q., late of East Fallowfield Township. Brian E. Kornet, 101 Oxford Hill Lane, Downingtown, PA 19335, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**MC ILVAIN**, Emilie B., late of Kennett Square, Chester County, PA. Emilie M. Barber and Robert M. McIlvain, Jr., care of PAUL E. BOMZE, Esquire, One Liberty Place, 46th Fl., Philadelphia, PA 19103, Executors. PAUL E. BOMZE, Esquire, Kleinbard Bell & Brecker LLP, One Liberty Place, 46th Fl., 1650 Market Street, Philadelphia, PA 19103, atty.

**MCCARRON**, John Jerrold, a/k/a John Jerrold McCarron, a/k/a Jerry McCarron a/k/a J. Jerrold McCarron and Jerrold McCarron, late of Kennett, Chester County, PA. Mary DeFrancisco, care of ROBERT A. COHEN, Esquire, 717 Constitution Dr., Ste. 201, Exton, PA 19341, Executrix. ROBERT A. COHEN, Esquire, Riley Riper Hollin & Colagregco, 717 Constitution Dr., Ste. 201, P. O. Box 1265, Exton, PA 19341, atty.

**PLUMMER**, William, III, late of East Bradford Township. Priscilla P. Latta and Ursula T. P. Aquadro, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P O Box 562, West Chester, PA 19381-0562, atty.

**PROMISCUO**, Dorothy L., late of West Chester. Paula Norsoph, 110 Giunta Lane, West Chester, PA 19382, Executrix. JENNIFER S. NASH, Esquire, 7 Great Valley Parkway, Suite 290, Malvern, PA 19355, atty.

**RAMBO**, John E., late of East Bradford Township. Paul E. Rambo, 500 West Rosedale Avenue PM B7, West Chester, PA 19382, Executor.

**SELVERIAN**, Sarkis Y., late of West Whiteland, Chester County, PA. Denise Selverian, care of JENNIFER POPELACK, Esquire, 399 Market St., Ste. 200, Philadelphia, PA 19106 Executrix. JENNIFER POPELACK, Esquire, Mattioni Ltd, 399 Market St., Ste. 200, Philadelphia, PA 19106, atty.

**SMITH**, Marie I., late of West Fallowfield Township. Frederick P. Smith, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**TERRY**, Frank L., Sr., late of Sadsbury Township. Sandra Lee Fowler, 50 Maple Lane, East Fallowfield, PA 19320, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**TOWNSLEY**, Audrey K., late of West Caln Township. Malcolm Q. Diem, Jr., 24 Cherry Hill Road, Ronks, PA 17572, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

## 2nd Publication

**BAUMGARTEN**, Astrid K., a/k/a Abby Baumgarten, late of West Pikeland Township. Kirsten B. Phillips, 1114 E. Street SE, Washington, DC, 20003, Executrix. FRANK W. HAYES, Esquire, Hayes & Romano, 31 South High Street, West Chester, PA 19382, atty.

**BENTON**, Norene B., late of West Vincent Township. Jeffrey S. Benton and Susan B. Cimino, care of TIMOTHY J. DUCKWORTH, Esquire, P.O. Box 20770, Lehigh Valley, PA 18002-0770, Co-Executors. TIMOTHY J. DUCKWORTH, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770, atty.

**BRICKLEY**, Dorothy V., late of East Nantmeal Township. Marytheresa F. Mosteller, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**CARDONICK**, Joel, late of West Whiteland Township. Francis H. Gallop, 318 Newport Place, Exton, PA 19341, Administrator. PAUL J. RUBINO, Esquire, 50 Darby Road, Paoli, PA 19301, atty.

**DECARLO**, Eugene F., Sr., late of Honey Brooke Township. Barry J. DeCarlo, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

**DILLMAN**, Elizabeth M., late of Tredyffrin Township. Scott Dillman, care of CRYSTAL L. WELTON, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Executor. CRYSTAL L. WELTON, Esquire, McAndrews Law Offices, P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

**FARNUM**, Mary M., late of Downingtown Borough. Morris J. Farnum, 106 Governors Circle, Downingtown, PA 19335, Executor.

**GAYOSO**, Luis E., a/k/a Luis Emiliano Gayoso, late of Phoenixville. Evelyn Valdivieso, care of THOMAS P. GLEASON, Esquire, 49 West Orange Street, Shippensburg, PA 17257, Executrix. THOMAS P. GLEASON, Esquire, 49 West Orange Street, Shippensburg, PA 17257, atty.

**HEY**, Carol Ann, a/k/a Carol A. Hey, late of East Pikeland Township. Elaine Bowles, care of APRIL CHARLESTON, Esquire, 60 West Boot Road, Suite 201, West Chester, PA 19380, Executrix. APRIL CHARLESTON, Esquire, The Charleston Firm, 60 West Boot Road, Suite 201, West Chester, PA 19380, atty.

**JAGERS**, Jeanne L., late of East Caln Township. Stephen P. McGuire, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire & Morris, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**KOPAK**, Metro, late of Phoenixville Borough. Charlene M. Ianni, 633 Spruce Street, Apt P-5, Royersford, PA 19468, Executrix. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**LEVEILLE**, Ann, late of Caln Township. Karen Lewis, 191 Hibernia Road, Coatesville, PA 19320, Executrix. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**LOSITO**, Pearl M., late of Penn Township. Michael A. Losito, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**MAXWELL**, Kathleen Rains, a/k/a Kay Maxwell, late of West Goshen Township. Donald G. Maxwell, 327 Caswallen Drive, West Chester, PA 19380, Executor.

**NEIL**, Blanche W., late of Downingtown Borough. Daniel C. Will, III, care of SHILPA P. KHARVA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. SHILPA P. KHARVA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**NIGBOROWICZ**, Blanche E., a/k/a Blanche Elizabeth Nigborowicz, late of West Chester Borough. Ann Wujcik, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valoochi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**O'DONNELL**, Mary K., late of East Caln Township. Paul F. Colombo Sr., care of JOHN S. KERDOCK, Esquire, 2048 Milford Square Pike, Quakertown, PA 18951, Executor. JOHN S. KERDOCK, Esquire, Brown, Kerdock & Lynch, P.C., 2048 Milford Square Pike, Quakertown, PA 18951, atty.

**PENMAN**, Robert E., Sr., late of West Goshen Township. Marjorie Elizabeth Penman, care of DAWSON R. MUTH, Esquire, 213 West Miner Street, West Chester, PA 19382, Executrix. DAWSON R. MUTH, Esquire, Goldberg Meanix McCallin Muth, 213 West Miner Street, West Chester, PA 19382, atty.

**SHANLEY**, Martha Lowe, late of Pottstown. James C. Shanley, 1391 Saddletree Ct., Downingtown, PA 19335, Executor.

**STINEDURF**, Laura R., a/k/a Barney Stinedurf, late of Upper Uwchlan Township. Charles L. Stinedurf, care of SHILPA P. KHARVA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. SHILPA P. KHARVA, Esquire, James B. Griffin P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**STONE**, Dennis, late of Spring City. Debra Tartaglia-Stone, 513 Heckel Ave., Spring City, PA 19475, Administratrix. ERIC P. WILENZIK, Esquire, 475 Allendale Road, Suite 200, King of Prussia, PA 19406, atty.

**STORM**, Clinton W., a/k/a Clint Storm, late of North Coventry Township. Mark Storm, 8083 Spring Creek Road, Albutis, PA 18011 and Kelly Garfield, 6 Maria Lane, Schwenksville, PA 19473, Administrators. ALLEN R. SHOLLENBERGER, Esquire, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Blvd., Wyomissing, PA 19610, atty.

**WHYTE**, Douglas A, late of Kennett Township. Susan K. Garrison, Esquire, 300 W. State Street, Suite 304, Media, PA 19063, Executrix. SUSAN K. GARRISON, Esquire, Garrison Law, 300 W. State Street, Suite 304, Media, PA 19063, atty.

**YAKE**, Edith B., late of East Caln Township. Jeremiah S. Miller, 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.

### 3rd Publication

**BLAIR**, Robert Harold, late of West Pikeland Township. Elaine B. Plater-Zyberk, 1527 Art School Road, Chester Springs, PA 19425, Executrix.

**DILLON**, Kimberly Renee, late of East Marlborough Township. Andrew Dillon, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**HILAMAN**, Francis Eugene, late of Borough of West Grove. Meyer Simon and Seamus Lavin, care of SEAMUS M. LAVIN, Esquire, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, Administrators. SEAMUS M. LAVIN, Esquire, Wetzal Gagliardi & Fetter LLC, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, atty.

**JOHNS**, Lois A., late of West Whiteland Township. Steven J. Crockett, 23 Stonehedge Drive, Glenmoore, PA 19343, Executor. JOHN B. TALIERCO, Esquire, 114 W. Lancaster Ave., P.O. Box 246, Downingtown, PA 19335, atty.

**MALLALIEU**, William E., late of West Chester Borough. Richard M. Weaver, 1014 S. Chester Road, West Chester, PA 19382, Executor. DEIRDE A. AGNEW, Esquire, Law Offices of Deirde A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

**MASSARELLA**, Michael A., late of Tredyffrin Township. Mary A. Massarella, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggerio Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

**MERVA**, Michael J., Jr., late of Londonderry Township. Harliquin R. W. Merva, 507 E. 5th Street, Apt. 1, New York, NY 10009-6701, Executrix. KENNETH R. PYLE, Esquire, 64 S. 3rd Street, Suite 1, Oxford, PA 19363-1603, atty.

**NONNEMAKER**, Donald E., Jr., late of Caln Township. Lori Nonnemaker, care of MICHAEL A. RUGGIERI, Esquire, 3405 West Chester Pike, Newtown Square, PA 19073, Executrix. MICHAEL A. RUGGIERI, Esquire, Law Offices of Michael A. Ruggieri, 3405 West Chester Pike, Newtown Square, PA 19073, atty.

**ROTH**, Beatrice A., late of East Goshen Township. Mary G. Barcus, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**ROWE**, Gregory T., late of Beywyn. Kenneth R. Hamm, 851 Old State Road, Berwyn, PA 19312, Executor. CHARLES P. HESS, Esquire, 123 Bloomingdale Avenue, Suite 300, Wayne, PA 19087, atty.

**SCHMIDT**, Charlotte R., late of East Goshen Township. Carol S. Reynolds, care of DAWSON R. MUTH, Esquire, 213 West Miner Street, West Chester, PA 19382, Executrix. DAWSON R. MUTH, Esquire, Goldberg Meaniz McCallin Muth, 213 West Miner Street, West Chester, PA 19382, atty.

**WHITEMAN**, William H., late of Borough of Kennett Square. LuAnn Hutchinson and Paul Neal Whiteman, care of L. PETER TEMPLE, Esquire, P.O. Box 348, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 348, Kennett Square, PA 19348, 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.*

NOTICE IS HEREBY GIVEN that on November 19, 2014, an application was filed with the Pennsylvania Department of State, Corporation Bureau, to conduct business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation: EXECUTIVE COMMONS PARTNERSHIP, with its principal place of business at 175 Strafford Avenue, Suite One, Wayne, PA, 19087. The names and addresses of the persons owning or interested in the business are Executive Commons on the Main Line, Inc. and John Fuchs, both at 175 Strafford Avenue, Suite One, Wayne, PA 19087.

**NONPROFIT CORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the first day of December of 2014, for the purpose of incorporating a Nonprofit Corporation under the Pennsylvania Nonprofit Law of 1988.

The name of the corporation is: **In His Image International Inc.**

The corporation has been organized for the charitable purposes set forth within the meaning of Section 501(c) (3) of the Internal Revenue Code of 1986, including improvement of life circumstances and advancement of opportunities for vulnerable people and populations worldwide.

**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is: The Fortin Family Foundation  
Harvey, Ballard & Bornstein, Solicitor  
800 Lancaster Avenue  
Suite T-2  
Berwyn, PA 19312

**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is: 3cCoalition, Inc.  
JOHN NEUMANN HICKEY, Solicitor  
20 West Front Street  
Media, PA 19063

**NONPROFIT CORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation – Nonprofit Corporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on December 8, 2014, for the purpose of obtaining Articles of Incorporation-Nonprofit Corporation pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 5306.

The name of the Nonprofit Corporation is: Hillhouse Court Homeowners Association, Inc.

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

ARTHUR L. SAGNOR III, Solicitor  
LACHALL, COHEN, & SAGNOR  
144 West Market Street  
West Chester, PA 19382

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

FIRST HORIZON HOME LOANS A  
DIVISION OF FIRST TENNESSEE BANK  
NATIONAL ASSOCIATION  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CHESTER COUNTY

vs.

No. 14-04469

JASON JAMES, in his capacity as Administrator  
and Heir of the Estate of JANICE M. JAMES  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JANICE M. JAMES, DECEASED  
Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANICE M. JAMES, DECEASED

You are hereby notified that on May 12, 2014, Plaintiff, FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 14-04469. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 229 CHARLES STREET, COATESVILLE, PA 19320-3006 whereupon your property would be sold by the Sheriff of CHESTER County.

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

**NOTICE**

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

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

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

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

**2<sup>nd</sup> Publication**

RICHARD A. CHENNISI, BARRY K.      IN THE COURT OF COMMON PLEAS  
 BUCKLEY, Jr. and DEKKER M. BUCKLEY  
 Plaintiffs,      CHESTER COUNTY, PA

vs.

CIVIL ACTION - LAW

SHARON REAVIS in her capacity as Executrix  
 of the ESTATE OF KENNETH LEE BROOMELL      NO. 2014-01663  
 and KENNETH LEE BROOMELL 429 Wheeler  
 Boulevard, Oxford, PA 19363-1541 and his heirs,      ACTION TO QUIET TITLE  
 personal representatives, executors, administrators,  
 successors and assigns, and all persons having  
 or claiming to have any right, lien, title, interest  
 in, or claim against those lots pieces of ground  
 herein named, and Tianna N. Broomell  
 Defendants.

**NOTICE OF ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, NO. 2014-01663 ACTION TO QUIET TITLE, RICHARD A. CHENNISI, BARRY K. BUCKLEY, JR. and DEKKER M. BUCKLEY v. SHARON REAVIS in her capacity as Executrix of the ESTATE OF KENNETH LEE BROOMELL AND KENNETH LEE BROOMELL, his heirs, personal representatives, executors, administrators, successors and assigns, and all persons having or claiming to have any right, lien, title, interest in, or claim against those lots, pieces of ground named in the Complaint.

TAKE NOTICE that on September 23, 2014, Plaintiffs filed their Amended Complaint in Action to Quiet Title and Possession averring that, inter alia, they are the owners of the following described tract of land:

**ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, Situate in Oxford, Chester County, Pennsylvania, bounded and described as follows:**

**BEGINNING at a point on the Northeasterly side of Wheeler Boulevard (70 feet wide) said point being at a distance of 35 feet measured on a bearing of North 25 degrees 41 minutes East from a point in the center line of Wheeler Boulevard, said last mentioned point being at the distance of 180 feet measured on a bearing of South 64 degrees 19 minutes East from a point, an angle in the same, said last mentioned point or angle being at the distance of 150 feet measured on a bearing of South 70 degrees 20 minutes East along the center line of North Fourth Street.**

**CONTAINING in front or breadth on said Wheeler Boulevard 60 feet and extending that width in length or depth northeastwardly between parallel lines at right angles to said Wheeler Boulevard, 125 feet.**

**BEING known and numbered Lot 40 on the above mentioned plan, formerly house No. 411 Wheeler Boulevard and now House No. 429 Wheeler Boulevard.**

**BEING the same premises which William C. Caldwell, et ux, by their Deed dated August 17, 1984, and recorded in the Office for the Recorder of Deeds in and for Chester County, Pennsylvania, in Book 64, page 229, on August 23, 1984, for the consideration therein mentioned, granted and conveyed unto Mary H. Broomell, her heirs and assigns in fee.**

**AND THE SAID Mary H. Broomell departed this life on the 19<sup>th</sup> day of August, 1994.**

WHEREUPON, on motion of Anthony M. Brichta, Esquire, Attorney for Plaintiffs, said Court ordered that notice of said facts be served by the Plaintiffs on the said respective Defendant Kenneth Lee Broomell, his heirs, personal representatives, executors, administrators, successors and assigns, and all persons having or claiming to have any right, lien, title, interest in, or claim against those lots, pieces of ground named



herein by advertisement requiring them to answer said Complaint within twenty (20) days from the last date of publication hereof. If you wish to defend, you must enter in written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you 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 MAYBE 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 & Information Services  
Chester County Bar Association  
15 West Gay Street  
West Chester, PA 19380  
(610) 429-1500

Anthony M. Brichta  
Buckley, Brion, McGuire & Morris LLP  
118 West Market St., Suite 300  
West Chester, PA 19382  
610-436-4400  
Attorney for Plaintiffs

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## 2<sup>nd</sup> Publication

### NOTICE OF TRUSTEE

NEVA R. SALES, Deceased  
Late of 170 Poplar Street  
Spring City, Chester County, PA 19475

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that the Richard F. Sales and Neva R. Sales Revocable Living Trust is in existence, that Richard F. Sales and Neva R. Sales are deceased, and that the undersigned is the Trustee. ALL persons indebted to the Trust or to the above named decedent are requested to make payment, and those having claims or demands against the same will make know without delay to:

Robert F. Kern, Trustee  
170 Poplar Street  
Spring City, Pa, 19475  
Or  
Scott C, Painter, Esquire  
Attorney for the Trustee, Robert F. Kern  
906 Penn Avenue  
P.O. Box 6269  
Wyomissing, PA 19610

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**4<sup>th</sup> Publication**

RECEIVER'S SALE  
UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
DOCKET # 2:14-cv-02333-RB (the "Action")

Wherein, TOP26 – 815 N. POTTSTOWN PIKE LLC is the plaintiff and 815 Limited Partnership is the defendant.

**Execution for Sale of Premises**

Dinsmore & Shohl LLP  
Attorney(s)  
(610) 408-6020

By virtue of the Consent Judgment in Mortgage Foreclosure entered on November 20, 2014, Hospitality Receiver, LLC, the Court-appointed Receiver in the Action, shall expose for sale by public venue, pursuant to 28 U.S.C. § 2001, et seq., and sell to the highest bidder, on **January 8, 2015, at 11:00 a.m.**, prevailing time, at 815 N Pottstown Pike, Exton, PA 19341, the property (the "Property") commonly known as: 815 N Pottstown Pike, Exton, PA 19341; Parcel ID – 33-4-38, together with all fixtures and things thereon secured by the Mortgage at issue in the Action.

Claims must be filed at the offices of Dinsmore & Shohl LLP, 1200 Liberty Ridge Drive, Suite 310, Wayne, PA 19087, Attn: Richard A. O'Halloran, Esq. (610-408-6020) before the sale date. Claims to the proceeds from the sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Richard A. O'Halloran before distribution. A schedule of distribution will be filed with the Court by the Court-appointed Receiver no later than thirty (30) days from the date of the passing of the deed to the Property to the successful bidder unless plaintiff is the successful bidder, and funds, if any, shall be distributed not more than ten (10) days later following the posting of the schedule of distribution. If the plaintiff is the successful bidder, no schedule of distribution will be filed.

The above concise description of the Property does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP.

Approximate amount due plaintiff on the execution as of October 1, 2014: \$13,826,997.71, with continuing interest and costs thereafter.

Court-appointed Receiver makes no representations expressed or implied as to the existence or validity of any liens and encumbrances on the Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Property will be divested as a result of the Sale unless lienholders or claimants take necessary steps to protect their rights.

20% of amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check to be held by the Receiver, balance to be paid not later than 30 days following the date of the Sale. Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. The Sale may also be subject to additional terms and conditions which may be announced on the date of the sale.

Court-appointed Receiver hereby reserves the right to adjourn this Sale from time to time. Any adjournment or adjournments will be announced at the sale date or adjourned sale date, and Receiver will not be required to advertise any such new date(s).

For questions, contact Richard A. O'Halloran, Esquire at 610-408-6020,  
richard.ohalloran@dinsmore.com.

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, January 15, 2015** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Tuesday, February 17, 2015**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

**2nd Publication**

**SALE NO. 15-1-2**  
**Writ of Execution No. 2014-00407**  
**DEBT \$152,492.73**

PROPERTY situate in North Coventry Township  
TAX Parcel #17-04E-0032.0000  
IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Christopher M. Shifflett

PLAINTIFF: CU Members Mortgage, A Division of Colonial Savings F.A.

VS

DEFENDANT: **CHRISTOPHER M. SHIFFLETT**

SALE ADDRESS: 1019 Riverside Drive, Pottstown, PA 19465

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

**SALE NO. 15-1-3**  
**Writ of Execution No. 2013-09705**  
**DEBT \$156,061.24**

PROPERTY situate in the Borough of Phoenixville, Chester County, Pennsylvania  
BLR# 15-5-471  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **ROBERT E. SUTTON**

SALE ADDRESS: 132 Dayton Street, Phoenixville, PA 19460-3243

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

**SALE NO. 15-1-4**  
**Writ of Execution No. 2013-04343**  
**DEBT \$292,745.99**

PREMISES "A"

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

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

CONTAINING 149 perches of land more or less.

PREMISES "B"

ALL THAT CERTAIN tract, piece or parcel of land.

SITUATE in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, according to a Record Plan of

Kimberton Ridge II by Pickering, Corts & Summerson, Inc., Consulting Engineers & land Surveyors, Newtown, Pennsylvania, being dated January 7, 2000, and last revised February 26, 2002 as follows, to wit:

BEGINNING at a found iron pipe on the southerly line of Lot 1 of the Kimberton Ridge II Subdivision said pipe being the northwesterly corner of lands of now or former Alberto & Dorothy Ritschard, Uniform Parcel Identifier 21-5-197; thence along the westerly line of lands of the aforesaid Ritschard, south 19 degrees 02 minutes 42 seconds east a distance of 199.98 feet to an iron pipe found for a corner; thence along Open Space Area (2.4406 acres) of the Kimberton Ridge II Subdivision, south 70 degrees 57 minutes 18 seconds west a distance of 90.00 feet to a point for a corner thence along Open Space Area (8.8018 acres) and Lot 2 of the Kimberton Ridge Subdivision, north 19 degrees 02, minutes 42 seconds west, a distance of 199.98 feet to a point, for a corner thence along the aforementioned Lot 1, north 70 degrees 57 minutes 18 seconds. East, a distance of 90.00 feet to the point and place of beginning.

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

PARCEL No. 2105 01970000

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

VS

DEFENDANT: DAVID KULP

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

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

**SALE NO. 15-1-5**

**Writ of Execution No. 2013-04238**

**DEBT \$411,497.36**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania

BLR# 39-4-483

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A., as Successor by Merger to BAC Home Loans

Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

VS

DEFENDANT: MARGARET PAS-CAL and GREG MYERS

SALE ADDRESS: 3041 Honeymead Road, Downingtown, PA 19335-6023

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

**SALE NO. 15-1-7**

**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 part of the same premises which Pinco Associates, a PA General Partnership, by Indenture bearing date the 4th day of May, A.D. 1987 and recorded in the Office of the Recorder of Deeds &c., in and for the County of Chester, aforesaid, in Record Book 728 Page 167, granted and conveyed unto Coventry Clusters Corporation, a Pennsylvania Corporation, in fee.

BEING Registry Parcel No. 17-3G-185.

PARCEL Identification No: 17-3G-185  
BLR# 17-3G-185

TITLE to said premises is vested in

Barbara G. Bartchak, an unmarried woman, by Deed from Coventry Clusters Corporation, dated 07/25/1995, recorded 07/31/1995 in Book 3919, Page 481.

PLAINTIFF: Wells Fargo Home Mortgage, a Division of Wells Fargo Bank, N.A.  
VS

DEFENDANT: **BARBARA G. BARTCHAK**

SALE ADDRESS: 1701 Coventry Pointe Lane, Pottstown, PA 19465

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

**SALE NO. 15-1-8**

**Writ of Execution No. 2013-04887**

**DEBT \$338,351.95**

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, and Land Development Plan for Foxcroft made by Huth Engineers, Inc. dated 9/26/1977 and last revised 1/3/1978 and recorded in the Office for the Recording of Deeds in Plan No. 1528, as follows, to wit:

BEGINNING at a point on the north-westerly side of Chesire Drive (50 feet wide) a corner of Lot No. 16 on said Plan; thence extending along the said side of Chesire Drive measured north 89 degrees, 08 minutes, 23 seconds west, 120 feet to a point; thence leaving the said Chesire Drive and extending north 00 degrees, 51 minutes, 37 seconds east, along line of Lot No. 18 on said Plan, 180 feet to a point; thence extending south 89 degrees, 08 minutes, 23 seconds east, along line of Open Space, 120 feet to a point; thence extending south 00 degrees, 51 minutes, 37 seconds west, along line of Lot No. 18 on said Plan, 180 feet to a point on the northwesterly side of Chesire Drive, the first mentioned point and place of beginning.

BEING Lot No. 17 on said Plan.

CONTAINING 21,600 square feet of land, more or less.

BEING Parcel #33-04P-0055

BEING UPI #33-4P-55

BLR# 33-4P-55

BEING the same premises which Geraldine M. Temoyan and Kenneth K. Temoyan granted and conveyed unto Geraldine M. Temoyan by Deed dated December 22, 2005 and recorded December 27, 2005 in Chester County Record Book 6722, Page 651 for the consideration of \$1.00.

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

DEFENDANT: **GERALDINE M. TEMOYAN a/k/a GERALDINE M. DRAKE**

SALE ADDRESS: 505 Cheshire Drive, Downingtown, PA 19335

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

**SALE NO. 15-1-9**

**Writ of Execution No. 2013-11531**

**DEBT \$137,309.53**

PROPERTY situate in West Caln Township

TAX Parcel #28-002-0001.0400

IMPROVEMENTS: a residential dwelling.

SOLD AS THE PROPERTY OF: Robert Pringle a/k/a Robert J. Pringle and Virginia Pringle a/k/a Virginia C. Pringle.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **ROBERT PRINGLE a/k/a ROBERT J. PRINGLE and VIRGINIA PRINGLE a/k/a VIRGINIA C. PRINGLE**

SALE ADDRESS: 107 Lilly Road, Honeybrook, PA 19344

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

**SALE NO. 15-1-10**

**Writ of Execution No. 2014-03545**

**DEBT \$91,506.01**

ALL THAT CERTAIN or of land on which is erected the south half of a block of 2 brick dwelling houses, designated as 110 South 5th Avenue, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the west curb line of South 5th Avenue, a corner of Isabel S. Woodward's lot known and designated as 108 South 5th Avenue, at a point opposite the dividing line between the two houses known as 108 and 110; thence extending along the said Woodward Lot, south 84° 31' west 152.46 feet to the west line of a private alley; thence along the west line of the same, south 09° 11' west to the north curb line of Walnut Street; thence eastwardly along the same to the west along the same to the west line of south 5th Avenue; thence northwardly along the same 30.97 feet to the point and place of beginning.

SUBJECT to the use of 10 feet the west end of the lot above described as a private alley, to extend from Walnut Street to Spring Valley for the exclusive benefit and advantage of the owners and occupiers of land herein conveyed and the owners and occupiers of other land adjoining said alley on the east, their heirs and assigns, the west line of said alley is the west line of the land herein conveyed.

UPI No. 16-6-683

BEING the same premises which Francis N. Rust by Deed dated July 25, 2007 and recorded August 3, 2007 in Chester County in Deed Book 7229 Page 2354 conveyed unto TNT Opportunities, LLC, in fee.

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Fulton Bank, N.A., formerly known as Fulton Bank

VS

DEFENDANT: **TNT OPPORTUNITIES, L.L.C.**

SALE ADDRESS: 110 S. 5th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SCOTT F. LANDIS, ESQ., 717-299-5201**

**SALE NO. 15-1-11**

**Writ of Execution No. 2011-11601**

**DEBT \$139,805.89**

ALL the right, title, interest and claim of Norman C. Wheeler of, in and to:

ALL the following described real estate situate in the Township of Newlin, County of Chester Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 2086 Strasburg Road, Coatesville, PA 19320 Deed Book 6481, Page 602, Parcel Number 49-01-0009.020.

PLAINTIFF: ING Direct, A Division of Capital One, N.A.

VS

DEFENDANT: **NORMAN C. WHEELER**

SALE ADDRESS: 2086 Strasburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KERI P. EBECK, ESQ., 412-434-7955**

**SALE NO. 15-1-12**

**Writ of Execution No. 2010-00654**

**DEBT \$335,852.63**

ALL THAT CERTAIN lot or parcel of land situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Lot Conveyance Plan for O'Smead Farms by Howard W. Doran, Inc., Newtown, Sq., PA dated 2/10/1995 last revised 5/17/1995 and recorded 8/14/1995 as Plan No. 13513 as follows, to wit:

BEGINNING at a point of curve on the westerly side of Gregory Lane (50 feet wide), said point being a corner of Lot 9, as shown on said Plan; thence from said point of beginning leaving said cul-de-sac extending along Lot 9 south 75 degrees 30 minutes 00 seconds east, 207.51 feet to a point in line of lands now or formerly of Lynch, being a corner of Lot 9; thence extending along lands now or formerly of Lynch, north 12 degrees 03 minutes 42 seconds east 19.57 feet to a point in line of lands now or formerly of Gilbert and Agnes A. Cruz, being a corner of lands now or formerly of Lynch; thence extending partially along lands now or formerly of Cruz the 3 following courses and distances: (1) south 77 degrees 56 minutes 18 seconds east, 150.00 feet to a point of curve, (2) on a line curving to the right having a radius of 50.00 feet an arc distance of 32.91 feet to a point, thence (3) north 49 degrees 46 minutes 29 seconds east 70.71 feet to a point of curve on the northwesterly side of Gregory Lane aforesaid; thence leaving lands now or formerly of Cruz extending along said road on a line curving to the left having a radius of 175.00 feet an arc distance of 196.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

BEING Chester County UPI 51-5-57.1J

BEING the same premises which Timothy R. Brewer and Christine Brewer, husband and wife, by Deed dated 7/29/1999 and recorded 12/1/1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4676, Page 356, granted and conveyed unto Gary W. Acers and Sharon J. Acers

BEING known as: 488 Gregory Lane, West Chester, PA 19380

PARCEL No.: 51-5-57.1J

IMPROVEMENTS: residential property.

PLAINTIFF: U.S. Bank N.A.

VS

DEFENDANT: **GARY W. ACERS and SHARON J. ACERS**

SALE ADDRESS: 488 Gregory Lane,  
West Chester, PA 19380

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

**SALE NO. 15-1-13**  
**Writ of Execution No. 2013-11182**  
**DEBT \$315,330.58**

PROPERTY situate in Township of  
North Coventry

TAX Parcel #17-04J-0075.0000

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Green Tree Servicing,  
LLC

VS

DEFENDANT: **LORI LYNN  
PATRICK and BRIAN W. PATRICK**

SALE ADDRESS: 1051 Channing  
Court, Pottstown, PA 19465

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

**SALE NO. 15-1-14**  
**Writ of Execution No. 2014-03215**  
**DEBT \$285,488.83**

PROPERTY situate in Borough of  
Phoenixville

TAX Parcel #15-011-0074 & 15-011-  
0073

IMPROVEMENTS: a residential  
dwelling.

SOLD AS THE PROPERTY OF:  
James Sturges and Kimberly A. Sturges

PLAINTIFF: JPMC Specialty  
Mortgage LLC

VS

DEFENDANT: **JAMES STURGES  
and KIMBERLY A. STURGES**

SALE ADDRESS: 902 Oxford Avenue,  
Phoenixville, PA 19460

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

**SALE NO. 15-1-15**  
**Writ of Execution No. 2013-06694**  
**DEBT \$262,579.61**

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

BEGINNING at a point in the middle

of Roumford Street at its intersection with  
Chestnut Street; thence westwardly along the mid-  
dle line of said Roumford Street 120 feet; thence  
southwardly on a line parallel with Chestnut Street  
120 feet thence southwardly on a line parallel with  
Chestnut Street 199 1/2 feet to the center of a pro-  
posed alley which is to be extension of south alley;  
thence eastwardly along the center line of said pro-  
posed alley 120 feet to a point in the middle of the  
aforesaid Chestnut Street; thence northwardly  
along the center line of the said Chestnut Street;  
199 1/2 feet to the place of beginning. (Roumford  
Street is now known as First Avenue).

TAX ID / Parcel No. 8-5-79

TITLE to said premises vested in  
Wendy Ann Rozmer by Deed from Richard  
Scheibe, Jr. and Coreen Scheibe, and Michael C.  
Korengel, and Bonita W. Korengel dated  
03/07/2008 and recorded 09/17/2008 in the  
Chester County Recorder of Deeds in Book 7516,  
Page 1454.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **WENDY ANN  
ROZMER**

SALE ADDRESS: 602 W. 1st Avenue,  
a/k/a 602 W. First Avenue, Parkesburg, PA 19365

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

**SALE NO. 15-1-16**  
**Writ of Execution No. 2014-04009**  
**DEBT \$104,135.13**

ALL THAT CERTAIN parcel of land in  
Township of North Coventry, Chester County,  
State of Pennsylvania, as more fully described in  
Deed Book 6537, Page 1844, ID #17-3D-117,  
being known and designated as all that certain  
message and tract of land situate in North  
Coventry Township, County of Chester,  
Commonwealth of Pennsylvania, bounded and  
described in accordance with a survey as made by  
Ralph E. Shaner & Son Engineering Company, on  
3/18/1968 as follows, to wit:

BEGINNING at a corner on the  
northerly property line of East Main Street (40 feet  
wide) said point being distant from a corner set for  
the center line intersection of South Hanover Street  
(40 feet wide) and East Main Street the following  
3 courses and distances: (1) along the center line of  
East Main Street south 77 degrees 15 minutes east  
760 feet to a corner marking the center line inter-  
section aforesaid East Main Street and the middle  
of a given 20 feet wide alley; (2) continuing along  
the center line of East Main Street south 61

degrees, 51 minutes east 427.81 feet to a corner and (3) by a course at right angles to East Main Street or north 28 degrees 9 minutes east 20 feet to a corner and place of beginning, thence from said place of beginning continuing along a projection of course (3) or by lands now or late of Patsy Ruberto north 28 degrees 9 minutes east 140 feet to a corner on the southerly side of a given 20 feet wide alley; thence along the southerly side of said alley south 61 degrees 51 minutes east 23.67 feet to a corner of lands now or late of Casimir A. Stryjewski; thence along said lands on a course passing through the middle of a joint brick partition wall of double dwelling or south 28 degrees, 9 minutes west 140 feet to a corner on the northerly side of aforesaid East Main Street; thence along the same north 61 degrees, 51 minutes west 23.67 feet to a corner and place of beginning.

TITLE to said premises vested in Michelle M. Atkins and Virginia C. Atkins and Tony Wise as joint tenants with right of survivorship and not as tenants in common by Deed from Bank of America National Association as successor by merger to LaSalle Bank, N.A., as Trustee for WMALT 05-7, by JP Morgan Chase Bank, National Association as attorney in fact by: Susan M. Peterson, Vice President dated 12/09/15/2009 and recorded 12/01/2009 in the Chester County Recorder of Deeds in Book 7818, Page 1275.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MICHELLE M. ATKINS a/k/a MICHELLE ATKINS, VIRGINIA C. ATKINS a/k/a VIRGINIA ATKINS and TONY WISE**

SALE ADDRESS: 189 East Main Street, Pottstown, PA 19465

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

**SALE NO. 15-1-17**

**Writ of Execution No. 2010-01264**

**DEBT \$590,663.28**

PROPERTY situate in East Whiteland Township

TAX Parcel #42-04-0031.080

IMPROVEMENTS: a residential dwelling.

SOLD AS THE PROPERTY OF: Keith B. Gould and Myung Soon Kim a/k/a Myung Kim Gould

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed

Certificates, Series 2004-6

VS

DEFENDANT: **KEITH B. GOULD and MYUNG SOON KIM a/k/a MYUNG KIM GOULD**

SALE ADDRESS: 49 Knickerbocker Lane, Malvern, PA 19355

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

**SALE NO. 15-1-18**

**Writ of Execution No. 2013-11206**

**DEBT \$118,885.35**

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-6-838

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **LUIS J. MALDONADO and ANNIE G. ALVARADO**

SALE ADDRESS: 70 Chester Avenue, Coatesville, PA 19320-3670

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

**SALE NO. 15-1-19**

**Writ of Execution No. 2014-00857**

**DEBT \$232,649.37**

ALL THAT CERTAIN tract or piece of land, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Clarence E. Opperman and Mary Alice Opperman by Coventry Associates, drawing no. 108-1 (revised) dated 5/21/73 as follows, to wit:

TAX I.D. #: 18-01-0012.01K

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DEBORAH BARI**

SALE ADDRESS: 70 Mark Drive, Pottstown, Pennsylvania 19465

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



**SALE NO. 15-1-20****Writ of Execution No. 2014-00717****DEBT \$27,474.85**

PROPERTY situate in Phoenixville Borough, Chester County, Pennsylvania  
BLR# 15-9-533  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **JOHN C. SCHAF-  
FER and JAMIE S. SCHAFFER**

SALE ADDRESS: 1 East Hall Street,  
Phoenixville, PA 19460-3507

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

**SALE NO. 15-1-21****Writ of Execution No. 2012-04088****DEBT \$247,694.93**

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

BLR# 4106K0077

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **PAUL R. MAYER**

SALE ADDRESS: 1370 Old  
Phoenixville Pike, West Chester, PA 19380-1453

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

**SALE NO. 15-1-22****Writ of Execution No. 2014-00101****DEBT \$182,395.67**

ALL THAT CERTAIN tract of land, situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Edgar Laub, R.S., dated August 26, 1964, as follows:

TAX I.D. #: 90-10-170.1

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB

VS

DEFENDANT: **ALEXANDER STU-****ART**

SALE ADDRESS: 2070 Upper Gap Road, Coatesville, Pennsylvania 19320

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

**SALE NO. 15-1-24****Writ of Execution No. 2013-07921****DEBT \$263,379.73**

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

BLR# 22-3-61.16

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344-1317

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

**SALE NO. 15-1-25****Writ of Execution No. 2008-10911****DEBT \$524,718.26**

PROPERTY situate in the Chester County, Pennsylvania

BLR# 43-11B-37

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SARAH B. GLEA-  
SON and JOSEPH J. GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087-5444

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

**SALE NO. 15-1-26****Writ of Execution No. 2013-06119****DEBT \$433,520.33**

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 Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of King's Grant Subdivision, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, dated 05/05/2003 last revised 07/09/2004 and recorded as Plan File #17224, as follows, to wit:

BEGINNING at a point on the southerly side of Woodruff Road, a corner of Lot No. 41 on said Plan; thence extending from said beginning point, leaving Woodruff Road, along Lot No. 41; south 07 degrees 42 minutes 07 seconds west, 107.58 feet to a point in line of Lot No. 67; thence extending along part of Lot No. 67 and part of Lot No. 66, south 89 degrees 05 minutes 30 seconds west, 80.91 feet to a point, a corner of Lot No. 43, said point also being in the bed of a storm sewer easement; thence extending along Lot No. 43 and the bed of the aforesaid easement, north 07 degrees 42 minutes 07 seconds east, 119.69 feet to a point on the southerly side of Woodruff Road; thence extending along same south 82 degrees 17 minutes 53 seconds east, 80.00 feet to a point, a corner of Lot No. 41, being the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on the aforementioned Plan.

PARCEL No. 39-1-147

BEING the same premises which DHLP-King's Grant, LP, by Deed dated May 29, 2009 and recorded in the Chester County Recorder of Deeds Office on June 18, 2009 in Deed Book 7697, Page 1835, granted and conveyed unto Cornelius McClanahan and Tahirah McClanahan, husband and wife.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **TAHIRAH  
McCLANAHAN and CORNELIUS A.  
McCLANAHAN**

SALE ADDRESS: 1112 Woodruff Road, Coatesville, PA 19320

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

**SALE NO. 15-1-27**

**Writ of Execution No. 2014-05883**

**DEBT \$246,482.39**

ALL THAT CERTAIN message and tract or piece of ground, hereditaments and appurtenances, situate in the Township of North Coventry, County of Chester and State of Pennsylvania, being Lot No. 16 and 15 and the westerly one-half of Lot No. 14 on a certain plan, as recorded in the Office of the Recorder of Deeds, in Chester County, Pennsylvania, in Plan Book 1 Page 295.

BEING UPI No. 17-4-23

BEING the same premises which William A. Hagenkotter, III and Carla Hagenkotter, husband and wife by Deed dated

August 25, 2006 and recorded September 6, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6945 Page 67, granted and conveyed unto Archie E. Parker, Jr. and Amy E. Parker, husband and wife.

PARCEL No. 17-4-23

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association as Trustee for Morgan Stanley Mortgage Loan Trust 2007-1XS Morgan Stanley Mortgage Loan Trust 2007-1XS Mortgage Pass-Through Certificates, Series 2007-1XS

VS

DEFENDANT: **ARCHIE E. PARKER, JR., AND AMY E. PARKER**

SALE ADDRESS: 1018 South Keim Street, Pottstown, PA 19465

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

**SALE NO. 15-1-28**

**Writ of Execution No. 2013-11618**

**DEBT \$209,134.09**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate at Paoli, in the Township of Tredyffrin, County of Chester and State of Pennsylvania, being known and designated as Lot No. 104-A, being the southerly part of Lot No. 104 in a certain plan of lots made for A.W. Supplee and Dalton Bros. by Boyle Irwin, Civil Engineer, dated August 25, 1924 and revised July 20, 1925 and also revised January 21, 1926 and more particularly described according thereto as follows, to wit:

BEGINNING at a point in the center line of Biddle Road at the distance of 350 feet northerly from the second bend in Biddle Road north of Central Avenue; thence by the center line of Biddle Road north 15 degrees, 12 minutes west, 35 feet to a point; thence leaving Biddle Road by Lot No. 104-B and along the division line of a twin house north 74 degrees, 48 minutes east, 151.05 feet to an iron pin in the line of Lot No. 107; thence by Lot No. 107 south 24 degrees, 11 minutes east 32.13 feet to an iron pin in a corner of Lots Nos. 107, 106, 105; thence by Lot No. 105 south 73 degrees, 36 minutes west, 155.54 feet to the place of beginning.

BEING Parcel Number 43-9L-138

BEING 129 Biddle Road, Paoli, PA 19301

BEING the same premises which Donald Kenneth Hull and Chardelle F. Hull, hus-

band and wife, by Deed dated October 23, 1998, and recorded October 28, 1998, in the Chester County Recorder of Deeds in Book 4444, Page 324, granted and conveyed unto Paul S. Nowak and Lori Ann Nowak, husband and wife, as tenants by the entireties, in fee.

PLAINTIFF: American Heritage Federal Credit Union

VS

DEFENDANT: **PAUL S. NOWAK and LORI ANN NOWAK**

SALE ADDRESS: 129 Biddle Road, Paoli, PA 19301

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

**SALE NO. 15-1-29**

**Writ of Execution No. 2014-02469**

**DEBT \$564,634.95**

ALL THAT CERTAIN tract of land situate in the Township of Lower Oxford, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, Jr. and Sons, dated May 19, 1961 as follows:

BEGINNING at a drill hole in concrete apron of U.S. Route #1, said drill hole being north 39 degrees 37 minutes west, 18.41 feet from the northeast corner of lands of Shannon Q. Pepple set in the centerline of said U.S. Route #1; thence leaving said beginning point and along U.S. Route #1, north 69 degrees 13 minutes 20 seconds east 339.57 feet to a nail in centerline joint of said U.S. Route #1; thence leaving said US Route #1 and by lands of Ray Farmer of which this was a part, the following 2 courses and distances to wit: south 40 degrees 37 minutes east 411.12 feet to an iron pin; thence south 68 degrees 18 minutes 40 seconds west 345.32 feet to an iron pin set in line of lands of Shannon Q. Pepple, north 39 degrees 37 minutes west 414.41 feet to the first mentioned point and place of beginning.

TAX ID: 56-4-59.1

TITLE is vested in Michel Wolf, by Deed from Michael Wolf, Executor of the Estate of Mildred Newberger, dated 08/24/1989 and recorded in the Chester County Office of the Recorder of Deeds on 08/29/1989 in Deed Book Volume 1671, Page 303, Instrument No. 115168.

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

VS

DEFENDANT: **MICHAEL WOLF**

SALE ADDRESS: 1746 Baltimore

Pike, Oxford, PA 19363

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

**SALE NO. 15-1-30**

**Writ of Execution No. 2013-07484**

**DEBT \$260,189.57**

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania

BLR# 62-5-350

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **AMY M. HETRICK a/k/a KATHERINE AMY HETRICK and MARK W. HETRICK a/k/a MARK WILLIAM HETRICK**

SALE ADDRESS: 904 Shetland Court, Chadds Ford, PA 19317-9295

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

**SALE NO. 15-1-32**

**Writ of Execution No. 2013-12122**

**DEBT \$320,190.01**

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

TAX Parcel No.: 11-8-239-21

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **ROBIN FARRELL a/k/a ROBIN M. FARRELL, MICHAEL HECKER a/ka MICHAEL HECKERT MICHAEL KEITH HECKERT**

SALE ADDRESS: 316 Jefferson Avenue, Downingtown, PA 19335

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

**SALE NO. 15-1-33**

**Writ of Execution No. 2014-01081**

**DEBT \$354,089.54**

ALL THAT CERTAIN lot or piece of ground, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan of King's Grant Subdivision, made by Edward B. Walsh and Associates, Inc., Civil

Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, Pennsylvania 19335 (610) 518-1360, dated 05/05/2003, last revised 07/09/2004 and recorded in Chester County as Plan No. 17224 as follows to wit:

TAX I.D. #: 39-01-0174

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **MARK A. KOSS and PATRICIA A. KOSS**

SALE ADDRESS: 1305

Northumberland Road, Coatesville, Pennsylvania 19320

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

**SALE NO. 15-1-35**

**Writ of Execution No. 2011-01393**

**DEBT \$416,549.68**

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

TAX Parcel No.: 34-6-4.2Y

PLAINTIFF: BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **JANET S. EDGETTE and JOHN H. EDGETTE**

SALE ADDRESS: 23 Sycamore Lane, Chester Springs, PA 19425

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

**SALE NO. 15-1-36**

**Writ of Execution No. 2012-06566**

**DEBT \$226,346.75**

PROPERTY situate in the Pennsbury Township, Chester County, Pennsylvania

BLR# 64-1-19.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DANIEL A. LABES a/k/a DANIEL A. LABES, SR., and OLGAM LABES**

SALE ADDRESS: 2405 Brintons Bridge Road, West Chester, PA 19382-7080

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

**SALE NO. 15-1-37**

**Writ of Execution No. 2014-00104**

**DEBT \$157,868.47**

PROPERTY situate in Borough of North Coventry Township

TAX Parcel #17-003-0266.0300

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **ALEXANDER GRIMM and KACIE L. ZIPAY**

SALE ADDRESS: 1329 South Hanover Street, Pottstown, PA 19465

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

**SALE NO. 15-1-38**

**Writ of Execution No. 2013-05058**

**DEBT \$150,123.53**

ALL THAT CERTAIN tract of land with the frame dwelling thereon erected, situate on the west side of and known as No. 124 North Street, in the Borough of Phoenixville, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, November 21, 1944 as follows:

BEGINNING at a point in the westerly side of North Street and 15 feet from the corner line thereof, which point is 80.5 feet north of the intersection of the westerly side of North Street with the northerly side of Penn Street: a corner lands of the grantor, about to be conveyed to Frank J. and Blanche N Augustvnowice: thence along the westerly side of North Street parallel to and 15 feet from the center line thereof, north 21° 55 minutes west 20.5 feet to corner of lands now or late of Stephen O'Donnell; thence along said lands south 67° 10 minutes west 48 feet to the easterly property line of lands now or late of Mary Luckowski; thence along the same south 21° 55 minutes east 20.98 feet to a point; thence along a fence line north 65° east 24.04 feet to a point; thence through the part or partition wall dividing this and No. 122 North Street, north 68° 5 minutes east 24 feet to the point and place of beginning.

BEING the same premises which Leonard B. Ford-Bey and Sheila F. Ford-Bey, by Deed dated January 20, 1980 and recorded January 24, 1980 in the Office of the Recorder of Deeds in and for Chester County in Deed Book I 56, Page 296, granted and conveyed unto Theo F. Robinson.

BEING known as: 124 North Street,

Phoenixville, PA 19460  
 PARCEL No.: 15-5-463  
 IMPROVEMENTS: residential property.

PLAINTIFF: Champion Mortgage Company

VS

DEFENDANT: **RONNIE D. ROBINSON, personal representative of the ESTATE of THEO F. ROBINSON, deceased**

SALE ADDRESS: 124 North Street, Phoenixville, PA 19460

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

**SALE NO. 15-1-39**

**Writ of Execution No. 2013-08712**

**DEBT \$204,555.75**

PROPERTY situate in the Caln Township, Chester County, Pennsylvania  
 BLR# 39-3M-97  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Mortgage Investment Trust Holdings I, LLC

VS

DEFENDANT: **LAILA M. O'BRIEN and THOMAS D. O'BRIEN, III**

SALE ADDRESS: 15 South Caln Road, Coatesville, PA 19320-2402

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

**SALE NO. 15-1-40**

**Writ of Execution No. 2013-08751**

**DEBT \$338,669.32**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of London Grove, County of Chester and State of Pa, bounded and described according to a Plan of Medford Farms, made by Lake, Roeder Hillard & Associates, Lancaster, Pa. (717) 397-937, dated 08/20/2001 and recorded in Chester Country Plan File #16157, as follows, to wit:

BEGINNING at a point on the southern side of Caversham Drive, said point being a corner of Lot #40; thence from said beginning point along Caversham Drive north 81 degrees, 31 minutes, 41 seconds east, 110.00 feet to a point, a corner of Lot #42; thence along the same south 08 degrees, 28 minutes, 19 seconds east, 165.00 feet to a point being in line of Lot #43; thence extending along same and also along Open Space south 81 degrees, 31 minutes, 41 seconds west, 110.00

feet to a point, a corner of Lot #40; thence along the same north 08 degrees, 28 minutes, 19 seconds west, 165.00 feet to the first mentioned point and place of beginning.

BEING Lot #41 as shown on said Plan.

BEING Parcel #59-8-134.41

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated September 30, 2004 and recorded in the Chester County Recorder of Deeds Office on October 15, 2004 in Deed Book 6309, Page 431, granted and conveyed unto David J. Mair and Donna L. Mair, husband and wife.

PLAINTIFF: Bank of America, National Association Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **DAVID J. MAIER and DONNA L. MAIER**

SALE ADDRESS: 43 Caversham Drive, West Grove, PA 19390

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

**SALE NO. 15-1-41**

**Writ of Execution No. 2013-08709**

**DEBT \$522,085.02**

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

TAX Parcel No.: 43-05H-0165

BE advised this property is being sold subject to a mortgage.

PLAINTIFF: Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for American Home Mortgage Assets Trust 2006-1

VS

DEFENDANT: **TORSTEN OVERBACK a/k/a TORSTEN H. OVERBECK**

SALE ADDRESS: 455 Red Coat Lane, Wayne, PA 19087

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

**SALE NO. 15-1-43**

**Writ of Execution No. 2013-04194**

**DEBT \$111,923.46**

PROPERTY situate in Valley Township, Chester County, Pennsylvania  
 BLR# 38-5F-237

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS  
 DEFENDANT: **HARRY R. SCHAF-  
 FER, III and HEATHER SCHAFFER**  
 SALE ADDRESS: 21 Kirby Street,  
 Coatesville, PA 19320-2862  
 PLAINTIFF ATTORNEY: **PHELAN  
 HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-1-44**  
**Writ of Execution No. 2013-03981**  
**DEBT \$238,623.99**

ALL THAT CERTAIN tract of land situate in Valley Township, Chester County, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Country Club Valley made by Drake & Waddington, Inc., Registered Surveyors, dated 9/22/1987 and last revised on 4/29/1988, and recorded as Plan #8284 through 8287, as follows, to wit:

BEGINNING at a point on the easterly side of Oakmont Place, said point being a corner of Unit #68 (as shown on said Plan); thence from said point of beginning and extending along said side of Oakmont Place on a fine curving to the left having a radius of 50.00 feet an arc distance of 32.18 feet to a point, said point being a corner of Unit #65; thence leaving Oakmont Place extending along Unit #66 and crossing a 10 feet wide utility easement north 77 degrees 05 minutes 39 seconds east 100.00 feet to a point in line of Open Space, said point being another corner of Unit #66; thence extending along said Open Space south 12 degrees 54 minutes 21 seconds east 30.00 feet to a point, said point being another corner of Unit #38; thence leaving the aforesaid Open Space and extending along Unit #68 recrossing the aforesaid easement south 77 degrees 05 minutes 39 seconds west 110.00 feet to the first mentioned point and place of beginning.

BEING Unit #67 on the above mentioned Plan.

BEING UPI Number 38-2L-25

BLR No.: 38-2L-25

BEING known as: 67 Oakmont Place,  
 Coatesville, PA 19320.

BEING the same premises which Doris Q. Eufrazio, by Deed dated February 10, 2005 and recorded March 2, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6423, Page 0178, granted and conveyed unto Jay R. Jacks.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2005-BC4

VS  
 DEFENDANT: **JAY R. JACKS**  
 SALE ADDRESS: 67 Oakmont Place,  
 Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **ZUCKER,  
 GOLDBERG & ACKERMAN, LLC, 908-233-  
 8500**

**SALE NO. 15-1-45**  
**Writ of Execution No. 2014-05454**  
**DEBT \$86,001.55**

ALL THAT CERTAIN message and tract of land with tenement thereon, situate in the Second Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, which is the intersection of the westerly side of Dean Street, (thirty feet wide) and the northerly side of Walnut Street (fifty feet wide); thence along Walnut Street south eighty degrees twenty four minutes west thirty three and eighty four one hundredths feet to a point, a corner of Lot No. 48; thence by Lot No. 48 north nine degrees thirty six minutes west ninety feet to a point at the southerly side of a proposed alley; thence along the same north eighty degrees twenty four minutes east thirty three and eighty four one hundredths feet to the point in the westerly side of Dean Street; thence along Dean Street, south nine degrees, thirty six minutes east ninety feet to the place of beginning.

EXCEPTING and reserving thereout and therefrom all that certain message and lot of land as conveyed by Andrew Yednock and Susie, his wife to William J. Dempsey and Elizabeth R. Dempsey, his wife by Deed dated February 1, 1955 and recorded February 3, 1955 in Deed Book C-27 Vol. 650, Page 449, bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of Walnut Street (fifty feet wide) at a point in the projected center line of a partition wall between No. 50 and 52 Walnut Street; thence along the northerly side of Walnut Street south eighty degrees twenty four minutes west, nineteen and thirty seven one hundredths feet to a fence line; thence following the fence line, north nine degrees, thirty six minutes west ninety feet to a post; thence north eighty degrees twenty four minutes east nineteen and thirty seven one hundredths feet to an iron pipe; thence along lands of No. 52 Walnut Street passing through the center line of a partition wall, south nine degrees, thirty six minutes east ninety feet to the place of beginning.

BEING Parcel #15-10-0025  
BEING UPI #15-10-25.  
BLR# 15-10-25

BEING the same premises which Matthew J. Doyle and Brenda L. Doyle, husband and wife, granted and conveyed unto William J. Long by Deed dated February 24, 2005 and recorded March 8, 2005 in Chester County Record Book 6428, Page 2128 for the consideration of \$100,000.00.

PLAINTIFF: Federal National Mortgage Association (“Fannie Mae”)

VS

DEFENDANT: **WILLIAM J. LONG**  
SALE ADDRESS: 52 Walnut Street  
a/k/a 52 E. Walnut Street, Phoenixville, PA 19460

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

**SALE NO. 15-1-46**

**Writ of Execution No. 2013-05983**

**DEBT \$247,502.66**

PROPERTY situate in Caln Township, Chester County, Pennsylvania  
BLR# 39-4J-97

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **TRACY WORTH, in her capacity as HEIR of DAVID N. GIUNTA a/k/a DAVID GIUNTA, deceased unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under DAVID N. GIUNTA a/k/a DAVID GIUNTA, deceased defendant(s)**

SALE ADDRESS: 180 Loomis Avenue, Coatesville, PA 19320-2328

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

**SALE NO. 15-1-47**

**Writ of Execution No. 2014-06356**

**DEBT \$249,409.33**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan for Douglas & Rosemarie Sykes made by Conver and Smith Engineering, Inc., Royersford, PA, dated 10/16/1998, last revised 2/22/1999 and recorded 11/12/1999 as Plan # 15154 as follows to wit:

BEGINNING at a point on the north-easterly side of Chester Avenue (40 feet wide), said point being a corner of Lot #2 (as shown on said plan) thence from said point of beginning extending along said Avenue north 57 degrees 30 minutes 00 seconds west 49.17 feet to a point being a corner of lands now or late of Raymond J. and Dorothy M. Wambold thence leaving said Avenue extending partially along lands of Wambold north 330 degrees 15 minutes 38 seconds east 90.00 feet to a point, being a corner of lands now or late of Robert R. and Nancy J. McCrone, thence extending partially along lands of McCrone south 57 degrees 30 minutes 00 seconds east 47.98 feet to a point, being a corner of lands of Lot #2, thence leaving said lands of McCrone extending along Lot 32 south 32 degrees 30 minutes 00 seconds west 90.00 feet to the first mentioned point and place of beginning.

BEING Lot #1 on the above mentioned plan

PREMISES being: 143 Chester Avenue, Phoenixville, PA 19460

BEING the same premises which Joseph V. Shenberger and Stacy Shenberger by Deed dated May 16, 2005 and recorded June 7, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6862 Page 79, granted and conveyed unto Joseph V. Shenberger, as sole owner.

PARCEL No. 15-12-13./151200130200

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust 2006-1

VS

DEFENDANT: **JOSEPH SHENBERGER a/k/a JOSEPH V. SHENBERGER**

SALE ADDRESS: 143 Chester Avenue, Phoenixville, PA 19460

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

**SALE NO. 15-1-48**

**Writ of Execution No. 2013-06833**

**DEBT \$342,838.43**

PROPERTY situate in the Township of West Goshen

TAX Parcel #52-3-47.1

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, not in it's individual capacity, but solely as legal title trustee for LVS Title Trust I

VS

DEFENDANT: **JONATHAN D. WILT**  
 SALE ADDRESS: 825 Old Greenhill Road, West Chester, PA 19380  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 15-1-50**  
**Writ of Execution No. 2014-01515**  
**DEBT \$47,222.41**

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

BEGINNING in the Kimblesville Road at a stone, a corner of land of the Trustees of Colored Masons, thence along the same north sixteen degrees west six and seven tenth perches to a stone in the New London Road; thence by the middle of the said road north seventy three and one quarter degrees east six perches and five tenths to another stone, thence by other lands of M.G. Cook south sixteen and three quarters degrees east five perches and sixty six hundredths to another stone in the aforesaid Kimblesville Road; thence by the same south sixty four and a half degrees west, six and fifty eight hundredths perches to the place of beginning.

CONTAINING one quarter and an acre of land be the same more or less.

BEING the same premises which Norman S. Nunn, Jr. and Tina M. Nunn, husband and wife, by Deed dated April 24, 2003 and recorded on May 22, 2003, in the Office of the Recorder of Deeds in and for Chester County in Document ID 10243181 granted and conveyed onto Dina L. Nunn.

BEING UPI #59-8-177

PROPERTY being known as: 70 Clay Creek Road, Avondale, Pennsylvania 19311

PLAINTIFF: ARC NP LLC, Assignee of National Penn Bank, successor in interest to The Peoples Bank of Oxford

VS

DEFENDANT: **DINA L. NUNN**

SALE ADDRESS: 70 Clay Creek Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **RICHARD BRENT SOMACH, ESQ., 610-391-1800**

**SALE NO. 15-1-51**  
**Writ of Execution No. 2012-06564**  
**DEBT \$285,041.89**

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

BLR# 29-4-178.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **STANLEY R. PITNER and GIZELLA H. PITNER**

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335-1133

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

**SALE NO. 15-1-52**  
**Writ of Execution No. 2013-12019**  
**DEBT \$96,868.54**

PROPERTY situate in Phoenixville Borough, Chester County, Pennsylvania

BLR# 15-12-558.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **WENDY T. ROWAN**  
 SALE ADDRESS: 115 Pennsylvania Avenue, Phoenixville, PA 19460-4028

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

**SALE NO. 15-1-53**  
**Writ of Execution No. 2012-12045**  
**DEBT \$301,575.58**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-1L-31

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **GINA M. JOHNSON a/k/a GINA JOHNSON and STEVEN D. JOHNSON**

SALE ADDRESS: 8 Sunset Drive, Paoli, PA 19301-1719



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

**SALE NO. 15-1-54**  
**Writ of Execution No. 2013-05324**  
**DEBT \$553,859.15**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a map of property of C. Difelice, made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated April 4th, 1953 and last revised February 18, 1954, as follows, to wit:

BEGINNING at a point in the turning circle at the northeasterly extremity of Sylvan Lane (50 feet wide) at the distance of 692.06 feet measured northeastwardly along the middle line of said Sylvan Lane from a point marking its intersection with the middle line of Lakeside Avenue, thence from the beginning and extending partly and crossing said turning circle of Sylvan Lane and partly along line of Lot #6 north 54 degrees 39 minutes east 139.66 feet to a point; thence extending south 54 degrees 02 minutes 20 seconds east 82 feet .06 feet to a point; thence extending on the arc of a circle curving to the left with a radius of 1,375.28 feet the distance of 105.24 feet to a point, thence extending south 55 degrees 41 minutes west, 203.48 feet to a point in line of Lot #8, thence extending partly along said Lot #8, north 35 degrees 21 minutes west, 172.36 feet to the first mentioned point and place of beginning.

BEING Lot #7 on said Plan  
 BEING UPI #55-2M-193

BEING the same premises which Dean A. Theodos and Maryann Theodos, husband and wife and Lana Cappelli, by Deed dated 2/8/2007 and recorded 3/6/2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7097, Page 2337, granted and conveyed unto Dean A. Theodos and Maryann Theodos, husband and wife.

BEING known as: 406 Sylvan Lane, Easttown Township, PA 19333-1532

PARCEL No.: 55-2M-193

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **DEAN A. THEODOS AND MARYANN THEODOS**

SALE ADDRESS: 406 Sylvan Lane, Easttown Township, PA 19333-1532

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

**SALE NO. 15-1-55**  
**Writ of Execution No. 2012-01802**  
**DEBT \$450,115.34**

PROPERTY situate in the Township of West Whiteland, Chester County, Pennsylvania  
 BLR# 41-5L-231

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citimortgage, Inc.  
 VS

DEFENDANT: **JOHN D. WADDELL**  
 SALE ADDRESS: 141 Pendula Court, West Chester, PA 19380-7301

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

**SALE NO. 15-1-57**  
**Writ of Execution No. 2011-13486**  
**DEBT \$279,893.71**

PROPERTY situate in the Borough of Phoenixville, Chester County, Pennsylvania  
 BLR# 15-3-1.21

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **LANCE DEPEN- DAHL and KIMBERLY DEPENDAHL**

SALE ADDRESS: 2008 Sandstone Terrace, Phoenixville, PA 19460-5117

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

**SALE NO. 15-1-58**  
**Writ of Execution No. 2013-10205**  
**DEBT \$251,855.01**

PROPERTY situate in Valley Township, Chester County, Pennsylvania  
 BLR# 38-1-191-E

IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **ADRIANA HANNIGAN and JAMES HANNIGAN a/k/a JAMES M. HANNIGAN**

SALE ADDRESS: 540 Tifton Lane, Coatesville, PA 19320-1630

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

**SALE NO. 15-1-59**  
**Writ of Execution No. 2012-06319**  
**DEBT \$814,377.05**

PROPERTY situate in the Schuylkill Township, Chester County, Pennsylvania  
 BLR# 27-6-103.86  
 IMPROVEMENTS thereon: residential dwelling

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 Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **PATRICIA L. CARROLL**

SALE ADDRESS: 170 Country Lane, Phoenixville, PA 19460-1703

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

**SALE NO. 15-1-60**  
**Writ of Execution No. 2010-02844**  
**DEBT \$399,581.53**

PROPERTY situate in Sadsbury Township and partly in West Caln Township  
 TAX Parcel #28-08K-0010  
 IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **ROBERT W. NORWOOD**

SALE ADDRESS: 120 Wendy Circle, Coatesville, PA 19320

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

**SALE NO. 15-1-62**  
**Writ of Execution No. 2012-07741**  
**DEBT \$190,056.28**

PROPERTY situate in Borough of Township of Caln  
 TAX Parcel #39-4D-121  
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **MELISSA A. CARLYLE**

SALE ADDRESS: 230 Park Drive, Downingtown, PA 19335

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

**SALE NO. 15-1-63**  
**Writ of Execution No. 2012-02879**  
**DEBT \$342,179.70**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania  
 BLR# 54-1Q-294  
 IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **LAWRENCE J. AVALLONE a/k/a LAWRENCE AVALLONE and BONNIE D. AVALLONE**

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

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

**SALE NO. 15-1-64**  
**Writ of Execution No. 2013-01277**  
**DEBT \$142,398.61**

PROPERTY situate in East Whiteland Township  
 TAX Parcel #42-7A-22  
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SUZETTE LOTZ and ROBERT W. LOTZ**

SALE ADDRESS: 91 Rosemont Avenue, Malvern, PA 19335

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

**SALE NO. 15-1-65**  
**Writ of Execution No. 2014-06364**  
**DEBT \$900,294.45**

BY virtue of a Writ of Execution No. 14-06364

OWNERS of property situate in the Borough of Parkesburg, Chester County, Pennsylvania, being 415 West First Street, Parkesburg, PA 19365

UPI No. 8-5-51

IMPROVEMENTS thereon: apartment building

PLAINTIFF: First Resource Bank  
VS

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

SALE ADDRESS: 415 West First Street, Parkersburg Borough, PA 19365

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT III, ESQ., 610-436-9300**

**SALE NO. 15-1-66**

**Writ of Execution No. 2014-00910**

**DEBT \$8,355,383.44**

THE property located at 10 Hill Church Road, East Vincent Township, Chester County, Pennsylvania and 3840 Schuylkill Road, East Vincent Township, Chester County, Pennsylvania, as more fully described in the legal description and sell its interests therein:

SEE full legal description attached hereto.

PREMISES "A"

ALL THAT CERTAIN message and tract of land, with the buildings and improvements thereon erected, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, more particularly described in accordance with a survey made by E. Raymond Ewing, Registered Surveyor, #8202E, dated January 4, 1966, as follows, to wit:—

BEGINNING at a spike in the centerline of Hill Church Road, said spike being north 60 degrees 47 minutes east, 363.47 feet from a spike dividing lands of One Thompson, and other lands of E. Evans Yeager; thence by the first mentioned spike along the centerline of Hill Church Road, the two following courses and distances, viz: (1) north 60 degrees 47 minutes east, 114.00 feet to a spike; and (2) north 57 degrees 32 minutes east, 100.00 feet to a spike in line of other lands of Yeager; thence along the same the three following courses and distances, viz: (1) south 29 degrees 13 minutes east, 209.19 feet to an iron pin, having crossed an iron pin on line 17.06 feet distant from said spike; (2) south 60 degrees 47 minutes west, 213.83 feet to an iron pin; and (3) north 29 degrees 13 minutes west, 203.55 feet to the first mentioned spike and place of beginning, having crossed an iron pin on line 18.13 feet distance from said point of beginning.

AND also all that certain tract or piece of land, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, more particularly described in

accordance with a survey made by Earl R. Ewing, Registered Surveyor, #6015, dated September 26, 1966, as follows, to wit:—

BEGINNING at a spike in Hill Church Road, leading from Route 724 to Ridge Road, a corner of lands now or late of One Thompson; thence along the road, at or near the centerline thereof, and other lands now or late of E. Evans Yeager, north 60 degrees 47 minutes east, 363.47 feet to a spike, a corner of the house tract, lands of E. Evans Yeager; thence around the same the three following courses and distances, viz: (1) crossing an iron pin on line 18.13 feet, south 29 degrees 13 minutes east, 203.55 feet to an iron pin; (2) north 60 degrees 47 minutes east, 213.83 feet to an iron pin; and (3) north 29 degrees 13 minutes west, 209.19 feet to a spike in Hill Church Road (having crossed an iron pin on line 17.06 feet distant from said spike); thence along the centerline of said road the two following courses and distances, viz: (1) north 57 degrees 32 minutes east, 312.59 feet to a spike; and (2) north 55 degrees 43 minutes east, 58.55 feet to an existing spike near the centerline of Old Schuylkill Road (before it was relocated westerly, and is now Route 724); thence along the bed of the old road south 16 degrees 51 minutes east, 524.70 feet to a point, and south 01 degrees 36 minutes east, 834.38 feet to a point in the new road; thence leaving the road and along lands now or late of Samuel R. Sellers, the three following courses and distances, viz: (1) south 89 degrees 00 minutes west, 209.00 feet to an iron pin (having crossed an iron pin on line 24.37 feet distant from said point); (2) south 08 degrees 45 minutes east, 209.00 feet to an existing iron pin; and (3) north 89 degrees 00 minutes east, 198.88 feet to a point in the centerline of New Schuylkill Road (Route 724) (having crossed an iron pin on line 23.23 feet distant from said point in the road); thence along the road, at or near the centerline thereof the two following courses and distances, viz: (1) south 07 degrees 12 minutes east, 463.62 feet to a point; and (2) south 10 degrees 00 minutes east, 420.08 feet to a spad in line with the centerline of Stony Run Road; thence crossing a spike on line 21.80 feet distant on a line leaving the road and crossing Stony Run Creek, north 64 degrees 26 minutes west, 347.74 feet to an iron pin near the northerly bank of the creek; thence re-crossing Stony Run Creek, north 88 degrees 15 minutes west, 199.98 feet to a spike in an Oak Tree, at the side of Stony Run Road; thence leaving the road north 63 degrees 10 minutes west, 179.85 feet to an iron pin; thence again crossing Stony Run Creek north 68 degrees 46 minutes 40 seconds east, 174.90 feet to an existing iron pin; thence along lands now or

late of Clarence Opperman north 21 degrees 09 minutes 30 seconds west, 1746.17 feet to the first mentioned spike and place of beginning.

TOGETHER being known as 10 Hill Church Road.

BOTH comprising UPI # 21-5-61.

BOTH being the same premises which E. Evans Yeager and Grace K. Yeager, his wife, by Deed dated October 14, 2005, as recorded in the Office of the Recorder of Deeds of Chester County, PA., in Record Book 6659 Page 1050 &c., granted and conveyed unto The Rosedon Holding Company Limited Partnership, a Pennsylvania limited partnership, in fee.

PREMISES "B"

ALL THAT CERTAIN tract of land, with the buildings thereon erected, situate upon the westerly side of Schuylkill Road, in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:—

BEGINNING at a point in the middle of the aforesaid Schuylkill Road at the southeasterly corner of lands of Jesse G. Yeager; thence along the middle of said road south 03 degrees 12 minutes east 209.00 feet to a point in the middle of said road; thence by other lands of Horace Longacre, the two following courses and distances, viz: (1) north 87 degrees 48 minutes west 209.00 feet to a stake; and (2) thence north 03 degrees 12 minutes west 209.00 feet to a stake in the line of the lands of the aforesaid Jesse G. Yeager; thence by the said lands of Jesse G. Yeager south 87 degrees 48 minutes east 209.00 feet to the first mentioned point and place of beginning.

BEING known as 3840 Schuylkill Road.

BEING UPI #21-5-62.

BEING the same premises which Robert Boggetta, Jr. and Lynn Boggetta, his wife, by Deed dated May 16, 2006, as recorded in the Office of the Recorder of Deeds of Chester County, PA., in Record Book 6853 Page 1421 &c.-, granted and conveyed unto The Rosedon Holding Company Limited Partnership, a Pennsylvania limited partnership, in fee.

PLAINTIFF: Parke Bank

VS

DEFENDANT: **THE ROSEDON HOLDING COMPANY LIMITED PARTNERSHIP**

SALE ADDRESS: 10 Hill Church Road, East Vincent Township, Chester County, Pennsylvania and 3840 Schuylkill Road, East Vincent Township, Chester County, Pennsylvania

PLAINTIFF ATTORNEY: **DAVID L.**

**BRAVERMAN, ESQ., 215-575-3800**

**SALE NO. 15-1-67**

**Writ of Execution No. 2010-15080**

**DEBT \$129,664.03**

PROPERTY situate in West Bradford Township, Chester County, Pennsylvania  
BLR# 50-5A-221

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **BLAIR WILKINS**

SALE ADDRESS: 1421 Witherspoon Drive, Downingtown, PA 19335-3562

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

**SALE NO. 15-1-68**

**Writ of Execution No. 2013-07366**

**DEBT \$136,157.23**

ALL THOSE FOUR CERTAIN lots of land designated as Lots No. 54, 55, 56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 Page 73, situated in the Township of Valley County of Chester and State of Pennsylvania, more particularly bounded and described as follows

BEGINNING at the point of intersection of the north line of Lincoln Highway with the west line of Second Avenue; thence along the said north line of Lincoln Highway south eighty-eight degrees fifty-two minutes west (S. 88° 52' W.) one hundred (100) feet to the southeast corner of Lot No. 53; thence along the east line of said Lot No. 53 north one degrees eight minutes west (N. 1° 8' W.) one hundred fifty (150) feet to the south line of Star Alley; thence along the south line of Star Alley north eighty-eight degrees fifty-two minutes east (N. 88° 52' E.) one hundred (100) feet to the west line of Second Avenue, thence along the said west line of Second Avenue, south one degree eight minutes east (S. 1° 8' E.) one hundred fifty (150) feet to the place of beginning.

BOUNDED on the north by the south line of Star Alley on the east by the west line of Second Avenue on the south by the north line of Lincoln Highway, and on the west by the east line of Lot No. 53.

PREMISES "B"

ALL THAT CERTAIN lot of land designated as Lot No. 53 on a tract of land called "Meadow Brook Addition No. 1", a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 Page 73, situated in the Township of Valley, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the north line of Lincoln Highway at the southwest corner of Lot No. 54 on said plan of lots and distant one hundred (100) feet westwardly, measuring along the said north line of Lincoln Highway, from the intersection of the said north line of Lincoln Highway with the west line of Second Avenue; thence along the said north line of Lincoln Highway, south eighty-eight degrees fifty-two minutes west (S. 88° 52' W.), twenty-five (25) feet to a point, the southeast corner of Lot No. 52 on said plan of lots; thence along the east line of said Lot No. 52, north one degree eight minutes west (N. 1° 8' W.), one hundred fifty (150) feet to a point the northeast corner of said Lot No. 52, in the south line of Star Alley; thence along the south line of Star Alley, north eighty-eight degrees fifty-two minutes east (N. 88° 52' E.), twenty-five (25) feet to a point, the northwest corner of Lot No. 54 on said Plan of Lots, thence along the west line of said Lot No. 54, south one degree eight minutes east (S. 1° 8' E.), one hundred fifty (150) feet to a point in the said north line of Lincoln Highway, the point and place of beginning

PREMISES being, 977 West Lincoln Highway, Coatesville, PA 19320

BEING the same premises which Elnora T. Chikaka, individually and as Executrix of the Estate of John W. Brickux, deceased by Deed dated December 23, 1998 and recorded January 11, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4488 Page 1230, granted and conveyed unto Elnora T. Chikaka.

PARCEL No. 38-2Q-39

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-1, by its servicer, Ocwen Loan Servicing LLC1

VS

DEFENDANT: **ELNORA T. CHIKA-KA**

SALE ADDRESS: 977 West Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN &**

**EISENBERG, P.C., 215-572-8111**

**SALE NO. 15-1-69**

**Writ of Execution No. 2013-07652**

**DEBT \$202,609.63**

ALL THAT CERTAIN lot or parcel of land known as Lot No. 5 of Warwick Woods, situated in Warwick Township, Chester County, Pennsylvania, as shown on a plan prepared by Serdy and Bursich, Inc., Pottstown, Pennsylvania, drawing No. 80586, dated February 13, 1979 and last revised July 17, 1979 said lot being more fully bounded and described as follows:

TAX I.D. #: 19-4-116.1A

PLAINTIFF: One West Bank, FSB  
VS

DEFENDANT: **TERRY TROUTMAN-SARRACINO, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNERS, WILDA ETHIER, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER, JOSEPH TROUTMAN, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER, JOHN D. TROUTMAN, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER AND IRENE TROUTMAN, KNOWN SURVIVING HEIR OF IRENE LAUCHMAN, DECEASED MORTGAGOR AND REAL OWNER**

SALE ADDRESS: 30 Meredith Drive, Elverson, Pennsylvania 19520

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

**SALE NO. 15-1-71**

**Writ of Execution No. 2010-00570**

**DEBT \$4,551.98**

ALL THAT CERTAIN, lot of piece of ground, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brookmead made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA dated 2-3-1977, last revised 7-7-1977 and recorded at Chester County in Plan Title #1133, as follows to wit:

BEGINNING at a point on the westerly side of the cul-de-sac of Willow Circle at a cor-

ner of Lot No. 11, as shown on said Plan, thence extending from said point of beginning, leaving the said side of Willow Circle and along Lot No. 31, north 89 degrees 12 minutes 27 seconds west 162.55 feet to a point in line of lands of Ethel M. Filman; thence extending along the same north 07 degrees 38 minutes 07 seconds east 59.20 feet to a corner of Open Space Area, thence extending along the same north 51 degrees 00 minutes, 00 seconds east crossing the southwesterly side of 20 foot wide storm drainage easement 165.79 feet to a corner of Lot 29 on said Plan; thence extending along the same and through a bed of the said easement south 31 degrees 19 minutes 10 seconds east 137.04 feet to a point on the northerly side of the cul-de-sac of Willow Drive, thence extending along the northerly and westerly sides of the cul-de-sac on the arc of a circle curving to the left having a radius of 62.00 feet the arc distance of 61.56 feet having recrossing the southwesterly side of the storm drainage easement to the first point and place of beginning.

BEING the same premises which William J. Litvin by Deed dated 3-26-1997 and recorded 4-9-1997 in Chester County in Record Book 4161 Page 1031 conveyed unto Kelly J. Lansen, in fee.

CONTAINING 0.4800 acres more or less

BEING Tax Parcel Number 33-3M-4  
 LOT 30 & DWG  
 PLAINTIFF: Uwchlan Township  
 VS

DEFENDANT: **KELLY SCHIRRMACHER and WALTER D. SCHIRRMACHER**

SALE ADDRESS: 413 Willow Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., VINCENT M. POMPO, ESQ., AND ROBERT T. McCLINTOCK, ESQ., 610-430-8000**

**SALE NO. 15-1-72  
 Writ of Execution No. 2013-10721  
 DEBT \$22,077.35**

ALL THAT CERTAIN Unit designated as Units No. 1 and 2 of Colonial 100 at Marchwood, located at Route 100 (Pottstown Pike) in the Township of Uwchlan, Chester County, Pennsylvania as so designated in Declaration of Condominium dated 12/28/84 in Misc. Deed Book 666 Page 201 and Plats and Plans for Colonial 100 at Marchwood recorded therewith.

TOGETHER with all rights, title and interest, being a 6.66% undivided interest of, in and to the common elements as set forth in the above mentioned Declaration of Condominium.

BEING part of the same premises which William A. D'Angelo and Mary E. D'Angelo, his wife, and William A. D'Angelo, by Indenture bearing date the 20th Day of October, AD, 1980 and recorded at West Chester in Deed Book M-57 Page 576, granted and conveyed unto Central and Western Chester County Industrial Development Authority, in fee.

THE Grantees for an on behalf of the Grantees and the Grantees heirs, personal representative, successors and assigns by the acceptance of this Deed Covenants and agrees to pay such charge for the maintenance of, replacement of and expenses in connection with the above mentioned common elements as may be assessed from time to time by the Council (as defined in the Declaration of Condominium) in accordance with the Uniform Condominium Act, and further covenants and agrees that the Units conveyed by this Deed, shall be subject to a charge for all amounts so assessed and that, except insofar as said Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with and bind the land and unit hereby conveyed and all subsequent owners thereof.

AND by Installment Sale Agreement dated November 4, 1983, as evidenced by the Memorandum of Installment Sale Agreement dated November 4, 1983 and recorded in Record Book 666 Page 163, S.D.R. Associates, a General Partnership, became equitable owners of within described premises.

AND being part of the same premises which Julius B. Rauch, III, T.N. Skiadis and Walter M. Detterline, General Partners of S.D.R., by Modification and Assignment Agreement recorded in Record Book 1093 Page 580 assigned all its rights, title and interest in the within described premises unto T.N. Skiadis.

AND whereas, T.N. Skiadis, also known as Trifon N. Skiadis, joins herein for the purpose of conveying any and all interests he may have in the above described premises.

UNDER AND SUBJECT to certain covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, and exclusions contained and set forth in said Declaration of Condominium, Code of Regulations and Declaration Plan and in the rules referred to in such Code of Regulations and all amendments thereto.

AND also under and subject to ease-

ments and rights granted public utilities as in Miscellaneous Book 106, Page 221, Miscellaneous Book 67, Page 205, Miscellaneous Book 636, Page 204, Miscellaneous Book 644, Page 378.

AND also under and subject to rights granted in Miscellaneous Book 57, Page 27, Easement Agreement in Miscellaneous Book 443, Page 94; Agreements as in Miscellaneous Book 493, Page 488 and Miscellaneous Book 666, Page 16, and Record Book 1809, Page 502.

TOGETHER with all and singular the condominium unit, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as in law, equity, or otherwise howsoever, of in, and to the same and every part thereof,

TO have and to hold the same condominium units above described hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

BEING part of the same premises which Central and Western Chester County Industrial Development Authority by Indenture bearing date April 22, 1999 and recorded May 3, 1999 at West Chester in Deed Book 4555 Page 155, granted and conveyed unto Lee B. Weintraub and Sharon M. Weintraub, in fee.

CONTAINING 0.00 acres more or less  
BEING Tax Parcel Number 33-5-206  
CONDOMINIUM Units 1 and 2 &

Store

PLAINTIFF: Uwchlan Township  
VS  
DEFENDANT: **LEE B. WEINTRAUB and SHARON M. WEINTRAUB**

SALE ADDRESS: 635 Pottstown Pike, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

**SALE NO. 15-1-73**  
**Writ of Execution No. 2010-00571**  
**DEBT \$4,308.08**

ALL THAT CERTAIN, lot of piece of ground, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of

Brookmead made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 2-3-1977, last revised 7-7-1977 and recorded at Chester County in Plan Title #1133, as follows to wit:

BEGINNING at a point on the westerly side of the cul-de-sac of Willow Circle at a corner of Lot No. 11, as shown on said Plan, thence extending from said point of beginning, leaving the said side of Willow Circle and along Lot No. 31, north 89 degrees 12 minutes 27 seconds west 162.55 feet to a point in line of lands of Ethel M. Filman; thence extending along the same north 07 degrees 38 minutes 07 seconds east 59.20 feet to a corner of Open Space Area, thence extending along the same north 51 degrees 00 minutes, 00 seconds east crossing the southwesterly side of 20 foot wide storm drainage easement 165.79 feet to a corner of Lot 29 on said Plan; thence extending along the same and through a bed of the said easement south 31 degrees 19 minutes 10 seconds east 137.04 feet to a point on the northerly side of the cul-de-sac of Willow Drive, thence extending along the northerly and westerly sides of the cul-de-sac on the arc of a circle curving to the left having a radius of 62.00 feet the arc distance of 61.56 feet having recrossing the southwesterly side of the storm drainage easement to the first point and place of beginning.

BEING the same premises which William J. Litvin by Deed dated 3-26-1997 and recorded 4-9-1997 in Chester County in Record Book 4161 Page 1031 conveyed unto Kelly J. Lansen, in fee.

CONTAINING 0.4800 acres more or less

BEING Tax Parcel Number 33-3M-4  
LOT 30 & DWG

PLAINTIFF: Uwchlan Township  
VS

DEFENDANT: **KELLY SCHIRRMACHER and WALTER D. SCHIRRMACHER**

SALE ADDRESS: 413 Willow Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

**SALE NO. 15-1-74**  
**Writ of Execution No. 2010-06567**  
**DEBT \$4,211.03**

ALL THAT CERTAIN lot, or piece of ground situate in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan for

Stephen A. Devereaux, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96, recorded in Chester County as Plan No. 13769, as follows, to wit:

BEGINNING at a point on the south side of Petka Road a corner of Lot No. 5 as shown on said Plan; thence from said point of beginning along Petka Road on the arc of a circle curving to the right a ratio a of 28S40 feet the arc distance of 217.59 feet to a point a corner of lands n/l of Evan C. Warner; thence along the same south 5 degrees 37 minutes 56 seconds west, 105.95 feet to a point a corner of Lot No. 3; thence along Lot No. 3 south 2 degrees 46 minutes 50 seconds west, 284.26 feet to a point a corner of Lot No. 7; thence along Lot No. 7 south 86 degrees 45 minutes 52 seconds west, 178.25 feet to a point a corner of Lot No. 5; thence along Lot No. 5 the 2 following courses and distances: (1) north 3 degrees 14 minutes 8 seconds east, 238.06 feet to a point; (2) north 14 degrees 0 minutes 54 seconds west, 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephen A. Devereux, Jr. and Thi Dam Devereux, husband and wife, by Indenture bearing date 7/30/2003 and recorded 8/8/2003 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 5829 Page 2272 etc., granted and conveyed onto David Carr, Jr. and Jean Carr, husband and wife, in fee.

BEING the same premises which David J. Carr and Jean E. Carr, husband and wife, by Deed dated June 29, 2004 and recorded July 7, 2004 in the Office of the Recorder of Deeds of Chester County, granted and conveyed to Francis M. Trader and Marie E. Trader, husband and wife, recorded in Book 6211 at Page 511.

BEING Lot No. 4 on said Plan.

CONTAINING 1.6100 acres

BEING Parcel Number 37-2-18.10

RESIDENTIAL dwelling

PLAINTIFF: Sadsbury Township

VS

DEFENDANT: **FRANCIS M. TRADER and MARIE E. TRADER**

SALE ADDRESS: 50 Old Mill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAMB McERLANE, P.C., 610-430-8000**

**SALE NO. 15-1-75**  
**Writ of Execution No. 2013-09288**  
**DEBT \$4,318,251.30**

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Cecily Weldon Geyelin, made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated January 14, 1960, as follows, to wit:—

BEGINNING at a point on the center line of Exeter Avenue (50.00 feet wide), at the distance of 236.10 feet measured south 68 degrees 56 minutes west, along said center line from its intersection with the center line of Waterloo Road (50.00 feet wide); thence along the center line of Exeter Avenue, south 68 degrees 56 minutes west, 61.00 feet to a corner; thence along other land of Cecily Weldon Geyelin, of which this was a part, the two following courses and distances, viz: (1) north 21 degrees 04 minutes west, 132.45 feet to a point; and (2) north 51 degrees 48 minutes east, 63.83 feet to a corner of other land of William B. Churchman, 3rd.; thence along the same, south 21 degrees 04 minutes east, 151.25 feet to the first mentioned point and place of beginning.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, as described in accordance with a Survey made by Yerkes Engineering Co., Civil Engineers and Surveyors, dated January 14, 1960, last revised April 19, 1960, as follows, to wit:—

BEGINNING at a point on the title line in the bed of Waterloo Road (50.00 feet wide), said point being at the distance of 207.86 feet measured north 21 degrees 04 minutes west, along the said title line from the point of intersection of the said title line in the bed of Waterloo Road with the title line in the bed of Exeter Avenue; thence extending from said point of beginning and crossing the southwesterly side of Waterloo Road and extending along the land now or late of William B. Churchman, 3rd., south 68 degrees 56 minutes west, 52.46 feet to a point; thence still extending along the land now or late of said William B. Churchman, 3rd., south 51 degrees 48 minutes west, 256.00 feet to a point; thence extending south 21 degrees 04 minutes east, crossing the northwesterly side of Exeter Avenue, 132.45 feet to a point on the title line in the bed of same;



thence extending along the said title line, south 68 degrees 56 minutes west, 496.37 feet to a point; thence extending north 22 degrees 55 minutes west, re-crossing the northwesterly side of Exeter Avenue, 395.80 feet to a point in remaining land of Cecily Weldon Geyelin, conveyed to William M. Parkes, et ux; thence extending along the same, the three following courses and distances, viz: (1) north 72 degrees 28 minutes east, 492.85 feet to a point; (2) south 21 degrees 04 minutes east, 202.07 feet to a point; and (3) north 51 degrees 48 minutes east, re-crossing the southwesterly side of said Waterloo Road, 329.63 feet to a point on the title line in the bed of same; thence extending along the said title line, south 21 degrees 04 minutes east, 52.80 feet to the first mentioned point and place of beginning.

TOGETHER being known as 422 South Waterloo Road.

BOTH comprising UPI # 55-3-53.1.

TOGETHER with an easement for the full, free liberty and right at all times hereafter, until terminated as hereafter provided of a right of way for telephone and electric wires, one pole and conduits on, over or beneath the surface of adjoining land owned by the Grantor following the route of existing wires and conduits from Exeter Avenue to only the present residence and spring house on the herein granted premises, and the right to go upon such adjoining lands to improve, maintain, repair and replace said wires, pole and conduits; provided that each such right of way shall terminate, when the Grantees, their heirs or assigns or any public service company shall remove such wires, pole or conduits permanently from such adjoining lands; and further provided that any such right of way may be modified or terminated in whole or in part by agreement executed by the then-owners of the herein granted premises and of such adjoining lands. The above mentioned rights of way shall be deemed appurtenant to and shall run with the herein granted premises.

AND TOGETHER WITH any rights the Grantor may now have to easements of the full, free liberty and right at all times hereafter of (1) a right of way for gas pipe beneath the surface of lands of others formerly owned by the Grantor following approximately the route of the existing gas pipe, which enters from Sugartown (Devon) Avenue crossing such lands of others in the direction of the main residence on the herein granted premises, (2) a right of way for a water pipe beneath the surface of lands of others formerly owned by the Grantor following approximately the route of the existing water pipe, which enters from Waterloo Road crossing such lands of others in the

direction of the aforesaid main residence, both of which pipes supply said main residence, and the right to go upon such lands of others as necessary to improve, maintain, repair and replace both of said pipes; provided that such rights of way may be modified or terminated in whole or in part by agreement executed by the then-owners of the affected parts of the herein granted premises and of such lands of others; and further provided that all of the rights granted in this paragraph are granted only to the extent that they or any of them may now be owned by the Grantor, as a quit claim grant. Such rights of way shall be deemed appurtenant to and shall run with the herein granted premises.

BOTH being the same premises which Tinkham Veale, III and Lois B. Veale, husband and wife, by Deed dated April 20, 2006 as recorded April 24, 2006 in the Office of the Recorder of Deeds of Chester County, PA., in Record Book 6823 Page 475 &c., granted and conveyed unto Bruce P. Earle and Margaret H. Earle, husband and wife, in fee.

PLAINTIFF: Morgan Stanley Private Bank, N.A.

VS

DEFENDANT: **BRUCE P. EARLE and MARGARET H. EARLE**

SALE ADDRESS: 422 S Waterloo Road, Devon, PA

PLAINTIFF ATTORNEY: **REED SMITH, LLP, 215-241-7984**

**SALE NO. 15-1-76  
Writ of Execution No. 2012-03498  
DEBT \$236,303.72**

PROPERTY situate in the Township of North Coventry, Chester County, Pennsylvania  
BLR# 17-3B-10

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **CLYDE E. MYERS**  
SALE ADDRESS: 777 Fisher Avenue,

Pottstown, PA 19465-6945  
PLAINTIFF ATTORNEY: **PHELAN HALLINAN, LLP, 215-563-7000**

**SALE NO. 15-1-77**  
**Writ of Execution No. 2012-08016**  
**DEBT \$275,650.74**

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

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

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **SHERI L. BALUT**

SALE ADDRESS: 108 Elizabeth Court, Malvern, Pennsylvania 19355

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

**SALE NO. 15-1-78**  
**Writ of Execution No. 2011-12456**  
**DEBT \$254,171.40**

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

BLR# 43-10K-259

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee for Rali 2006QS6

VS

DEFENDANT: **ROSS E. BELBER**

SALE ADDRESS: 59 Oak Knoll Drive, Tredyffrin, PA 19312-1283

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

**SALE NO. 15-1-79**  
**Writ of Execution No. 2011-04391**  
**DEBT \$252,136.60**

ALL THAT CERTAIN message, being Number 128 and lot of land situate on the south side of Miner Street between Walnut and Matlack Streets in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Miner Street opposite the middle of the partition wall between this and the adjoining message now or late of Francis Harold, on the east; thence southwardly by a line at right angles to said Miner Street and passing through the middle of

said partition wall one hundred seventeen feet three inches to the north line of public alley; thence westwardly along the north line of said alley seventeen feet to a point a corner of message and lot now or late of Mrs. Lacey; thence northwardly by the same by a line parallel with the first mentioned line and passing through the middle of the partition wall between this and the said message of Mrs. Lacey, one hundred seventeen feet six inches to the south line of Miner Street aforesaid; thence eastwardly along the south line of said Miner Street, seventeen feet to the place of beginning.

BLR No. 1-9-523

BEING the same premises which Mildred A. Washington, by Indenture dated September 14, 2005 and recorded in Chester County in Record Book 6619, Page 1276, as Document No. 10574994, granted and conveyed unto Mildred A. Washington and Renee Karen Washington, in fee. The said Mildred A. Washington departed this life on November 14, 2008, thereby vesting title to the within described premises in the said Renee Karen Washington.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RENEE KAREN WASHINGTON, UNITED STATES OF AMERICA**

SALE ADDRESS: 128 E. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES, LLC, 215-572-5095**

**SALE NO. 15-1-80**  
**Writ of Execution No. 2014-04342**  
**DEBT \$108,778.68**

ALL THAT CERTAIN lot of land with the dwelling thereon erected, known as No. 239 Washington Avenue, situate on the north side of Washington Avenue, in the 2nd Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Ralph E. Young, R.S. dated 1/11/1947, as follows, to wit:

BEGINNING at a point on the northerly side of Washington Avenue, distant 30 feet from the center line thereof and in line with the center of the party wall between dwellings Nos. 237 and 239 Washington Avenue; thence along the northerly side of Washington Avenue south 82° west, 12.5 feet to a point in line with the center of the party wall and of a covered passageway between

dwellings Nos. 239 and 239 1/2 Washington Avenue; thence passing through the center of the said party wall and covered passageway and along lands now or late of Frederick G. Messer north 3° 49' west, 97.9 feet to an iron pipe set in fence line along lands now or late of Ida Moore; thence along said Moore's lands north 84° 18' east, 12.5 feet to a point, a corner of lands now or late of John B. McAdams; thence along said McAdams' lands and the center of the aforesaid party wall between dwellings known as Nos. 237 and 239 Washington Avenue, south 3° 49' east, 97.4 feet to the place of beginning.

CONTAINING approximately 1,220 square feet of land, be the same more or less.

BEING known as 239 Washington Avenue, Phoenixville, PA 19460

BEING the same premises which Mary A. Moore, by Deed dated 5/25/2005 and recorded 6/1/2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6507, Page 55, granted and conveyed unto Mary A. Moore.

PARCEL No.: 15-9-689

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Green Tree Mortgage Loan Trust 2005-HE1

VS

DEFENDANT: **MARY A. MOORE**

SALE ADDRESS: 239 Washington Avenue, Phoenixville, PA 19460

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

**SALE NO. 15-1-82**  
**Writ of Execution No. 2013-08046**  
**DEBT \$250,620.43**

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

BLR# 29-6-59.60

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **OSWALD FELICIANO**

SALE ADDRESS: 10 Ashley Court, West Brandywine, PA 19320-1350

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