

## NOTICES

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

**NOTICE OF FILING ACCOUNTS**

**ACCOUNTS LISTED FOR AUDIT ON WEDNESDAY, APRIL 5, 2017  
Courtroom 5 at 9:00 A.M. PREVAILING TIME  
THE HONORABLE JOHN L. HALL**

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

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**IN RE: HAYM SALOMON MEMORIAL PARK, INC., TRUST** **1510-1707**  
FOURTH INTERIM ACCOUNT

OF: HAYM SALOMON MEMORIAL PARK, INC., TRUSTEE  
ATTORNEY(S):  
CHRISTOPHER C. POPPER, ESQUIRE

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**ESTATE OF JEANETTE K. LARSEN, DECEASED** **1514-1614**  
FIRST AND FINAL ACCOUNT

OF: CHRISTINA LYNN LARSEN, EXECUTOR  
ATTORNEY(S):  
STANLEY E. LUONGO JR, ESQUIRE

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**ESTATE OF NATHANIEL G. HICKMAN, DECEASED** **1528-17635**  
FIRST ACCOUNT

FOR TRUST UNDER WILL  
OF: WELLS FARGO BANK, N.A., TRUSTEE  
ATTORNEY(S):  
KENDRA D. MCGUIRE, ESQUIRE

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**IN RE: CHARLES F. HOLCOMB, MINOR** **1504-0102**  
FIRST AND FINAL ACCOUNT

OF: PNC BANK, NATIONAL ASSOCIATION, GUARDIAN  
ATTORNEY(S):  
KAREN M. STOCKMAL, ESQUIRE

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**ESTATE OF PAUL S. SNYDER, DECEASED** **1515-2181**  
FIRST AND FINAL ACCOUNT

OF: SOUTHEASTERN VETERANS' CENTER, ADMINISTRATOR  
ATTORNEY(S):  
STEPHEN J. BUSHINSKI, ESQUIRE

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**ESTATE OF LOUIS S. DESIMONE JR, DECEASED** 1510-1833  
 FIRST AND INTERMEDIATE ACCOUNT OF:  
 JOSEPH P. DESIMONE, EXECUTOR  
 ATTORNEY(S):  
     ELIZABETH Z MILNE, ESQUIRE  
     MONICA MATHEWS REYNOLDS, ESQUIRE

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**IN RE: WILLITS FAMILY, TRUST** 1515-0227  
 FIRST AND FINAL ACCOUNT  
 OF: WILLIAM L. W. SHIPP, TRUSTEE  
     JAMIE BARTHOLOMEW ALLER, TRUSTEE  
     BARBARA WILLITS SHIPP, TRUSTEE  
     LYDIA WILLITS BARTHOLOMEW, TRUSTEE  
 ATTORNEY(S):  
     DEAN HENRY DUSINBERRE, ESQUIRE

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**ESTATE OF C. HERBERT BELL, DECEASED** 1594-1363  
 FIRST AND INTERIM ACCOUNT  
 FOR RESIDUARY TRUST UNDER THE WILL  
 FBO JAMES M. GALLONEY  
 OF: BNY MELLON, N.A., TRUSTEE  
     BARRY L. SMALL, TRUSTEE  
     NORA E. POMERANTZ, TRUSTEE  
 ATTORNEY(S):  
     ERIC R HAGUE, ESQUIRE

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**ESTATE OF C. HERBERT BELL, DECEASED** 1594-1363  
 FIRST AND FINAL ACCOUNT  
 FOR RESIDUARY TRUST UNDER THE WILL  
 FBO HERBERT B. GALLONEY  
 OF: BNY MELLON, N.A., TRUSTEE  
     BARRY L. SMALL, TRUSTEE  
     NORA E. POMERANTZ, TRUSTEE  
 ATTORNEY(S):  
     ERIC R HAGUE, ESQUIRE

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**ESTATE OF OHANNES MEGUERIAN, DECEASED** 1515-1380  
 FIRST INTERMEDIATE ACCOUNT OF:  
 NOUBAR MEGERIAN, EXECUTOR  
 ATTORNEY(S):  
     STEPHEN J OLSEN, ESQUIRE

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**ESTATE OF C. HERBERT BELL, DECEASED** 1594-1363  
 FIRST AND INTERIM ACCOUNT  
 FOR RESIDUARY TRUST UNDER THE WILL  
 FBO FRANK H. GALLONEY, III  
 OF: BNY MELLON, N.A., TRUSTEE  
     BARRY L. SMALL, TRUSTEE  
     NORA E. POMERANTZ, TRUSTEE  
 ATTORNEY(S):  
     ERIC R HAGUE, ESQUIRE

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**IN RE: LEON SCARF, TRUST**

**1517-0496**

FIRST AND FINAL ACCOUNT

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE

ATTORNEY(S):

JAMES FRANCIS MANNION, ESQUIRE

ADAM C. KACHURAK, ESQUIRE

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-02828-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Zachary T. Wisler, father of minor child Christian A. Giorgi was filed in the above-named court and will be heard on April 17, 2017 at 9:00 AM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 16, 2017

Name to be changed from: **Christian A. Giorgi** to: **Christian A. Wisler**

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

Scott McIntosh, Esquire

Lewis McIntosh & Teare, LLC

372 N. Lewis Rd., P. O. Box 575

Royersford, PA 19468

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-00857-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Hope Ceolla White was filed in the above-named court and will be heard on May 1, 2017 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 30, 2017

Name to be changed from: **Hope Ceolla White** to: **Shirley Earline White**

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

**CHARTER CORPORATION**

NOTICE IS HEREBY GIVEN that an application for permission to establish an interim state-chartered bank pursuant to the provisions of Section 1005 of the Pennsylvania Banking Code, 7 P.S. Section 1005, will be filed on or about March 27, 2017 with the Pennsylvania Department of Banking and Securities. The name of the proposed institution is MERIDIAN INTERIM BANK. The proposed institution is to be incorporated under the provisions of the Pennsylvania Banking Code of 1965, the Act of November 30, 1965, as amended, 7 P.S. Sections 101 et seq. The location and post office address of the main office of the proposed institution is 9 Old Lancaster Avenue, Malvern, PA 19355. The purpose of the proposed institution will be to transact all business permitted to a Pennsylvania chartered bank under the Pennsylvania Banking Code, as amended, and under any present or future laws of the Commonwealth of Pennsylvania. The interim bank is being formed solely to facilitate a holding company formation and reorganization for Meridian Bank, Malvern, pursuant to which the interim bank will merge with Meridian Bank, Malvern, PA. The names and addresses of the incorporators of the proposed institution are:

Incorporator/Director Name and Address

Christopher J. Annas, 30 Cabot Court, Chesterbrook, PA 19087

Denise Lindsay, 540 Berwyn Baptist Road, Devon, PA 19333

T. Benjamin Marsho, 967 Jefferis Road, West Chester, PA 19382

The names and addresses of the first directors of the institution as they will appear in the articles of incorporation of the institution are:

Incorporator/Director Name and Address

Christopher J. Annas, 30 Cabot Court, Chesterbrook, PA 19087

Denise Lindsay, 540 Berwyn Baptist Road, Devon, PA 19333

Kenneth H. Slack, 200 Applebrook Drive, Malvern, PA 19355

Robert T. Holland, 540 Tree Lane, West Chester, PA 19380

Robert M. Casciato, 1769 St. Matthews Road, Chester Springs, PA 19425

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**DISSOLUTION NOTICE**

NOTICE is hereby given to all interested persons or to any party who may be affected by **STRAKO CONSULTING, INC.**, a PA business corporation, with its registered office at 45 Clivedon Ln., Phoenixville, PA 19460, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of PA pursuant to the PA Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

MacElree Harvey, Ltd., Solicitors

17 W. Miner St.

West Chester, PA 19382

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**DISSOLUTION NOTICE**

NOTICE is hereby given to all interested persons or to any party who may be affected by **STRAKO ENTERPRISES, INC.**, a PA business corporation, with its registered office at 45 Clivedon Ln., Phoenixville, PA 19460, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of PA pursuant to the PA Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

MacElree Harvey, Ltd., Solicitors

17 W. Miner St.

West Chester, PA 19382

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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**

**BARNES**, Carolyn Anne, late of Honey Brook Township. Diane M. Bell, 454 Icedale Rd., Honey Brook, PA 19344, Administratrix. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**CARTER**, Susan E., late of Willistown Township, Chester County, PA. Jeff L. Lewin, 25 W. Second St., Media, PA 19063, Administrator. **JEFF L. LEWIN**, Esq., 25 W. Second St., Media, PA 19063, atty.

**CHALPIN**, William, late of Easttown Township, Chester County, PA. Barbara Richardson and Susan Chalpin, care of **RAYMOND J. PEPPELMAN, JR.**, Esq., 1223 N. Providence Rd., Media, PA 19063, Executrices. **RAYMOND J. PEPPELMAN, JR.** Esq., McNichol, Byrne & Matlawski, P.C., 1223 N. Providence Rd., Media, PA 19063, atty.

**COATS**, Frances Alma, a/k/a Frances A. Coates, Alma Coates, Frances Coates and F. Alma Coates, late of East Caln Township, Chester County, PA. John H. Potts, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. **JOHN H. POTTS**, Esq., Herr, Potts & Potts, Strafford Office Bldg. #4, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**CONDON, JR.**, Verner H., late of Penn Township, Chester County, PA. Alice G. Condon, care of **JOSEPH E. LASTOWKA, JR.**, Esq., The Madison Bldg., 108 Chesley Dr., Media, PA 19063-1712, Executrix. **JOSEPH E. LASTOWKA, JR.** Esq., Abbott Lastowka & Overholt LLP, The Madison Bldg., 108 Chesley Dr., Media, PA 19063-1712, atty.

**COSTELLO**, Margaret M., late of Elverson Borough, Chester County, PA. Myra A. Carroll, care of **RICHARD M. HELLER**, Esquire, 200 West Front Street, Media, PA 19063-3101, Executrix. **RICHARD M. HELLER**, Esquire, 200 West Front Street, Media, PA 19063-3101, atty.

**FORCEY**, Elizabeth Jane, late of Westtown. Bev Mancuso, 1009 Barbara Drive, West Chester, PA 19382, Executor.

**FUNDERWHITE**, Harvey Herbert, late of Spring City. Dorothy Funderwhite, care of **MATTHEW L. CONLEY**, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executor. **MATTHEW L. CONLEY**, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

**GIANCOLA**, Richard A., late of Kennett Township, PA. Jacqueline J. Brison, care of **ANITA M. D'AMICO**, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrix. **ANITA M. D'AMICO**, Esquire, D'Amico Law, P.C., 204 N. Union Street, Kennett Square, PA 19348, atty.

**HOUGH JR.**, Robert H., late of West Brandywine Township. David W. Hough, 210 Coventry Court, Yardley, PA 19067, Executor. **JAMES D. PALMER**, Esquire, Palmer & Barr, 607 Easton Road, Suite D, Willow Grove, PA 19090, atty.

**HUDSON**, Harry Wesley, a/k/a Harry W. Hudson, late of Coatesville. Celeste Y. Arrington, 850 Franklin Street, Coatesville, PA 19340, Administrator.

**JEFFREYS**, Olga T., a/k/a Olga Theresa Jeffreys and Olga Jeffreys, late of Willistown Township, Chester County, PA. Kimberly J. Carroll, care of **JOHN H. POTTS**, Esq., Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. **JOHN H. POTTS**, Esq., Herr, Potts & Potts, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**MARINO**, Eugene B., late of E. Whiteland Twp., Chester County, PA. Constance Marino, care of ELAINE T. YANDRIVEVITS, Esq., 30 Cassatt Ave., Berwyn, PA 19312, Personal Representative. ELAINE T. YANDRIVEVITS, Esq., McAndrews Law Offices, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**MIGEOT, JR.**, Charles, late of Tredyffrin Township, Chester County, PA. Connie E. Miget, care of CHRISTOPHER K. BARBAR, Esq., 2 Brookline Blvd., Ste. 2, Havertown, PA 19083-3802, Administratrix. CHRISTOPHER K. BARBER, Esq., 2 Brookline Blvd., Ste. 2, Havertown, PA 19083-3802, atty.

**MOFFETT**, William B., late of Downingtown. Joan Schoch, 316 Bradford Avenue, Downingtown, PA 19335, Executrix. ROBERT G. MOFFETT, Esquire, 415 West Broad Street, Quakertown, PA 18951, atty.

**MORRIS**, Margaret S., a/k/a Margaret Dorothy Same, late of West Nantmeal. Nancy M. Schneider, 211 Millard Rd., Elverson, PA 19520, Executrix.

**NOBLE**, Dora, late of Tredyffrin Township, Chester County, PA. Dan Noble, 1931 Kimberwick Rd., Media, PA 19063, Executor.

**STAPLETON**, Georgianna H., late of West Marlborough Township, Chester County, PA. George D. Hannum, care of BRETT W. SENIOR, Esq., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executor. BRETT W. SENIOR, Esq., Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

**WAGNER**, Harold L., late of New Garden Township. Julianne Desmond, care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**ZUNINO**, Jean M., late of Borough of Avondale. Deanna L. Fragale, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**ZWOYER, SR.**, Fred L., late of Borough of Spring City. Fred L. Zwoyer, Jr., 35 Trumbore Lane, Douglassville, PA 19518 and Eric B. Zwoyer, P. O. Box 444, Green Lane, PA 18054, Executors. MATTHEW H. DOLL, Esquire, Boyd & Karver, P.C., 7 E. Philadelphia Ave, Ste 1, Boyertown, PA 19512, atty.

## 2nd Publication

**BALDINO**, John Edward, a/k/a John E. Baldino, late of West Goshen Township, Chester County, PA. Mary Jo Baldino, care of JOSEPH A. BELLINGHERI, Esq., 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**BARGER**, Denise J., late of Tredyffrin Township, Chester County, PA. Michael F. McDonald, care of STACEY WILLITS MCCONNELL, Esq., 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS MCCONNELL, Esq., Lamb McLernan, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**BARROWS**, Leah Kerr, late of Berwyn. William Barrows, 576 Neponset Street, Norwood MA 02062, Executor. LYNDA M. POWELL, Esquire, 1600 Market Street, Suite 1416, Philadelphia, PA 19103, atty.

**BONANNO**, Edward J., late of West Chester, Chester County, PA. Sharyn L. Flaherty, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

**BOYES**, Herbert G., late of Highland Twp., Chester County. Williard A. Boyes, 3 Stern Farm Lane, Coatesville, PA 19320, Executor.

**CLARK, JR.**, Irvin S., late of East Goshen Township, West Chester, Chester County, PA. Virginia Clark, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executrix. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Rd., Malvern, PA 19355-3049, atty.

**DOUGLAS**, Helen Irene, late of West Goshen Twp. Steven Douglas, 22 N. Valentine Dr., Garnet Valley, PA 19060, Executor.

**DURNING**, Doris G., late of East Bradford Township. Kathleen M. Dempsey, care of JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028-0085, Executrix. JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028-0085, atty.

**FISHER**, Thelma M., late of Exton, PA. Diane L. Snyder a/k/a Diane Louise Snyder, 832 Falcon Lane, West Chester, PA 19382, Executrix. ANTONIO D. MICHETTI, Esquire, Diehl, Dlugie, Michetti & Michetti, 1070 Market Street, Sunbury, PA 17801, atty.

**FOULDS, JR.**, John L., late of Phoenixville, Chester County, PA. Debbie Lynn Foulds and John L. Foulds, III, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executors. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

**GRIFFITH**, Dorothy A., a/k/a Dorothy Anna Griffith, Dorothy Griffith and Dorothy Ann Griffith, late of Phoenixville Borough, Chester County, PA. Thomas W. Grzywacz, Sr., care of MARK A. GIAMPIETRO, Esq., P. O. Box 267, Phoenixville, PA 19460-0267, Executor. MARK A. GIAMPIETRO, Esq., P. O. Box 267, Phoenixville, PA 19460-0267, atty.

**HESS**, Marjorie W., late of Caln Township. Ann Louise Hess, 112 E. Biddle Street, West Chester, PA 19380 and Marjorie H. Polvino, 1117 New Hampshire Lane, Downingtown, PA 19335, Executrices. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

**KINTZ**, Lavern Catherine, late of London Grove Twp., West Grove. James Kintz, 331 Welcome Ave., West Grove, PA 19390, Executor.

**MATTISON**, Polly Anderson, late of West Chester, PA. Andrea M. Fisher, 1365 Sheridan Street, NW, Washington DC 20011 and Michael Mattison, 500 Oak Circle, West Chester, PA 19380, Executors. JOHN L. ROLLINS, Esquire, 1408 Burke Rd., West Chester, PA 19380-1116, atty.

**MCKNIGHT**, June Agnes Hanes, a/k/a June H. McKnight, late of Kennett Square. H. Turney McKnight, care of WILLIAM H. LUNGER, Esquire, 1020 N. Bancroft Parkway, Ste. 100, Wilmington, DE 19805, Executor. WILLIAM H. LUNGER, Esquire, Martin & Lunger, P.A., 1020 N. Bancroft Parkway, Ste. 100, Wilmington, DE 19805, atty.

**MONTANARO**, Michael, late of Uwchlan Township, Chester Co. Nancy R. Toner, care of DONALD A. MANCINI, Esquire, 250 West Lancaster Ave., Ste. 160, Paoli, PA 19301, Administratrix. DONALD A. MANCINI, Esquire, 250 West Lancaster Ave., Ste. 160, Paoli, PA 19301, atty.

**PASCHALL**, Dorothy K., a/k/a Dorothy Kirk Paschall, late of Oxford Borough. Sandra P. Bruce, care of WINIFRED MORAN SEBASTIAN, Esq., PO Box 381, Oxford, PA 19363. Executrix. WINIFRED MORAN SEBASTIAN, Esq., PO Box 381, 208 E. Locust Street, Oxford, PA 19363. atty.

**PARKER**, Edward M., late of Westtown Township, Chester County, PA. Edward J. Parker, care of JOSEPH A. WALHEIM, Esq., 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425, Executor. JOSEPH A. WALHEIM, Esq., Law Offices of Joseph A. Walheim & Associates, P.C., 40 W. Eagle Rd., Ste. Two, Havertown, PA 19083-1425, atty.

**RULE**, Jaime Lynne, late of Lincoln University. Bonni Rule, 249 Tudor Circle, Lincoln University, PA 19352, Personal Representative.

**SCIRROTO**, Anna M. late of West Caln Township. Kathleen Reed, care of BARRY S. RABIN, Esq., 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esq., The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**SHAABAN**, Atef M., a/k/a Atef Shaaban, late of Tredyffrin Township, Chester County, PA. Mona M. Shaaban, care of ALAN J. MITTELMAN, Esq., Seven Penn Center, 1635 Market St., 7<sup>th</sup> Fl., Philadelphia, PA 19103, Executrix. ALAN J. MITTELMAN, Esq., Spector Gadon & Rosen, P.C., Seven Penn Center, 1635 Market St., 7<sup>th</sup> Fl., Philadelphia, PA 19103, atty.



**VAN NORMAN**, Richard L. a/k/a Richard L. Van Norman, Sr., late of Oxford, East Nottingham Twp. Alice R. Van Norman, care of MATTHEW J. CANAN, Esq., P. O. Box 510, Oxford, PA 19363, Executrix. MATTHEW J. CANAN, Esq., P. O. Box 510, Oxford, PA 19363, atty.

**VANDER NOOT**, Ellen Statler, late of Exton. James Vander Noot, 1223 Paoli Pike, West Chester, PA 19380, Executor.

**YERKES, JR.**, Robert Norville, late of Oxford, Chester County, PA. John P. Watkins, care of R. SAMUEL MCMICHAEL, Esquire, P. O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL MCMICHAEL, Esquire, P. O. Box 296, Oxford, PA 19363, atty.

### 3rd Publication

**BANKS**, Gladys, late of Phoenixville, PA. Judy A. Banks, 341 West Walnut Street, Pottstown, PA 19460 and Elaine Blount, 719 Valley Road, Phoenixville, PA 19460, Personal Representatives. WARREN H. PRICE, Esquire, Price Law Offices, P.C., 646 Lenape Road, Bechtelsville, PA 19505, atty.

**BRIAN**, Doyle B., late of East Brandywine Township. Karin D. Brian-Doooley, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

**BROYLES**, William Gail, late of Caln Township, Chester County, PA. Doreen Jacoby, P. O. Box 72083, Thorndale, PA 19372, Executrix.

**BRYANT**, Regina C., late of Coatesville. Sonya Bryant, 929 W Main Street, Coatesville, PA 19320, Executor.

**CIALINI**, Margaret B., late of West Goshen Township, Chester County, PA. Albert J. Cialini, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382, atty.

**CONWAY**, Francis X., a/k/a Francis X. Conway, Sr., late of East Goshen Township, Chester County, PA. Laura Conway-Crispyn and Marylou Conway care of LISA M. NENTWIG, Esq., 1500 Market Street, Ste. 3500E, Philadelphia, PA 19102, Executrices. LISA M. NENTWIG, Esq., Dilworth Paxson, LLP, 1500 Market Street, Ste. 3500E, Philadelphia, PA 19102, atty.

**CRAWFORD**, Elizabeth M., late of Warwick Township. Terry Lee Crawford, 42 Kestrel Drive, Gettysburg, PA, Executor. HEIDI B. MASANO, Esquire, Masano Bradley, LLP, 1100 Berkshire Boulevard, Suite 201, Wyomissing, PA 19610, atty.

**DASZKIEWICZ**, Edward, a/k/a Edward Daszkiewicz, Sr., late of Malvern, PA. Edward Daszkiewicz, Jr., 409 Anglesey Terrace, West Chester, PA 19380, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., 34 Darby Rd., Paoli, PA 19301, atty.

**DEHAAS**, Douglas R., late of the City of Coatesville, Chester County, PA. Theresa Plumridge care of JONATHAN H. STANWOOD, Esq., 1628 JFK Blvd., Ste. 1000, Philadelphia, PA 19103, Administratrix. JONATHAN H. STANWOOD, Esq., 1628 JFK Blvd., Ste. 1000, Philadelphia, PA 19103, atty.

**DOUGLAS**, David S., late of Chester County, PA. Donna L. Douglas, 916 Saratoga Drive, West Chester, PA 19380, Executrix. PETER A. MARDINLY, Esquire, 320 W. Front St., Media, PA 19063, atty.

**FALCONI**, Lawrence, late of Tredyffrin Township. Dawn M. Falconi, care of THOMAS C. RENTSCHLER, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix. THOMAS C. RENTSCHLER, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**FERRIER**, Mary D., late of East Goshen Township, Chester County PA. Joseph M. Ferrier, care of H. MICHAEL COHEN, Esquire, 144 West Market St., West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market St., West Chester, PA 19382, atty.



**FOSTER**, Louise M., late of West Goshen Township (West Chester) (Chester County). Richard Amoroso care of JAMES J. RUGGIERO, JR., Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, Executor. JAMES J. RUGGIERO, JR., Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301-1609, atty.

**FRAZIER**, Marjorie S., a/k/a Marjorie Starr Frazier and Marjorie Frazier, late of Devon, Tredyffrin Township, Chester County, Pennsylvania. John W. Frazier, IV and Charles S. Frazier, care of CHARLES S. FRAZIER, Esquire, 337 W. Lancaster Avenue, P. O. Box 527, Wayne, PA 19087, Executors. CHARLES S. FRAZIER, Esquire, Frazier & Roberts, 337 W. Lancaster Avenue, P. O. Box 527, Wayne, PA 19087, atty.

**GRIFFITH**, John William, a/k/a Bill, late of East Whiteland. Michael Griffith, 963 Woodridge Blvd., Lancaster, PA 17601, Administrator.

**HUNT**, Lillian Rebecca, late of Westtown Township. Robert Charles Mathers, care of STEVEN A. COTLAR, Esquire, 23 West Court Street, Doylestown, PA 18901, Executor. STEVEN A. COTLAR, Esquire, Cotlar & Cotlar, 23 West Court Street, Doylestown, PA 18901, atty.

**KAY**, Lois E, late of Honey Brook. Margaret Pumphrey, 146 Fairhill Dr., Wilmington, DE 19808, Executor.

**KOCH**, Charles R., late of the Borough of West Chester, Chester County, PA. C. Branton Shearer, care of RALPH N. TEETERS, Esq., 1835 Market St., Philadelphia, PA 19103-2968, Executor. RALPH N. TEETERS, Esq., Teeters Harvey Marrone & Kaier LLP, 1835 Market St., Philadelphia, PA 19103-2968, atty.

**LIEBERMAN**, Jerre H., late of Charlestown Township, Chester County, PA. Victoria L. Manning and John E. Lieberman, care of PAUL C. HEINTZ, Esq., Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, Executors. PAUL C. HEINTZ, Esq., Obermayer Rebmann Maxwell & Hippel LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, atty.

**LUEDECKE**, Margaret F., late of Willistown Township. Barry D. Raiser, 104 Pleasant View Drive, Lititz, PA 17543 and Lawrence M. McDermott, Jr., 80 Waterview Drive, Glenmoore, PA 19343, Executors. PETER A. MARDINLY, Esquire, Paul, Flandreau & Berger, LLP, 320 West Front Street, Media, PA 19063, atty.

**PHELAN**, Betty T., late of West Chester. Cynthia R. Shoyer, 66 Scenic View Drive Sicklerville New Jersey 08081 and David T. Renard, 1353 Wagner Rd., Mifflintown, Pennsylvania 17059, Chadds Ford, Pennsylvania 19317, Executors. KATHRYN A. MACMILLAN, Esquire, 103 Southpoint Drive, Chadds Ford, Pennsylvania 19317, atty.

**RUSSELL, II**, Duane, late of West Bradford Township. Maude Welles, care of RICK MORTON, Esquire, 220 Gay St., West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan, Morton & Imms, 220 Gay St., West Chester, PA 19380, atty.

**STACKHOUSE, JR.**, Russell L., late of Willistown Township. Joyce Stewart, 327 Kathmere Road, Havertown, PA 19083, Executor. STEPHEN J. ROSS, Esquire, Law Office of Stephen Ross, P.C., 152 E. High Street, Suite 100, Pottstown, PA 19464, atty.

**THOMAS**, Hildegard A, late of West Chester. Scott Thomas, 703 Barclay Lane, Broomall, PA 19008, Administrator.

**TRICKETT**, John F., late of East Goshen Township, Chester County, PA. Anne T. Marcelli care of JILL R. FOWLER, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, Executrix. JILL R. FOWLER, Esq., Heckscher, Teilion, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, atty.

**VOLTZ**, Gertrude, late of West Brandywine Twp. Marjorie Trapnell, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Road, Suite 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, PC, 110 Hopewell Road, Suite 200, Downingtown, PA 19335, atty.

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**FICTITIOUS NAME**

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Gun Sense Chester County**, with its principal place of business at 1549 Millrace Lane, West Chester, PA 19380. The application has been (or will be) filed on: March 8, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Ann Colby-Cummings, Gun Sense Chester County, 1549 Millrace Lane, West Chester, PA 19380

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**Phoenix View Apartments**, with its principal place of business at 495 Nutt Rd., Phoenixville, PA 19460. The application has been (or will be) filed on March 21, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Brian K. Friedman and David B. Friedman, 40 E. Clementon Rd., Ste. 1, Gibbsboro, NJ 08026.

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**Singularis Solutions**, with its principal place of business at 31 General Warren Blvd., Malvern, PA 19355. The application has been (or will be) filed on: January 24, 2017. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Brendan Sullivan, PSO Consulting,

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**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 **Gun Sense Chester County**

Articles of Incorporation were filed on March 9, 2017

The purpose or purposes for which it was organized are as follows: A 501c4 organization to promote common sense firearm regulation and support gun violence prevention efforts.

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MARTHA E. VON ROSENSTIEL, P.C.

36231CFC-AB

Martha E. Von Rosenstiel, Esquire / No. 52634  
 Heather Riloff, Esquire / No. 309906  
 Jeniece D. Davis, Esquire / No. 208967  
 649 South Avenue, Suite 7  
 Secane, PA 19018  
 (610) 328-2887  
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
 ("FANNIE MAE")  
 3900 Wisconsin Avenue, NW  
 Washington, DC 20016-2892  
 Plaintiff

COURT OF COMMON PLEAS OF  
 CHESTER COUNTY

v.

NO. 2015-00821-RC

HECTOR J. GONZALEZ A/K/A HECTOR GONZALEZ  
 AND KELLY LYNN RUIZ, IN HER CAPACITY AS HEIR  
 AT LAW OF MARY C. RHOADES, DECEASED AND  
 COLLEEN ANN RILEY, IN HER CAPACITY AS HEIR  
 AT LAW OF MARY C. RHOADES, DECEASED AND  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
 PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER MARY C.  
 RHOADES, DECEASED  
 402 Ridge Avenue  
 Kennett Square, PA 19348  
 Defendants

**AMENDED CIVIL ACTION – MORTGAGE FORECLOSURE**

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you

**ADVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN**

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

**LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO . ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A PERSONAS ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO**

LAWYER REFERRAL SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 W. GAY STREET  
WEST CHESTER, PA 19380  
610-429-1500

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#### **TAX CLAIM NOTICE**

NOTICE IS HEREBY GIVEN that the Consolidated Return of the Tax Claim Bureau of Chester County with respect to tax sales of real estate held on December 12, 2016 has been presented to the Court of Common Pleas of Chester County, Pennsylvania, which on **February 21, 2017** confirmed said tax sales *nisi*. Objections or exceptions thereto may be filed by any owner or lien creditor within thirty (30) days after the Court has made a confirmation *nisi*; otherwise said return will be confirmed absolute.

**TAX CLAIM BUREAU OF CHESTER COUNTY**  
**Jonathan B. Schuck, Director**

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OFFICE OF THE PROTHONOTARY  
CHESTER COUNTY, PA

NOTICE- FEE INCREASE

EFFECTIVE April 1, 2017

**Appeals**

From License or Registration Suspension . . . . .	179.00
From Arbitration Award . . . . .	262.00
From District Justice Judgment . . . . .	179.00
To Supreme, Superior or Commonwealth Courts . . . . .	85.50
(Plus Prothonotary Fee) . . . . .	71.00
Statement of Objection . . . . .	179.00
From Zoning Hearing Board . . . . .	179.00
Arbitrators, petition to appoint . . . . .	179.00
From Assessment . . . . .	179.00

**Certification**

Of Motor Vehicle Judgment . . . . .	6.25
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<b>Commencement of Action/Complaint . . . . .</b>	<b>179.00</b>
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**Copies**

1 <sup>st</sup> Page . . . . .	1.45
Each additional page . . . . .	.65
Certified copies (includes first 4 pages). . . . .	7.00
Amount per page after 4 . . . . .	.65

<b>Discontinuance – actions initiated before 1997 . . . . .</b>	<b>10.50</b>
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**Eminent Domain/Jury of View**

Board of View, Petition for . . . . .	35.00
Board of View, Report of . . . . .	13.50
Declaration of Taking . . . . .	179.00
Eminent Domain . . . . .	179.00
Jury of View . . . . .	179.00

**Exemplification(s) of Judgments or Court Order/Decree**

Within Pennsylvania . . . . .	8.25
Out of State. . . . .	23.00
Letter of <i>No Divorce Appeal</i> . . . . .	23.00

**Foreign Fees – transfer or register from another Court**

Complaint . . . . .	179.00
Decree/Order . . . . .	39.00
Execution . . . . .	52.00
Judgment . . . . .	38.50
Petition for Issuance of Foreign Subpoena . . . . .	44.50

**Judgments and Liens**

Arrearages . . . . .	38.50
Assignment . . . . .	10.50
Bail Bond. . . . .	38.50

Certification from U.S. District Court . . . . . 38.50  
 Confession . . . . . 38.50  
 Default . . . . . 21.00  
 District Justice . . . . . 38.50  
 Liens-Municipal & Commonwealth . . . . . 25.00  
 Lis Pendens . . . . . 4.00  
 Mark to use of . . . . . 10.50  
 Mechanic’s Lien . . . . . 37.50  
 Non Pros . . . . . 21.00  
 Open/Strike (for civil action case types) . . . . . 124.00  
 Open/Strike with JCP (for judgment case types) . . . . . 160.00  
 Praecipe to Dissolve . . . . . 10.50  
 Reduce Orders/Awards/Verdicts . . . . . 21.00  
 Reimbursement Agreements . . . . . 21.00  
 Release . . . . . 10.50  
 Subordination . . . . . 10.50  
 Suggestion of Non-Payment . . . . . 28.00  
 Waiver of Liens . . . . . 39.50  
 Vacate . . . . . 10.50

**Name Change**

Petition for . . . . . 190.00  
 Re-take maiden name  
 If divorced in Chester County . . . . . NO FEE  
 Foreign Decree . . . . . 39.50

**Notary Public**

Registration . . . . . 4.00  
 Certification . . . . . 4.00

**Petitions (unless otherwise noted) . . . . . 179.00**

**Poundage** 3% of first \$1,000; 1% of balance

**Releases . . . . . 10.50**

**Revivals**

Adverse (by Writ) . . . . . 35.50  
 Amicable (by Agreement) . . . . . 21.00  
 Suggestion of Non-Payment . . . . . 28.00

**Satisfaction – Only actions initiated before 1997 . . . . . 10.50**

**Settle, Discontinue & End – actions before 1997 . . . . . 10.50**

**Sheriff’s Deed . . . . . 10.50**

**Subordination . . . . . 10.50**

**Subpoena (each) . . . . . 4.00**

**Venue Changes, Removes, Transfers . . . . . 21.00**

**Writs**

Of Summons . . . . . 179.00  
 Of Certiorari . . . . . 179.00  
 Of Execution, Attachment or Possession . . . . . 35.50

**FAMILY COURT FEE SCHEDULE**

**DIVORCE**

No Fault Complaint . . . . . 209.50  
 Ancillary Relief

Each of first two additional counts . . . . . 74.50  
 Each count beyond two (except counsel fees) . . . . . 35.50  
 If any additional count for Custody, add another . . . . . 43.50  
 for mediation, settle/discontinue/end and Act 119 fees.

**CUSTODY** (if not included as a count in Divorce)

Complaint in Custody . . . . . 207.00  
 Petition to Modify/Contempt . . . . . 128.00

**APPOINTMENT OF MASTER**

Regular Master . . . . . 141.50  
 APL Master . . . . . 111.50  
 Counsel Fees Master . . . . . 111.50  
 Special Master . . . . . 511.50

**PROTECTION FROM ABUSE**

Petition . . . . . 179.00



### Sheriff Sale of Real Estate

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, May 22, 2017**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

#### 1st Publication

**SALE NO. 17-4-205**  
**Writ of Execution No. 2015-10342**  
**DEBT \$230,257.20**

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in East Coventry Township, Chester County Commonwealth of Pennsylvania, bounded and described according to a plan of "Timothy A. Hansberry, Cary D. and Carol A. Duncan: dated 4/20/1989 last revised 12/26/89, and recorded as Plan #10462, as follows, to wit:

BEGINNING at a point in the bed of Old Schuylkill Road, a corner of lands now or late of Lewis and Evelyn Peck; thence extending along the same north 52 degrees 42 minutes 13 seconds east, 189.23 feet to a point a corner of lands now or late of Frances D. Peck; thence extending along the same the 2 following courses and distances to

wit: (1) south 37 degrees 17 minutes 47 seconds east, 75.00 feet and (2) partly along lands now or late of Stephen and Suzanne Funk, north 52 degrees 42 minutes 13 seconds east, 167.91 feet to a point, a corner of Lot #3 on said Plan; thence extending along the same and partly along Lot #4 south 37 degrees 17 minutes 47 seconds east, 101.00 feet to a point a corner of Lot #1 on said Plan; thence extending along the same the 2 following courses and distances to wit: (1) south 52 degrees 47 minutes 27 seconds west, 179.02 feet to a point in the bed of Old Schuylkill Road aforesaid; thence extending along the same the 2 following courses and distances to wit: (1) north 48 degrees 43 minutes 45 seconds west, 169.03 feet and (2) north 47 degrees 41 minutes 17 seconds west, 37.60 feet to a point, a corner of lands now or late of Lewis and Evelyn Peck, aforesaid, the first mentioned point and place of beginning.

BEING the same premises which Jay J. Hallman, by Deed dated 08/15/2003 and recorded 08/22/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5853, Page 831, granted and conveyed unto James J. Campbell and Kathleen Campbell, his wife.

BEING known as: 1275 Old Schuylkill Road, Spg City a/k/a Spring City, PA 19475  
 PARCEL No.: 18-5-68.6

IMPROVEMENTS: residential property.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: JAMES J. CAMPBELL and KATHLEEN CAMPBELL

SALE ADDRESS: 1275 Old Schuylkill Road, SPG City a/k/a Spring City, PA 19475

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

**SALE NO. 17-4-206**  
**Writ of Execution No. 2009-10682**  
**DEBT \$503,943.38**

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

BLR# 53-4Q-52

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: National City Real Estate Services, LLC (sbm) Successor by Merger to National City Mortgage Inc. (fka) formerly known as National City Mortgage Co.

VS  
 DEFENDANT: **JULIE E. SUMMERS**

SALE ADDRESS: 1609 Bow Tree Drive, West Chester, PA 19380-6401

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

**SALE NO. 17-4-207**  
**Writ of Execution No. 2016-09326**  
**DEBT \$459,081.61**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Norma D. Osterneck, made by Thomas P. Diana & Associates, Civil Engineers and Surveyors, Chester Springs, Pennsylvania, dated December 3, 1977 and last revised March 11, 1978, as follows, to wit:

TAX I.D. #: 43-9-35.3A

PLAINTIFF: Finance of America Reverse LLC

VS

DEFENDANT: **KAREN HANSEN and LAWRENCE J. WOODWARD, JR.**

SALE ADDRESS: 1051 Catalpa Drive, Malvern, Pennsylvania 19355

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

**SALE NO. 17-4-208**  
**Writ of Execution No. 2012-05926**  
**DEBT \$1,501,572.00**

ALL THAT CERTAIN tract or parcel of ground, situate in the Township of Easttown, County of Chester, State of Pennsylvania, bounded and described in accordance with a Plan of Subdivision known as "Leopard Farms" made for Henry S. Belbar, II and O. John Fuchs, Jr. by Chester Valley Engineers, Inc., Paoli, PA, 3/16/1987, last revised 6/1/1987 and described as follows, to wit:

TAX I.D. #: 55-4-115.14

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10

VS  
 DEFENDANT: **MARK D. MAZZA and LISA A. MAZZA**

SALE ADDRESS: 1271 Farm Road, Berwyn, Pennsylvania 19312

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

**SALE NO. 17-4-209**  
**Writ of Execution No. 2014-11898**  
**DEBT \$195,605.72**

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

UPI# 23-2-50.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **WILLIAM A. MEDINA and PAMULA T. MEDINA a/k/a PAMELA T. MEDINA**

SALE ADDRESS: 344 North Manor Road, Elverson, PA 19520

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

**SALE NO. 17-4-210**  
**Writ of Execution No. 2016-05210**  
**DEBT \$223,428.94**

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

BLR# 1-9-331

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pingora Loan Servicing, LLC

VS

DEFENDANT: **JOSHUA B. PALMER and SHANNON L. PALMER**

SALE ADDRESS: 12 South Matlack Street, West Chester, PA 19382-3102

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

**SALE NO. 17-4-211**  
**Writ of Execution No. 2016-05373**  
**DEBT \$283,067.40**

ALL THAT CERTAIN lot or piece of ground, situate in Uwchlan Township, Chester County, Pa., bounded and described according to a subdivision plan of "Welsh Ayres II" made by Yerkes Associates, Inc., West Chester, Pa., and filed in Chester County as Plan No. 9211-9216 as follows, to wit:

TAX I.D. #: 33-03-0109

PLAINTIFF: Police and Fire Federal Credit Union

VS

DEFENDANT: **JOSEPH P. GALLAGHER and SHANNON DEEGAN-GALLAGHER a/k/a SHANNON M. DEEGAN**

SALE ADDRESS: 102 Victoria Court, Downingtown, Pennsylvania 19335

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

**SALE NO. 17-4-213**  
**Writ of Execution No. 2014-03108**  
**DEBT \$151,710.88**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Kennett Square Borough, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Las Rosas, dated 9/25/02 last revised 3/3/03 and recorded as Chester County # 16919 as follows, to wit:

BEGINNING at a point on the westerly side of Las Rosas Drive, a corner of Lot # 18 on said Plan; thence extending along the same, crossing a 20.00 feet wide sanitary sewer easement, south 87 degrees 47 minutes west 113.31 feet to a point on the easterly side of a 20.00 feet wide alley; thence extending along the same, north 02 degrees 13 minutes 00 seconds west 18.00 feet to a point, a corner of Lot 16; thence extending along the same, re-crossing the aforesaid easement, north 87 degrees 47 minutes 00 seconds east 113.30 feet to a point on the westerly side of Las Rosas Drive, aforesaid; thence extending along the same, south 02 degrees 16 minutes 00 seconds east 18.00 feet to a point, a corner of Lot #18 on said Plan, the first mentioned point and place of beginning.

BEING Lot 17 on said Plan.

TITLE to said premises vested in Gale

A. Lewis by Deed from the Alliance for Better Housing dated July 21, 2006 and recorded August 2, 2006 in the Chester County Recorder of Deeds in Book 6913, Page 665.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of Structured Asset Securities Corporation Mortgage Loan Trust 2006-BC3

VS

DEFENDANT: **GALE A. LEWIS**  
 SALE ADDRESS: 530 Las Rosas Drive, Kennett Square, PA 19348

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

**SALE NO. 17-4-214**  
**Writ of Execution No. 2016-00901**  
**DEBT \$233,335.32**

PROPERTY situate in the Sadsbury Township, Chester County, Pennsylvania BLR# 37-4-40.18A

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **MARK AQUILANTE and MEGAN McGOVERN-AQUILANTE**

SALE ADDRESS: 507 Fox Trail, Parkesburg, PA 19365-2166

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

**SALE NO. 17-4-215**  
**Writ of Execution No. 2010-05712**  
**DEBT \$1,056,222.96**

ALL THAT CERTAIN tract or parcel of ground.

SITUATE in the Township of Easttown, County of Chester, State of Pennsylvania bounded and described in accordance with a Plan of Subdivision known as Leopard Farms made for Henry S. Belber, II and O. John Fuchs, Jr. by Chester Valley Engineers, Inc., Paoli, PA March 16, 1987, last revised June 1, 1987 and described as follows, to wit:

BEGINNING at a point on the north-westerly side of Farm Road (50 feet wide) said point being measured the five following courses

and distances from the northernmost terminus of a radial round corner connecting the southeasterly side of Leopard Road with the northerly side of Farm Road; (1) on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.53 feet to a point of tangent (2) south 77 degrees, 32 minutes, 15 seconds east 64.60 feet to a point of curve (3) on the arc of a circle curving to the left having a radius of 130.76 feet the arc distance of 79.88 feet to a point of tangent; (4) north 67 degrees, 27 minutes, 45 seconds east 100 feet to a point of curve, (5) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 98.30 feet to the beginning point; thence leaving the northwesterly side of Farm Road and extending north 06 degrees, 40 minutes, 21 seconds west 578.70 feet to a point in line of lands now or late of John K. Wildmore, III, thence extending along last mentioned lands and other lands of Eshagh/Eshaghpour, south 84 degrees, 48 minutes, 16 seconds east 259.82 feet to a point in line of lands now or late of Richard W. Billings; thence extending along the last mentioned lands south 03 degrees, 47 minutes, 44 seconds west 144.44 feet to a point, a corner of Lot #4; thence extending along same south 21 degrees, 41 minutes, 25 seconds west 453.58 feet to a point on the northeasterly side of Farm Road; thence extending along same the two following courses and distances to wit; (1) north 60 degrees, 46 minutes, 03 seconds west 25 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 65 feet to the first mentioned point and place of beginning.

CONTAINING in area 2.399 acres of land be the same more or less.

BEING Lot #3 as shown on the aforesaid Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 40 feet wide common driveway as and for a right of way, passageway and watercourse at all times hereafter, forever in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and having the use thereof.

SUBJECT however to the proportionate part of the expense of keeping said right of way in good order, condition and repair at all times hereafter, forever.

BEING known as 1293 Farm Road, Berwyn, PA.

TAX Parcel #55-4-115.9

BEING the same premises which State

Street Bank and Trust Company, as Trustee, by Deed dated 8/20/97 and recorded 10/2/97 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4240, Page 66, granted and conveyed unto Francis X. Murray, in fee.

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Washington Mutual Mortgage Securities Corp. 2000-1

VS

DEFENDANT: FRANCIS X. MURRAY

SALE ADDRESS: 1293 Farm Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: SHAPIRO & DeNARDO, LLC, 610-275-6800

SALE NO. 17-4-216

Writ of Execution No. 2015-08857

DEBT \$188,473.39

ALL THAT CERTAIN lot or piece of ground with the buildings, improvements, hereditaments and appurtenances, thereto erected, situate in the Township of Tredyfirin, County of Chester and State of Pennsylvania, bounded and described according to a plan thereof made by Miles H. Robinson, Professional Engineer in November 1955, and revised by Yerkes Engineering Co. on February 24, 1958 as follows:

BEGINNING at a point on the southeasterly side of Walker Road (50 feet wide), which point is measured the two following courses and distances from a point of a curve on the southwesterly side of Thomas Road (50 feet wide). (1) Extending from said point of curve on a line curving to the left having a radius of 20 feet the acre distance of 31.49 feet to a point of tangent; and (2) south 65 degrees 48 minutes 30 seconds west 143.01 feet to the point and place of beginning; thence extending from said beginning point and along the said southeasterly side of Walker Road, south 08 degrees 43 minutes 30 seconds west 150 feet to a point; thence extending south 23 degrees 10 minutes 30 seconds east 205.86 feet to a point and thence extending north 66 degrees 49 minutes 36 seconds east 150 feet to a point and thence extending north 23 degrees 10 minutes 30 seconds east 206 feet to the first mentioned point and place of beginning.

BEING Lot No. 24 Walker Road, as shown on said Plan.

TITLE to said premises vested in

Thomas R. Tate and Jane H. Tate by Deed from Donald A. Semler and Elizabeth K. Semler dated December 4,1991 and recorded December 23, 1991 in the Chester County Recorder of Deeds in Book 2718, Page 61.

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

VS

DEFENDANT: **JANE H. TATE**

SALE ADDRESS: 474 Walker Road, Wayne, PA 19087

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

**SALE NO. 17-4-217**

**Writ of Execution No. 2015-05930**

**DEBT \$69,987.52**

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

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, on which is located the north house of a block of two brick dwelling houses, bounded and described as follows:

BEGINNING at a point on the east curb line of Pennsylvania Avenue for a new corner of land now of late of H. Graham Rambo, and distant 27.33 feet northwardly from the north curb line of Oak Street; thence measuring along the east curb line of Pennsylvania Avenue, northwardly 22.67 feet and extending back eastwardly between parallel lines of that width at right angles to said Pennsylvania Avenue, 160 feet to the west line of Starr Alley.

BOUNDED on the north by other land now or late of H. Graham Rambo, on the east by the west line of Starr Alley, on the south by other land now or late of H. Graham Rambo, this south line through the center of the middle dividing partition in said block of two block of two brick dwelling houses; and on the west by the east curb line of Pennsylvania Avenue.

CONTAINING 3,627 square feet be the same more or less.

PARCEL Number: Parcel No 160610710000

BEING UPI Number 1600610710000

PARCEL No.: 1600610710000

BEING known as:. 143 Pennsylvania Avenue, Coatesville, PA 19320

BEING the same property conveyed to Edward B. Anderson III and Crystal E. Anderson, tenants by the entirety who acquired title by virtue of a deed from Lewis G. Hall and Sharon Lee Hall, dated November 29, 1999, recorded December 8, 1999, at Deed Book 4680, Page 1631, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA VS

DEFENDANT: **CRYSTAL E. ANDERSON, aka CRYSTAL ANDERSON**

SALE ADDRESS: 143 Pennsylvania Avenue, Coatesville, PA 19320

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

**SALE NO. 17-4-218**

**Writ of Execution No. 2015-07199**

**DEBT \$220,666.82**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Vincent Township, County of Chester and State of Pennsylvania, bounded on the northwest, southwest and northeast by residue property belonging to Susan S. Earey, widow of Frederick W. Earey, deceased and on the southeast by the aforesaid Macadam State Road known as Buckwalter Road and residue property belonging to Susan S. Earey, widow of Frederick W. Earey, deceased being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a railroad spike in the center line of the Macadam State Road known as Buckwalter Road leading from Stony Run Road in a southwesterly direction to Macadam State Highway Route No. 23, the aforesaid point of beginning being the most easterly corner of the herein described property and being south 40 degrees, 51 minutes west, a distance of 409.08 feet from a corner marked by a railroad spike in the center line of the aforesaid Buckwalter Road being the most southerly corner of property belonging to Otto Findeisen and Anna Findeisen, his wife; thence in and along the center line of the aforesaid Macadam State Road known as Buckwalter Road and along residue property belonging to Susan S. Earey, widow of Frederick W. Earey, deceased; passing through a railroad spike in the centerline of 58.65 feet from the next

described corner, south 40 degrees 51 minutes west a distance of 258.65 feet to a corner marked by a drill hole in the center line of the concrete bridge crossing Stony Run Creek; thence leaving the aforesaid Macadam State Road known as Buckwalter Road and along residue property belonging to Susan S. Earey, widow of Frederick W. Earey, deceased, the (4) following courses and distances: (1) in and along Stony Run Creek, north 6 degrees 48 minutes west, a distance of 99.55 feet to a corner in the aforesaid creek (2) continuing in and along the aforesaid Stony Run Creek, north 38 degrees 32 minutes west a distance of 218.36 feet to a corner in the aforesaid creek (3) leaving the aforesaid Stony Run Creek, passing through an iron pin 23 feet from the last described corner and through another iron pin 57.15 feet from the next described corner north 43 degrees 51 minutes east, a distance of 151.35 feet to a corner marked by an iron pin and (4) passing through an iron pin 100 feet from the last described corner and through another iron pin 22.4 feet from the next described corner, south 49 degrees 09 minutes east a distance of 280.3 feet to the place of beginning.

CONTAINING 1.211 acres.

TITLE to said premises vested in Jeffrey M. Smith by Deed from Jeffrey M. Smith and Jennifer L. Menges-Smith dated June, 17 2005 and recorded July 5, 2005 in the Chester County Recorder of Deeds in Book 6538, Page 1175.

PLAINTIFF: Nationstar Mortgage  
LLC

VS  
DEFENDANT: **JEFFREY M.  
SMITH**

SALE ADDRESS: 19 Buckwalter Rd,  
Spring City, PA 19475

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

**SALE NO. 17-4-219**  
**Writ of Execution No. 2015-00849**  
**DEBT \$349,434.19**

ALL THAT CERTAIN unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Caln Township, Chester County, State of Pennsylvania, designated and shown on Plan of "Oak Ridge PRD" made by Lester R. Andes, P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for Recording

of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 21 Hickory Court, Building No. 4.

UNDER AND SUBJECT to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 Page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of Oak Ridge PRD, dated June 23, 1987, last revised March 4, 1988, recorded April 18, 1988 in Plan File No. 8137 as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the owners, tenants and occupiers of other lots or tract of ground in said Plan of Oak Ridge PRD.

TITLE to said premises vested in Cameron D. Myers by Deed from Dennis S. Barnabei and Kathleen Barnabei dated December, 13 2002 and recorded February 11, 2003 in the Chester County Recorder of Deeds in Book 5567, Page 347.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4

VS  
DEFENDANT: **CAMERON D.  
MYERS and UNITED STATES OF AMERICA**  
SALE ADDRESS: 5 Hickory Court,  
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT  
W. WILLIAMS, ESQ., 856-482-9190**

**SALE NO. 17-4-220**  
**Writ of Execution No. 2010-05983**  
**DEBT \$111,326.66**

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

TAX Parcel No.: 16-6-92  
PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-E

VS  
DEFENDANT: **ESTATE OF**



JACQUELINE FERGUSON (DECEASED) (aka JACQUELINE DURNELL FERGUSON) (aka JACQUELINE DURNELL), KEVIN FERGUSON, KNOWN HEIR OF JACQUELINE FERGUSON (DECEASED) (aka JACQUELINE DURNELL FERGUSON) (aka JACQUELINE DURNELL), LAWRENCE HURD, KNOWN HEIR OF LAWRENCE FERGUSON (DECEASED), PHILLIP RUNNER, KNOWN HEIR OF CYNTHIA F. RUNNER (DECEASED) (aka CYNTHIA C. FERGUSON RUNNER), UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CYNTHIA F. RUNNER a/k/a CYNTHIA C. FERGUSON RUNNER, KNOWN HEIR OF JACQUELINE FERGU- SON a/k/a JACQUELINE FERGUSON a/k/a JACQUELINE DURNELL FERGUSON a/k/a JACQUELINE DURNELL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE FERGU- SON, DECEASED, UNKNOWN HEIRS, SUC- CESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE FERGUSON, KNOWN HEIR OF JACQUELINE FERGUSON a/k/a JACQUELINE DURNELL FERGUSON a/k/a JACQUELINE DURNELL

SALE ADDRESS: 523 Chestnut Street, Coatesville, PA 19320

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

**SALE NO. 17-4-221**  
**Writ of Execution No. 2016-08633**  
**DEBT \$180,419.17**

PROPERTY situate in the West Chester Borough, Chester County, Pennsylvania  
 BLR# 01-08-0101  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Freedom Mortgage Corporation  
 VS  
 DEFENDANT: SHAWN TURNER  
 SALE ADDRESS: 328 West Washington Street, West Chester, PA 19380-2541

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

**SALE NO. 17-4-222**  
**Writ of Execution No. 2015-07022**  
**DEBT \$178,160.27**

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

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

CONTAINING thirty thousand no hundred square feet of land, more or less.

TITLE to said premises vested in Milton I. Young, Jr. by Deed from Milton I. Young, Jr. dated June, 6 2007 and recorded June 19, 2007 in the Chester County Recorder of Deeds in Book 7190, Page 469.

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS  
 DEFENDANT: MILTON I. YOUNG, JR.

SALE ADDRESS: 1016 Lafayette Street, Coatesville, PA 19320

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



**SALE NO. 17-4-223**  
**Writ of Execution No. 2016-00854**  
**DEBT \$174,397.06**

ALL THAT CERTAIN messuage or tenement and tract of land, lying and being situate in the Township of Elk, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Oxford to Elkton, a corner of land now late of Joseph Michener and running thence by the same north 45 degrees east 10 perches to a corner of land now or late of Alexander Crowl; thence by the same south 45 degrees east 8 perches to a stone; thence south 45 west 10 perches to a stone in said road and land now or late of Whitefield Andrews, north 45 degrees west 8 perches to the place of beginning.

CONTAINING 80 perches of land, strict measure.

TITLE to said premises vested in Gloria Adesso and Russell J. Shine by Deed from William G. Hilaman and Lois L. Hilaman dated March 15, 2002 and recorded May 6, 2002 in the Chester County Recorder of Deeds in Book 5273, Page 1271.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset-Backed Pass-Through Certificates, Series 2007-CH4

VS

DEFENDANT: **JACQUELINE SHINE aka JACQUELINE A. SHINE and RUSSELL J. SHINE**

SALE ADDRESS: 8003 Hickory Hill Rd, Oxford, PA 19363

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

**SALE NO. 17-4-224**  
**Writ of Execution No. 2014-06294**  
**DEBT \$432,537.84**

ALL THAT CERTAIN lot or tract of ground situate in Uwchlan Township, Chester County, Pennsylvania, described according to a Plan of Subdivision of the Martin Tract by Chester Valley Engineers, Inc., Paoli, PA, dated 7/6/1987 last revised 3/9/1988 and recorded as Plan Nos. 8009-8056 as follows, to wit:

BEGINNING at a point on the souther-

ly side of Taylor Road, a corner of Lot No. 189 on said Plan; thence extending along Taylor Road the two following courses and distances: (1) extending along an arc of a circle curving to the left having a radius of 380.00 feet and crossing the Allegheny and Laurel Pipeline Easements the arc distance of 75.26 feet to a point of tangent; and (2) north 87 degrees 03 minutes 09 seconds east 55.78 feet to a point of curve on the southwesterly side of Willow Drive; thence extending along same the two following courses and distances: (1) extending along an arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 42.72 feet to a point of reverse curve; and (2) extending along an arc of a circle curving to the left having a radius of 380.00 feet the arc distance of 40.64 feet to a point, a corner of Lot No. 187 on said Plan; thence extending south 72 degrees 30 minutes 34 seconds west along same and recrossing said pipeline easements 145.62 feet to a point in line of Lot No. 186 on said plan; thence extending north 87 degrees 29 minutes 43 seconds west along same 48.62 feet to a point, a corner of Lot No. 189 on said Plan; thence extending north 08 degrees 24 minutes 02 seconds east along same and crossing a 30 feet wide sanitary sewer easement 106.89 feet to the point of beginning.

CONTAINING in area 15,294 square feet.

TITLE to said premises vested in Frances L. Schafer by Deed from Rouse/Chamberlin, Inc. (A PA Corporation) by: Sarah E. Peck, president dated May, 12 1989 and recorded May 16, 1989 in the Chester County Recorder of Deeds in Book 1538, Page 460.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in trust for Registered Holders of Soundview Home Loan Trust 2005-DO1, Asset-Backed Certificates, Series 2005-DO1

VS

DEFENDANT: **FRANCES SCHAFFER**

SALE ADDRESS: 428 Taylor Road, Exton, PA 19341

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

**SALE NO. 17-4-225**  
**Writ of Execution No. 2015-07049**  
**DEBT \$260,201.31**

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon, situate in the Township of Uwchlan, County of Chester and State of Pa., and described according to a Plan known as Lakeview made for Wellington Park Corporation said Plan made by Yerkes Engineering Company, Registered Professional Engineers, dated 10/27/1961 and last revised 11/15/1961 said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pa. in Plan Book 12 Page 46 on 12/12/1961 as follows, to wit:

BEGINNING at a point on the north-easterly side of Andover Drive (50 feet wide) said point being measured by the two following courses and distances from a point of curve on the north-westerly side of Princeton Road (50 feet wide): (1) leaving Princeton Road on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to a point of compound curve on the northeasterly side of Andover Drive; and (2) northwestwardly along the northeasterly side of Andover Drive on the arc of a circle curving to the right having a radius of 550 feet the arc distance of 114.87 feet to a point of beginning; thence extending from said point of beginning along the said side of Andover Drive the two following courses and distances: (1) northwestwardly on the arc of a circle curving to the right having a radius of 550 feet the arc distance of 92.80 feet to a point of tangent in the same; and (2) north 06 degrees 44 minutes west 7.94 feet to a point a corner of Lot No. 37; thence extending along Lot No. 37, north 74 degrees 03 minutes east 180.24 feet to a point a corner of Lot No. 34; thence extending along Lot No. 34, south 19 degrees 12 minutes 20 seconds east 85 feet to a point a corner of Lot No. 35; thence extending along Lot No. 35, south 69 degrees 30 minutes west 194 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 as shown on the above mentioned plan.

CONTAINING in area 17,431 square feet, more or less.

TITLE to said premises vested in Francis A. Hendrickson by Deed from David Jaeger and Renee Jaeger dated June 23, 2006 and recorded June 30, 2006 in the Chester County Recorder of Deeds in Book 6886, Page 184.

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS  
 DEFENDANT: **FRANCIS A. HENDRICKSON**

SALE ADDRESS: 26 Andover Drive, Exton, PA 19341

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

**SALE NO. 17-4-226**  
**Writ of Execution No. 2016-08651**  
**DEBT \$176,308.84**

ALL THAT CERTAIN unit designated as Unit No. 19 and being Unit in Red Oak Condominiums, situate in Honey Brook Borough, County of Chester, Commonwealth of Pennsylvania which has been submitted to the provisions of the Pennsylvania Uniform Condominium, Act 68 P.S.A. 3101, et seq. by the recording of the Declaration of Red Oak Court, a Condominium including plats & plan in the Office of the Recorder of Deeds of Chester County PA on 4th Day of October 2004, in Record Book 6296 Page 1177, as amended by the First Amendment to the Declaration of Condominium recorded on September 29, 2005 in Record Book 6635 Page 2194.

TOGETHER with the right, title and interest being 3.846% undivided interest of, in and to the common elements in Declaration of Condominium.

TITLE to said premises vested in Michael Young and Ronald Kaufman by Deed from Birch Run Capital LP dated September, 28 2007 and recorded October 2, 2007 in the Chester County Recorder of Deeds in Book 7277, Page 1886.

PLAINTIFF: Federal National Mortgage Association  
 VS  
 DEFENDANT: **RONALD KAUFMAN**

SALE ADDRESS: 146 Red Oak Ct Unit 19, Honey Brook, PA 19344

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

**SALE NO. 17-4-227****Writ of Execution No. 2016-07190****DEBT \$140,975.33**

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania  
BLR# 33-4H-267  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **DAVID HENDRICKS and JONATHAN HENDRICKS**

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

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

**SALE NO. 17-4-228****Writ of Execution No. 2016-06968****DEBT \$26,092.85**

PROPERTY situate in Borough of Honey Brook Township  
TAX Parcel #22-10-0020  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank S/B/M with Manufacturers & Traders Trust Company  
VS

DEFENDANT: **BYRON E. ALLEN**

SALE ADDRESS: 2700 Compass Road, Honey Brook, PA 19344

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

**SALE NO. 17-4-229****Writ of Execution No. 2015-02631****DEBT \$316,348.67**

ALL THAT CERTAIN lot or piece of ground situate in East Caln Township, County of Chester, Commonwealth of Pennsylvania bounding and described according to a Final Plan "Villages at Bell Tavern" made for MGJAD Associates, L.P. prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, 55 Country Club Drive, Suite 100, Downingtown, PA 19335 (610) 518-1360, dated 11/20/2000, last revised 09/26/2001 and recorded in Chester County as Plan #16591 as follows, to wit:

BEGINNING at a point on the northerly side of Lincoln Drive, a corner of Lot 148 on said Plan; thence extending along said side of Lot #148 north 06 degrees 21 minutes 42 seconds west 122.33 feet to a point and corner of Lot #144; thence extending along said side of Lot #144 and Lot #145 north 83 degrees 38 minutes 18 seconds east 35.01 feet to a point and corner of Lot #145; thence extending along said side of Lot #145 and Lot #146 south 79 degrees 03 minutes 46 seconds east 43.51 feet to a point on the westerly side of Bell Tavern Boulevard; thence extending along said side of Bell Tavern Boulevard the following (2) courses and distances: (1) along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 102.05 feet to a point of reverse curve; (2) along the arc of a circle curving to the right having a radius of 37.00 feet the arc distance of 36.45 feet to a point of tangent on the northerly side of said Lincoln Drive; thence extending along said side of Lincoln Drive south 83 degrees 38 minutes 18 seconds west 35.00 feet to the first mentioned point and place of beginning.

BEING Lot #147 on said Plan.

BEING County Parcel #40-2-1078

ALSO being known as 2 Lincoln Drive.

BEING the same premises which The Cutler Group Inc., a Pennsylvania Corporation, by Deed dated 6/4/04 and recorded 6/24/04 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6199, Page 1865, and Instrument #104282651, granted and conveyed unto Joan Higgins, in fee.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust

VS

DEFENDANT: **JOAN HIGGINS**

SALE ADDRESS: 2 Lincoln Drive, Downingtown, PA 19335

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

**SALE NO. 17-4-230****Writ of Execution No. 2012-12388****DEBT \$143,443.44**

PROPERTY situate in the Downingtown Borough, Chester County, Pennsylvania

BLR# 11-7-30.45

IMPROVEMENTS thereon: residential dwelling  
 PLAINTIFF: Bayview Loan Servicing LLC  
 VS  
 DEFENDANT: **BRENDA ANGELINI**

SALE ADDRESS: 335 Mary Street, Downingtown, PA 19335-2517  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-4-232**  
**Writ of Execution No. 2016-07904**  
**DEBT \$157,888.60**

PROPERTY situate in the Phoenixville Borough, Chester County, Pennsylvania  
 BLR# 15-9-643.19  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.  
 VS  
 DEFENDANT: **PAUL J. BUTLER**  
 SALE ADDRESS: 200 Lincoln Avenue Apartment 118, a/k/a 200 Lincoln Avenue, Phoenixville, PA 19460  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-4-233**  
**Writ of Execution No. 2016-05258**  
**DEBT \$206,673.43**

ALL THAT CERTAIN unit 177W situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, as shown on Plan "Foundation As-Built, Building 12, Bailey Station", prepared for Provident Home Corp., dated December 12, 2007, by Howell Kline Surveying, LLC., West Chester, PA, being more particularly described as follows

TAX I.D. #: 39-4-0581  
 PLAINTIFF: Keystone Federal Credit Union  
 VS  
 DEFENDANT: **VANESSA BRANTLEY**

SALE ADDRESS: 2759 Fynamore Lane, Downingtown, Pennsylvania 19335  
 PLAINTIFF ATTORNEY: **McCABE,**

**WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 17-4-234**  
**Writ of Execution No. 2015-06094**  
**DEBT \$768,600.54**

PREMISES "A"  
 ALL THAT CERTAIN tract of land with the message and improvements erected thereon situated on the easterly side of Pennsylvania Route 100 south of Timber Drive in the Township of East Nantmeal, County of Chester, Commonwealth of Pennsylvania, shown as Tax Map Parcel 24-06-24 on a plan of survey for Jackie O'Neal Cook, Jr., by Brian J. Nixon & Associates, Land Surveyors, Pennsburg, PA dated March 28, 1990, last revised September 18, 1996, and being more fully described as follows to wit:

BEGINNING at a point on the title line in the bed of Pennsylvania Route 100 a corner common to lands of Jackie O'Neal Cook and Tax Map Parcel #24-06-25.

THENCE through the bed of Pennsylvania Route 100 south 29 degrees 58 minutes 24 seconds west the distance of 186.77 feet to a point, thence still through the bed of Pennsylvania Route 100 south 15 degrees 24 minutes 00 seconds west the distance of 684.61 feet to a point, thence still along the same south 07 degrees 01 minutes 47 seconds west the distance of 1.54 feet to a point.

THENCE along lands now or late of William E. Helms III (Tax Map Parcel 24-06-23) south 61 degrees 16 minutes 14 seconds east the distance of 949.52 feet (passing over an iron pin 25.33 feet from the point of beginning) to an iron pin, thence still along the same south 77 degrees 22 minutes 46 seconds east the distance of 21.34 feet to an iron pin, thence along lands of Wetherhill Christmas Trees, Ltd., (Tax Map Parcel 25-03-14) north 69 degrees 04 minutes 04 seconds east the distance of 50.27 feet to a point, thence along other lands of Jackie O'Neal Cook on the East Nantmeal Township-West Vincent Township corporate line north 35 degrees 01 minutes 45 seconds east the distance of 619.36 feet to a point, thence along other lands of Jackie O'Neal Cook (Tax Map Parcel 24-06-26-15 and Tax Map Parcel 24-06-25), north 52 degrees 15 minutes 00 seconds west the distance of 1240.21 feet to the point and place of the beginning.

TITLE to said premises is vested in Saul Barsh and Toni Barsh by Deed frm Jackie

O'Neal Cook Jr. and Rebecca R. Cook dated 8/1/2003 and recorded 12/30/2003 in the County of Chester in Record Book 6025 Page 200.

CONTAINING 19.577 acres of land more or less.

BEING UPI No. 24-06-24

PREMISES "B"

ALL THAT CERTAIN tract of woodland situate easterly of Pennsylvania Route 100 in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, as shown as Tax Map Parcel 25-03-24 on a plan of survey for Jackie O'Neal Cook, Jr., as prepared by Brian J. Nixon and Associates, Land Surveyors, Pennsburg, PA, dated 28 March 1990, last revised September 18, 1996 and being more fully described as follows to wit:

BEGINNING at a point a corner in line of lands now or late of Wetherhill Christmas Trees, Ltd., said point being on the dividing line between East Nantmeal Township and West Vincent Township and being the following three courses from the center line of PA Route 100 at a point common to lands now or late of Jackie O'Neal Cook and now or late of Williams E. Helms III (Tax Map Parcel 24-06-23), (1) south 61 degrees 16 minutes 14 seconds east the distance of 949.52 feet to an iron pin, (2) south 77 degrees 22 minutes 46 seconds east the distance of 21.34 feet to an iron pin, (3) north 69 degrees 04 minutes 04 seconds east the distance of 50.27 feet to the point and place of the beginning.

THENCE along other lands of Jackie O'Neal Cook and along various lots of the Hickory Hills Subdivision north 35 degrees 01 minutes 45 seconds east the distance of 2528.74 feet along the East Nantmeal Township-West Vincent Township Corporate line to an iron pin, thence along lands of Merribrook Associates (Tax Map Parcel 25-03-25) south 57 degrees 00 minutes 00 seconds east the distance of 810.25 feet to an iron pin, thence along lands now or late of Robert B. Kling (Tax Map Parcel 25-03-23 and 12.1) south 36 degrees 33 minutes 50 seconds west the distance of 1415.30 feet to a stone found.

THENCE along lands now or late of Wetherhill Christmas Trees, Ltd., (Tax Map Parcel 25-03-14) south 69 degrees 04 minutes 04 seconds west the distance of 1378.90 feet to the point and place of the beginning.

TITLE to said premises is vested in Saul Barsh and Toni Barsh by Deed from Jackie O'Neal Cook Jr. and Rebecca R. Cook dated

8/1/2003 and recorded 12/30/2003 in the County of Chester in Record Book 6025 Page 202.

CONTAINING 35.541 acres of land, more or less.

BEING UPI No. 25-3-24

THE Grantee of Parcel 25-3-25 acknowledges and agrees that the deed to Grantee shall include a reservation of an easement in favor of the record owners of Parcel 25-3-24 and the successors for a 50' foot wide access from Parcel 25-3-24 over Parcel 25-3-25 to the "Hickory Lane Extension".

BEING UPI Nos. 24-06-24 and 25-03-24

PLAINTIFF: Eagle National Bank

VS

DEFENDANT: **SAULA A. BARSH and TONI BARSH**

SALE ADDRESS: 1670 Pottstown Pike, Chester Springs, PA 19425

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

**SALE NO. 17-4-235**

**Writ of Execution No. 2016-06963**

**DEBT \$326,141.79**

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

PLAINTIFF: Stonegate Mortgage Corporation

VS

DEFENDANT: **EILEEN MARIE MATZ and ANTHONY J. MATZ**

SALE ADDRESS: 920 Telegraph Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STEPHEN M. HLADIK, ESQ., 215-855-9521**

**SALE NO. 17-4-236**

**Writ of Execution No. 2016-10019**

**DEBT \$404,531.71**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan #17245 as follows, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said Plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) south 83 degrees 34 minutes 57 seconds east 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) south 26 degrees 37 minutes 27 seconds west 96.87 feet (2) south 03 degrees 48 minutes 02 seconds west 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road north 86 degrees 24 minutes 00 seconds west 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) north 03 degrees 48 minutes 02 seconds east 202.48 feet (2) north 37 degrees 35 minutes 31 seconds east 131.80 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

TAX Parcel #28-8-23.19.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A

VS

DEFENDANT: **KEVIN McCOY HUNT and LYNETTE M. HUNT**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

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

**SALE NO. 17-4-237**

**Writ of Execution No. 2016-07195**

**DEBT \$184,659.76**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Caln Township, County of Chester and State of Pennsylvania, said lot being composed of portions of Lots Nos. 355 and 356 on a Plan of Megargee Heights, and being bounded and described according to a Plan of Property of Norman E. Donoghue, made by J.W. Harry, Civil

Engineer of Coatesville in December 1949 as follows:

BEGINNING at a point in the southerly curb line of East Lincoln Highway at the distance of 177 feet eastwardly from the easterly curb line of Fourteenth Avenue; thence extending along said southerly curb line of East Lincoln Highway, north 85 degrees 03 minutes 30 seconds east 50 feet to a point; thence extending along the remaining portion of Lot No. 355 on Plan of Megargee Heights, south 04 degrees 56 minutes 30 seconds east 180 feet to a point in the north curb line of Harmony Street (20 feet wide); thence extending along the remaining portion of Lot No. 356, north 04 degrees 56 minutes 30 seconds west, 180 feet to the first mentioned point and place of beginning.

EXCEPTING thereout and therefrom all that certain lot or piece of ground as taken for highway purposes as shown in Record Book 1951 Page 365.

BEING Parcel No. #39-3L-46

BLR# 39-3L-46

TITLE to said premises vested in Walter Palmer by Deed from Roy S. Clark and Shannon M. Forrest now known as Shannon M. Clark, husband and wife, dated 9/29/2006 and recorded 10/10/2006 in Book 6977 Page 956

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

VS

DEFENDANT: **WALTER PALMER**  
SALE ADDRESS: 1408 Harmony Street, Coatesville, PA 19320

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

**SALE NO. 17-4-238**

**Writ of Execution No. 2016-01729**

**DEBT \$87,743.11**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania bounded and described according to a point of Goshen Hills made by T.G. Colesworthy, County Surveyor, May 1950, as follows, to wit:

TAX I.D. #: 52-5C-205

PLAINTIFF: CIT Bank, N.A.

VS

DEFENDANT: **RACHAEL PADEN, EXECUTRIX OF THE ESTATE OF LARRY G. PADEN**



SALE ADDRESS: 211 Long Lane,  
West Chester, Pennsylvania 19380  
PLAINTIFF ATTORNEY: **McCABE,  
WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 17-4-239**  
**Writ of Execution No. 2012-11683**  
**DEBT \$62,498.23**

PROPERTY situate in Borough of  
South Coatesville

TAX Parcel # 9-2-82

IMPROVEMENTS thereon: a residen-  
tial dwelling

PLAINTIFF: Habitat of Humanity of  
Chester County, Inc.

VS

DEFENDANT: **SUSANNAH SNOH**

SALE ADDRESS: 19 Parkway  
Avenue, South Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JACK D.  
WUERSTLE, ESQ., 610-331-8894**

**SALE NO. 17-4-240**  
**Writ of Execution No. 2016-10206**  
**DEBT \$213,925.28**

ALL THAT CERTAIN unit in the prop-  
erty known, named and identified as Roundhill a  
Condominium, located in the Township of Valley,  
County of Chester and Commonwealth of  
Pennsylvania, which has heretofore been submit-  
ted to provisions of the Uniform Condominium  
Act, 68 PA. C.S. 3101 et seq by the recording in  
the Recorder of Deeds in and for the County of  
Chester a Declaration recorded on March 23, 2007  
in Record Book 7113 Page 1016, et seq. First  
Amendment to Declaration recorded in Book 7229  
Page 314, Second Amendment to Declaration  
recorded in Book 7345 Page 2155, Third  
Amendment to Declaration recoded in Book 7397  
Page 2310, Fourth Amendment to Declaration as  
set forth in Record Book 7412 Page 2209, Fifth  
Amendment to Declaration as set forth in Record  
Book 7440 Page 556, Sixth Amendment to  
Declaration as set forth in Book 7454 Page 037,  
Seventh Amendment to Declaration as set forth in  
Book 7495 Page 258, Corrective Amendment to  
Seventh Amendment to Declaration as set forth in  
Book 7516 Page 1912 and any and all amendments  
hereto. Being designated as Unit No. 243 as  
described in said Declaration and Declaration  
Plan.

TOGETHER with a proportionate  
undivided interest in the Common Elements (as set  
forth in said Declaration of Condominium) of  
2.18%

ALL THAT CERTAIN concrete foun-  
dation, located approximately 73.11 feet east of the  
intersection of Larose Drive and Bardel Drive sit-  
uate on the northerly side of Bardel Drive, located  
within the Round Hill Development said develop-  
ment being situate on the northerly side of Lincoln  
Highway (S.R. 3070) on the northwest side of the  
intersection of Buckthorn Drive and Lincoln  
Highway (S.R. 3070) and shown as Unit 243 on a  
plan titled "Round Hill Development", prepared  
by McCarthy Engineering Associates, P.C. record-  
ed January 4, 2007, in the Township of Valley,  
County of Chester, and Commonwealth of  
Pennsylvania, said Unit as described in the  
Declaration of Condominium being contained  
within the building as follows:

COMMENCING at a point in the bed  
of Lincoln Highway (S.R. 3070) at the intersection  
of Lincoln Highway (S.R. 3070) and Buckthorn  
Drive, said point being the south easterly most  
property corner of the said Round Hill  
Development;

THENCE crossing the northerly right  
of way line of Lincoln Highway (S.R. 3070) and  
into lands of the Round Hill Development herein,  
north 40 degrees 25 minutes 53 seconds west, a  
distance of 1216.47 feet to a point; thence from  
said point the following four (4) courses:

1. NORTH 89 degrees 56 minutes 07  
seconds west, a distance of 23.94 feet to a point;
2. NORTH 03 degrees 58 minutes 47  
seconds east, a distance of 1.87 feet to a point;
3. SOUTH 89 degrees 30 minutes 24  
seconds west, a distance of 8.48 feet to a point;
4. NORTH 02 degrees 02 minutes 56  
seconds east, a distance of 2.69 feet to the place of  
beginning.

THENCE from said place of beginning  
continuing along exterior perimeter of the concrete  
foundation the following six (6) courses and dis-  
tances:

1. NORTH 89 degrees 58 minutes 37  
seconds west, a distance of 21.70 feet to a point;
2. NORTH 00 degrees 00 minutes 04  
seconds east, a distance of 42.16 feet to a point;
3. SOUTH 89 degrees 21 minutes 09  
seconds east, a distance of 11.90 feet to a point;
4. SOUTH 00 degrees 50 minutes 11  
seconds east, a distance of 12.01 feet to a point;



5. NORTH 89 degrees 41 minutes 43 seconds east, a distance of 9.63 feet to a point;

6. SOUTH 00 degrees 00 minutes 04 seconds west, a distance of 30.08 feet to the point of beginning.

TAX map and parcel number: 38-01-018100

PLAINTIFF: Ditech Financial LLC  
VS  
DEFENDANT: **RICHARD W. MILLER and MYSTI N. MILLER**  
SALE ADDRESS: 243 Bardel Drive, Coatesville, Pennsylvania 19320  
PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 17-4-241**  
**Writ of Execution No. 2016-06363**  
**DEBT \$128,667.52**

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of A.D. Monteith, made by Yerkes Engineering Co., Registered Professional Engineers, Bryn Mawr, Pa., dated April 17, 1957 and last revised May 16, 1957 as follows, to wit:

BEGINNING at a point on the southerly side of Gulph Road (forty six and five tenths feet wide), which point is measured the two following courses and distances from a point of curve on the westerly side of Weedon Road (forty five feet wide) (1) extending from said point of curve on the line curving to the left having a radius of twelve feet, the arc distance of seventeen and eighty one-hundredths feet to a point of tangent (2) north eighty five degrees, twenty six minutes west seven hundred thirty three and eighty nine one-hundredths feet to the point and place of beginning; thence extending from said beginning point south two degrees, twenty minutes west two hundred seventy three and ninety one-hundredths feet to a point; thence extending north eighty seven degrees, forty minutes west one hundred twenty feet to a point; thence extending north two degrees,

twenty minutes east two hundred seventy four and fifty one-hundredths feet to a point on the southerly side of Gulph Road aforesaid; thence along the same the two following courses and distances (1) due east fifty one and twenty nine one-hundredths feet to a point (2) south eighty five degrees, twenty six minutes east sixty eight and seventy eight one-hundredths feet to the first mentioned point and place of beginning. Being Lot No. 7 as shown on said Plan.

BEING UPI Number 43-01R-0003.0000

PARCEL No.: 43-01R-0003.0000  
BEING known as: 596 Gulph Road, Wayne, PA 19087

BEING the same property conveyed to James A. Jourdan and Ann M. Jourdan, a.k.a Ann M. Walsh who acquired title, as tenants by the entirety, by virtue of a deed from William T. Walsh, deceased July 5, 1995 and Ann M. Walsh, his wife, dated September 12, 2001, recorded September 18, 2001, at Book 5066, Page 2326, Chester County, Pennsylvania Records.

James A. Jourdan died May 15, 2011, and pursuant to the tenancy by the entirety with which he held title with Ann M. Jourdan, a.k.a. Ann M. Walsh, all of his rights, title and interest passed to Ann M. Jourdan, a.k.a Ann M. Walsh.

PLAINTIFF: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.

VS  
DEFENDANT: **ANN M. JOURDAN, aka ANN M. WALSH**

SALE ADDRESS: 596 Gulph Road, Wayne, PA 19087

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

**SALE NO. 17-4-242**  
**Writ of Execution No. 2016-01543**  
**DEBT \$128,325.71**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Property of Richard C. Kelly & Sons, Inc., known as "Hilltop" made by C.D. Houtman & Son, Inc., Civil Engineers, Media, Pa., dated 8/18/1977, revised 4/4/1978 and recorded in Plan File #1690 and also by a Plan last revised 5/17/1979, as follows, to wit:

BEGINNING at a point on the north-

easterly side of Rickmar Lane (50 feet wide) said point being a corner of Lot #188; thence extending from said beginning point along the northeasterly side of Rickmar Lane north 04 degrees 42 minutes 20 seconds west, 18 feet to a point a corner of Lot #190; thence extending along Lot #190 north 85 degrees 17 minutes 40 seconds east, passing partly through the party wall between these premises and the premises adjoining to the northwest, crossing a 20 feet wide drainage easement, crossing a drive and maintenance and access easement, 100 feet to a point; thence extending south 04 degrees 42 minutes 20 seconds east, 18 feet to a point, a corner of Lot #188; thence extending along Lot #188 south 85 degrees 17 minutes 40 seconds west, recrossing said drive and maintenance and access easement, recrossing said 20 feet wide drainage easement and passing partly through the party wall between these premises and the premises adjoining to the southeast, 100 feet to the first mentioned point and place of beginning.

BEING Lot #189 as shown on said Plan.

TOGETHER with the free and common use, right liberty and privilege of a certain driveway across the rear as shown on the above described premises and for a driveway, passage-way at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping and driveway in good order, condition and repair at all times, hereafter, forever.

BEING the same premises which Tibor John Hegedus and Christine L. Hegedus, his wife by Deed dated 1/29/1988 and recorded 2/3/1988 in Chester County in Record Book 1044 Page 400 conveyed unto Sharon Layne Park, in fee.

BEING 25 Rickmar Lane.

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **SHARON LAYNE**

**PARK**

SALE ADDRESS: 25 Rickmar Lane, Malvern, PA 19355 a/k/a 25 Rickmar Lane, Frazer, PA 19355

PLAINTIFF ATTORNEY: **PRESS-MAN & DOYLE, 610-532-4222**

**SALE NO. 17-4-243**  
**Writ of Execution No. 2016-06281**  
**DEBT \$174,494.34**

ALL THAT CERTAIN message and tract of land situate in the Township of Caln, Chester County, Pennsylvania, which is more fully described as follows:

TAX map and parcel number: 39-4E-293

TAX MAP and PARCEL NUMBER: 339-4E-293

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for VM Trust Series 3, a Delaware statutory trust

VS

DEFENDANT: **TINIKA J. WILSON, ADMINISTRATRIX OF THE ESTATE OF ARTAVIA L. WILLIAMS**

SALE ADDRESS: 302 Barclay Street, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-4-244**  
**Writ of Execution No. 2015-08798**  
**DEBT \$191,830.30**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a title plan of Country Ridge, made by Lester R. Andes, Professional Engineer, Thorndale, PA, dated 2/14/1988 and last revised 7/19/1989 and recorded in Chester County as Plan No. 9993, as follows, to wit:

TAX I.D. #: 38-2-430

PLAINTIFF: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania

VS

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

SALE ADDRESS: 115 Arianna Lane, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-4-245**  
**Writ of Execution No. 2014-02196**  
**DEBT \$301,460.42**

PROPERTY situate in Borough of  
 Township of North Coventry  
 TAX Parcel #17-6-34.5  
 IMPROVEMENTS: a residential  
 dwelling.  
 PLAINTIFF: Pennymac Loan Services  
 LLC

VS  
 DEFENDANT: **CHARLES DIORIO**  
 SALE ADDRESS: 2145 Coventryville  
 Road, Pottstown, PA 19465  
 PLAINTIFF ATTORNEY: **KML LAW**  
**GROUP, P.C., 215-627-1322**

**SALE NO. 17-4-246**  
**Writ of Execution No. 2016-10053**  
**DEBT \$117,209.41**

PROPERTY situate in Borough of New  
 Garden Township  
 TAX Parcel #60-01-0062.040  
 IMPROVEMENTS: a residential  
 dwelling.

PLAINTIFF: M&T Bank  
 VS  
 DEFENDANT: **GERALD W. HAR-**  
**RIS, II**  
 SALE ADDRESS: 4 Rosehill Lane,  
 Toughkenamon, PA 19374  
 PLAINTIFF ATTORNEY: **KML LAW**  
**GROUP, P.C., 215-627-1322**

**SALE NO. 17-4-247**  
**Writ of Execution No. 2016-07740**  
**DEBT \$129,758.54**

ALL THAT CERTAIN lot or piece of  
 ground, situate in the Township of West Caln,  
 County of Chester and Commonwealth of  
 Pennsylvania, bounded and described according to  
 a Plan prepared by Berger & Hayes, dated 11-14-  
 2002 and recorded as Plan No. 16645, as follows,  
 to wit:-

TAX I.D. #: 28-05-0055.03A  
 PLAINTIFF: Federal National  
 Mortgage Association (Fannie Mae) Corporation  
 organized and existing under the laws of the  
 United States of America  
 VS

DEFENDANT: **KELLY L. LONDON**  
**and JAMES E. STANTON**  
 SALE ADDRESS: 324 North Sandy  
 Hill Road, Coatesville, Pennsylvania 19320  
 PLAINTIFF ATTORNEY: **McCABE,**  
**WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 17-4-248**  
**Writ of Execution No. 2016-00776**  
**DEBT \$393,109.51**

ALL THAT CERTAIN lot of land situ-  
 ate in Township of Londonderry, Chester County,  
 Pennsylvania

TAX Parcel No. 46-2-263  
 PLAINTIFF: Bank of America, N.A.  
 VS  
 DEFENDANT: **AGNES D. BLAIR**  
 SALE ADDRESS: 411 Wrigley Blvd.,  
 Cochranville, PA 19330  
 PLAINTIFF ATTORNEY: **UDREN**  
**LAW OFFICES, P.C., 856-669-5400**

**SALE NO. 17-4-249**  
**Writ of Execution No. 2016-08852**  
**DEBT \$200,681.90**

ALL THAT CERTAIN unit in the prop-  
 erty known, named and identified as Roundhill a  
 Condominium, located in the Township of Valley,  
 County of Chester and Commonwealth of  
 Pennsylvania, which has heretofore been submit-  
 ted to provisions of the Uniform Condominium  
 Act, 68 PA. C.S. 3101 et seq by the recording in  
 the Recorder of Deeds in and for the County of  
 Chester a Declaration recorded on March 23, 2007  
 in Record Book 7113 Page 1016, et seq. First  
 Amendment to Declaration recorded in Book 7229  
 Page 314, Second Amendment to Declaration  
 recorded in Book 7345 Page 2155, Third  
 Amendment to Declaration recorded in Book 7397  
 Page 2310, Fourth Amendment to Declaration as  
 set forth in Record Book 7412 Page 2209, Fifth  
 Amendment to Declaration as set forth in Record  
 Book 7440 Page 556, Sixth Amendment to  
 Declaration as set forth in Book 7454 Page 037,  
 Seventh Amendment to Declaration as set forth in  
 Book 7495 Page 258, Corrective Amendment to  
 Seventh Amendment to Declaration as set forth in  
 Book 7516 Page 1912, Eighth Amendment to  
 Declaration as set forth in Book 7558 Page 1160,  
 Ninth Amendment to Declaration as set forth in  
 Book 7575 Page 788 and any and all amendments

hereto. Being designated as Unit No. 215 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

BEING Parcel #38-1-173

BEING the same premises which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated May 5, 2009 and recorded May 20, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7671, Page 2354, granted and conveyed unto Shannon Marie Trego, an unmarried woman, and David Alexander Bennett, an unmarried man, joint tenants with the full rights of survivorship.

BEING known as: 215 Bardel Drive, Coatesville, PA 19320

PARCEL No.: 38-1-173

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **SHANNON MARIE TREGO and DAVID ALEXANDER BENNETT**

SALE ADDRESS: 215 Bardel Drive, Coatesville, PA 19320

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

**SALE NO. 17-4-250**  
**Writ of Execution No. 2016-08952**  
**DEBT \$333,717.19**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Village of Berwyn, Township of Easttown, County of Chester and State of Pennsylvania, bounded and described as follows:

TA I.D. #:55-02L-0032

PLAINTIFF: Broad Street Funding Trust I

VS

DEFENDANT: **ISRAEL INGRAM, SR.**

SALE ADDRESS: 41 Walnut Avenue, Berwyn, Pennsylvania 19312

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

**SALE NO. 17-4-251**  
**Writ of Execution No. 2016-05517**  
**DEBT \$190,486.03**

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

TAX Parcel No.: 4-1-156

PLAINTIFF: McCormick 106, LLC

VS

DEFENDANT: **DENNIS E. BLADEN, KNOWN HEIR OF PEARL I. BROWN n/k/a PEARL I. BLADEN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEARL I. BROWN n/k/a PEARL I. BLADEN**

SALE ADDRESS: 121 Morris Street, Avondale, PA 19311

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

**SALE NO. 17-4-252**  
**Writ of Execution No. 2015-08845**  
**DEBT \$271,504.32**

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

BLR# 41-6K-47

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **JOHN HELLMIG and KIM MANOGUE**

SALE ADDRESS: 943 Cedarwood Avenue, West Chester, PA 19380

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

**SALE NO. 17-4-253**  
**Writ of Execution No. 2015-09026**  
**DEBT \$227,617.69**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Penn, County of Chester, Commonwealth of Pennsylvania, described according to a plan of property of

Charles F. Brackin dated May 12, 1967, made by Manley N. White and recorded at West Chester in Plan Book 26, Page 30, as follows, to wit:

TAX map and parcel number: 58-2-1.7  
PLAINTIFF: Bayview Loan Servicing,

LLC

VS

DEFENDANT: **SARA REPINSKI**

SALE ADDRESS: 473 North Jennersville Road, Cochranville, Pennsylvania 19330

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

**SALE NO. 17-4-256**

**Writ of Execution No. 2014-05176**

**DEBT \$224,435.18**

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

TAX Parcel No.: 16-04-0374

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM1, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **CHERRI ANN GORING-JONES and PAUL JONES a/k/a PAUL D. JONES**

SALE ADDRESS: 112 Mayfield Drive, Coatesville, PA 19320

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

**SALE NO. 17-4-257**

**Writ of Execution No. 2016-09795**

**DEBT \$183,028.22**

PROPERTY situate in Borough of Borough of Phoenixville

TAX Parcel #15-05-0428

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **JAMES ANTHONY DANIELS, JR. a/k/a JAMES A. DANIELS**

SALE ADDRESS: 312 Saint Marys Street, Phoenixville, PA 19460

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

**SALE NO. 17-4-258**

**Writ of Execution No. 2016-10220**

**DEBT \$302,018.67**

PROPERTY situate in Borough of Township of West Caln

TAX Parcel #28-06-0216.40

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **MICHAEL SMITH and MYAH S. SMITH and DANA WINKEY**

SALE ADDRESS: 200 Sugarman Road, Coatesville, PA 19320

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

**SALE NO. 17-4-259**

**Writ of Execution No. 2015-07251**

**DEBT \$656,336.44**

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 Commonwealth of Pennsylvania bounded and described according to a Timberlake Subdivision Plan made by Coventry Associates, as follows, to wit:

BEGINNING at a point on the north-easterly side of Malvern Road (60 feet wide), a corner of Lot No. 4; thence extending from said beginning point along said Malvern Road, north 58° 26' 31.2" west, 246 feet to a point a corner of Lot No. 2; thence extending along the same, north 31° 33' 28.8" east, 347.54 feet to a point; thence extending south 61° 40' 14.5" east, 246.9 feet to a point a corner of Lot No. 4; thence extending along the same, south 31° 33' 28.8" west, 361.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said Plan.

CONTAINING 2.0018 acres, more or less.

UNDER AND SUBJECT to the free and uninterrupted right, use and privilege of ingress and regress Betsy A. Douglas and James T. Douglas to and from the proposed road shown on the Timberlake Subdivision' plan recorded as Plan No. 706 to the lands and premises of Douglas.

BEING known as 997 Malvern Drive, Pottstown, PA 19465

BEING the same premises which Joseph Margusity, by Deed dated 8/24/1990 and recorded 8/30/1990 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2129, Page 533, granted and conveyed unto Joseph Margusity and Sharon Margusity.

PARCEL No.: 17-7-20.3C

IMPROVEMENTS: Residential property.

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-17

VS

DEFENDANT: **JOSEPH MARGUSITY and SHARON MARGUSITY**

SALE ADDRESS: 997 Malvern Drive, Pottstown, PA 19465

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

**SALE NO. 17-4-260**

**Writ of Execution No. 2016-07400**

**DEBT \$119,258.43**

PROPERTY situate in Township of Caln

TAX Parcel #39-03M-0018

IMPROVEMENTS: a residential dwelling.

SOLD AS the Property of: The Unknown Heirs of Sybil C. Miller, Deceased, James Forney and John P. Miller, IV solely in His Capacity as Heir of Sybil C. Miller, Deceased

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **JAMES FORNEY and THE UNKNOWN HEIRS OF SYBIL C. MILLER, DECEASED, JOHN P. MILLER, IV SOLELY IN HIS CAPACITY AS HEIR OF SYBIL C. MILLER, DECEASED**

SALE ADDRESS: 25 Quarry Street, Coatesville, PA 19320

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

**SALE NO. 17-4-261**

**Writ of Execution No. 2016-10104**

**DEBT \$239,613.52**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Country Club Estates" made by Chester Valley Engineers, Inc., Consulting Engineers, Inc., Consulting Engineers, Paoli, PA, dated 8/27/1959 and last revised 4/30/1968, as follows, to wit:

BEGINNING at a point on the north-easterly side of Church Road (40 feet wide), at the distance of 486.52 feet measured north 20 degrees 35 minutes 30 seconds west, along same from its intersection with the northwesterly side of Swedesford Road (50 feet wide) (both lines produced); thence extending along the northeasterly side of Church Road, north 21 degrees 43 minutes 20 seconds west 157.23 feet to a point; thence extending north 68 degrees 16 minutes 40 seconds east 250.20 feet to a point; thence extending south 16 degrees 04 minutes 20 seconds east 202.65 feet to a corner of Lot Number 5; thence along Lot Number 5 south 70 degrees 36 minutes 20 seconds west 132.11 feet to a point in line of the cemetery land; thence along same the two following courses and distances; (1) north 19 degrees 23 minutes 40 seconds west 32.95 feet to a point; (2) south 71 degrees 48 minutes 20 seconds west 99.78 feet to the first mentioned point and place of beginning.

BEING Lot Number 5-A on said Plan BEING UPI Number 42-3-125.12 BLR# 42-3-125.12

TITLE to said premises vested in Frank J. Eckley and Janine A. Eckley by Deed from Charles Keller, III and Karen A. Keller, husband and wife, dated 6/13/2003 and recorded 6/26/2003 in Book 5758 Page 322

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

VS

DEFENDANT: **FRANK J. ECKLEY and JANINE A. ECKLEY**

SALE ADDRESS: 59 Church Road, Malvern, PA 19355

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

**SALE NO. 17-4-263**  
**Writ of Execution No. 2016-09678**  
**DEBT \$275,135.30**

PROPERTY situate in Borough of  
 Township of Kennett

TAX Parcel #62-09-0013.070

IMPROVEMENTS: a residential  
 dwelling.

SOLD AS THE PROPERTY OF:  
 Gregg T. Brault and Melissa M. Bault a/k/a  
 Melissa Brault

PLAINTIFF: New Penn Financial,  
 LLC D/B/A Shellpoint Mortgage Servicing FKA  
 Resurgent Capital Savings LP DBA Resurgent  
 Mortgage Servicing

VS

DEFENDANT: **GREGG T. BRAULT**  
**and MELISSA M. BRAULT a/k/a MELISSA**  
**BRAULT**

SALE ADDRESS: 106 Skyview Lane,  
 Avondale, PA 19311

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

**SALE NO. 17-4-264**  
**Writ of Execution No. 2016-01396**  
**DEBT \$334,934.57**

PROPERTY situate in Borough of  
 Township of Franklin

TAX Parcel #72-4H-56

IMPROVEMENTS: a residential  
 dwelling.

SOLD AS THE PROPERTY OF:  
 Patricia L. Smith and Robert P. Smith

PLAINTIFF: Bayview Loan Servicing,  
 LLC, a Delaware Limited Liability Company

VS

DEFENDANT: **PATRICIA L.**  
**SMITH and ROGER P. SMITH**

SALE ADDRESS: 100 Scotts Glen  
 Road a/k/a 4 Scotts Glen Road, Lincoln  
 University, PA 19352

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

**SALE NO. 17-4-265**  
**Writ of Execution No. 2015-03130**  
**DEBT \$335,913.36**

ALL THAT CERTAIN tract of land situate in Valley Township, Chester County, Pennsylvania, bounded and described more particularly according to a Plan of Property made for Milton I. Young, Sr. et al. by John D. Stapleton, III, Registered Surveyor, dated 6/18/76 as follows, to wit:

BEGINNING at a point on the northerly side of Front Street said point being the southeast corner of lands now or late of Gibson Trowery on said Plan and the southwest corner of the about to be described lots thence from said point of beginning, and extending along said lands of Trowery, north 1 degree 8 minutes 00 seconds west, 177.76 feet to a corner of Lot #1 on said Plan; thence extending along said Lot #1, north 88 degrees 52 minutes 00 seconds east, 100 feet to a point in line of lands now or late of Walter Washington; thence extending along said lands of Washington, south 1 degree 8 minutes 00 seconds east, 149.33 feet to a point on the aforementioned side of Front Street; thence extending along the side of said Front Street, south 73 degrees 00 minutes 00 seconds west, 103.96 feet to the first mentioned point and place of beginning.

CONTAINING 16,354 square feet be the same more or less.

TAX ID: 38-02Q-0046

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18 c/o Specialized Loan Servicing, LLC

VS

DEFENDANT: **DENNIS R. JOHNSON a/k/a DENNIS R. JOHNSON, SR.**

SALE ADDRESS: 957 Front Street,  
 Coatsville, PA 19320

PLAINTIFF ATTORNEY: **PARKER**  
**McCAY, PA, 856-596-8900**

**SALE NO. 17-4-266**  
**Writ of Execution No. 2016-04415**  
**DEBT \$307,026.60**

PROPERTY situate in the Chester  
 County, Pennsylvania

BLR# 66-2-53

IMPROVEMENTS thereon: residential



dwelling

PLAINTIFF: Bank of America, NA  
 VS  
 DEFENDANT: **VIRGINIA GILLE-**

**SPIE**

SALE ADDRESS: 1303 Creek Road,  
 Cheyney, PA 19319-1016

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

**SALE NO. 17-4-267****Writ of Execution No. 2014-08384****DEBT \$934,851.23**

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

BLR# 53-4-24.1

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: The Bank of New York  
 Mellon, f/k/a The Bank of New York, as Trustee,  
 on Behalf of the Holders of The Cwabs, Inc.,  
 Asset-Backed Certificates, Series 2004-1

VS

DEFENDANT: **ANNA M. KYLE  
 a/k/a ANNA MASSI and WILLIAM J. KYLE**

SALE ADDRESS: 703 Hemlock Hill  
 Lane, West Chester, PA 19380-5303

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

**SALE NO. 17-4-268****Writ of Execution No. 2013-04406****DEBT \$388,530.26**

ALL THAT CERTAIN tract or parcel  
 of ground with the buildings and improvements  
 thereon erected, situate in the Township of East  
 Pikeland, County of Chester, and Commonwealth  
 of Pennsylvania, bounded and described according  
 to a Plan of Earl R. Ewing, Inc. dated December  
 13, 1977.

TAX I.D. #: 26-2-123

PLAINTIFF: U.S. Bank National  
 Association as Trustee for CSMC Mortgage Loan  
 Trust 2006-3

VS

DEFENDANT: **JOHN J. MASSARO**  
 SALE ADDRESS: 20 Nancy Lane,  
 Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE,****WEISBERG & CONWAY, P.C., 215-790-1010****SALE NO. 17-4-269****Writ of Execution No. 2016-02124****DEBT \$318,606.57**

ALL THAT CERTAIN brick message  
 and lot or tract of land, situate in the West Ward of  
 the Borough of Downingtown, County of Chester  
 and Commonwealth of Pennsylvania, bounded and  
 described as follows, to wit:

TAX I.D. #: 11-7-252

PLAINTIFF: EverBank

VS

DEFENDANT: **ROBERT****GRANERO**

SALE ADDRESS: 304W Pennsylvania  
 Avenue, Downingtown, Pennsylvania 19335

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

**SALE NO. 17-4-270****Writ of Execution No. 2016-03728****DEBT \$234,290.29**

ALL THAT CERTAIN unit named and  
 identified in the Declaration of Condominium  
 referred to below as Cheswold Village  
 Condominium located in the Township of  
 Tredyffrin, County of Chester and Commonwealth  
 of Pennsylvania.

TAX I.D. #: 43-5-2525

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

VS

DEFENDANT: **UNKNOWN SUR-  
 VIVING HEIRS OF SEA KAPLAN, RENEE  
 FISHER, KNOWN SURVIVING HEIR OF  
 SEA KAPLAN AND JEFF KAPLAN, KNOWN  
 SURVIVING HEIR OF SEA KAPLAN**

SALE ADDRESS: 403 Cheswold  
 Court, Chesterbrook, Pennsylvania 19087

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

**SALE NO. 17-4-271****Writ of Execution No. 2016-05370****DEBT \$169,470.80**

ALL THAT CERTAIN tract of land  
 with the buildings and improvements thereon  
 erected, hereditaments and appurtenances, known  
 as Lot No. 1 on Plan of Lots of Black Horse Road,



Township of Caln, County of Chester and State of Pa., bounded and described according to a new survey made by J. W. Barry C.E., dated 6/6/1950 as follows, to wit;

TAX I.D. #: 39-3G-1

PLAINTIFF: Pingora Loan Servicing,

LLC

VS

DEFENDANT: **ROSALIE I. HUB-**

**BARD**

SALE ADDRESS: 1200 Blackhorse Hill Road, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-4-272**

**Writ of Execution No. 2014-02598**

**DEBT \$1,403,352.23**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Pocopson, Chester County, Pennsylvania, bounded and described according to a survey by George E. Regester, Jr. & Sons, Inc., dated August 30, 1976, as taken from Plan V-43, and being House Tract on said Plan, as follows, to-wit:

TAX Map and Parcel Number: 63-3-112

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **STEPHEN P. SASSI and KAREN B. SASSI**

SALE ADDRESS: 1780 Lenape Unionville Road, West Chester, Pennsylvania 19382

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

**SALE NO. 17-4-273**

**Writ of Execution No. 2016-09498**

**DEBT \$102,353.79**

ALL THAT CERTAIN tract of land, together with the 2 story dwelling house erected thereon, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **DEMETRIUS M. JOSEPH, ADMINISTRATOR OF THE**

**ESTATE OF WILLIAM JOSEPH**

SALE ADDRESS: 419 Maple Avenue, Coatesville, Pennsylvania 19320

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

**SALE NO. 17-4-274**

**Writ of Execution No. 2014-04857**

**DEBT \$517,763.29**

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

TAX Parcel No.: 58-3-33.67

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **KAREN KLEMASZEWSKI a/k/a KAREN L. KLEMASZEWSKI & MICHAEL KLEMASZEWSKI a/k/a MICHAEL P. KLEMASZEWSKI**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

**SALE NO. 17-4-275**

**Writ of Execution No. 2016-07646**

**DEBT \$61,476.17**

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

SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a plan of property for "Martin Manor", made by Berger & Hayes, Coatesville, Pennsylvania, Consulting Engineers, dated 8/22/1994 and last revised 5/21/1996.

BEING the same premises which Alfred R. Hanscom and Verna G. Hanscom, by Deed dated 12/31/1998 and recorded 01/19/1999 in the County of Chester in Deed Book 4492 Page 219 conveyed unto Stephen Floyd Mooney and Hope Lurray Vining (now Mooney), in fee.

PARCEL No. 28-02-93.42

PLAINTIFF: Waugh Real Estate Holding, LLC, successor by assignment to RealHoldings, LLC, successor by assignment to Prime Asset Fund V, LLC, successor by assign-

ment to The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A. fka The Chase Manhattan Bank as Indenture Trustee, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney-in-Fact, successor by assignment to Millennium Bank, N.A.

VS

DEFENDANT: **STEPHEN FLOYD MOONEY and HOPE LURRAY MOONEY a/k/a HOPE LURRAY VINING**

SALE ADDRESS: 142 Brandywine Drive, Coatesville, Township of West Caln, PA

PLAINTIFF ATTORNEY: **PHILLIP D. BERGER, ESQ., 610-668-0800**

**SALE NO. 17-4-276**

**Writ of Execution No. 2012-05156**

**DEBT \$191,929.82**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania. Having erected thereon a attached 2-1/2 story, single family residential dwelling. Being more fully described in Chester County Deed Book Volume 6243, at Page 1060.

TAX Parcel No. 41-05Q-0090

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4

VS

DEFENDANT: **SEAN McLAUGHLIN a/k/a SEAN M. McLAUGHLIN and CHRISTINA McLAUGHLIN a/k/a CHRISTINA HUBBARD McLAUGHLIN**

SALE ADDRESS: 233 Corwen Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BARBARA A. FEIN, P.C., 215-653-7450**

**SALE NO. 17-4-277**

**Writ of Execution No. 2014-08375**

**DEBT \$214,767.61**

ALL THAT CERTAIN lot or piece of ground, situate in Phoenixville Borough, Chester County, Pennsylvania, bounded and described

according to a Unit Location Plan made by Cowan Associates, Inc., Surveyors, Geologists, Landscape Architects for The Ledges and The Court at the Ledges, prepared for T.H. Properties, dated 11/10/2004, and recorded in Chester County as Plan No. 17216 as follows, to wit:

BEGINNING at an interior point on the northerly side of Bailey Drive and a corner of Unit No. D-3; thence extending the following 8 courses and distances: (1) south 76 degrees 14 minutes 01 seconds west, 12.33 feet to a point; (2) south 13 degrees 45 minutes 59 seconds east, 4.00 feet to a point; (3) south 76 degrees 14 minutes 01 seconds west, 8.00 feet to a point; (4) north 13 degrees 45 minutes 59 seconds west, 4.00 feet to a point; (5) south 76 degrees 14 minutes 01 seconds west, 1.67 feet to a point; (6) north 13 degrees 45 minutes 59 seconds west, 38.00 feet to a point; (7) north 76 degrees 14 minutes 01 seconds east, 22.00 feet to a point; (8) south 13 degrees 45 minutes 59 seconds east, 38.00 feet to the first mentioned point and place of beginning.

BEING Townhouse Unit No. D-4.

BEING the same premises which Christi L. McDonald, by Deed dated November 22, 2011 and recorded December 12, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8311, Page 1834, granted and conveyed unto Jane M. Mayo

BEING known as: 1053 Ballely Drive, Phoenixville, PA 19460

PARCEL No.: 15-2-2-21

IMPROVEMENTS: residential property.

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **JANE M. MAYO**  
SALE ADDRESS: 1053 Ballely Drive, Phoenixville, PA 19460

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

**SALE NO. 17-4-278**

**Writ of Execution No. 2016-07771**

**DEBT \$154,294.40**

ALL THAT CERTAIN tract or piece of land, situated in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a map made for Second Whitford Associates, called "Grove Hill" by Yerkes Associates, Inc., West Chester, Pa.,

dated 2-21-1980 and last revised 4-15-1980 and recorded in Plan Book 3064 as follows, to wit:

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

CONTAINING 30,005.285 square feet; BEING Lot #8 on said Plan.

CHESTER County Tax Parcel #41-5-218.8

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

PLAINTIFF: Specialized Loan Servicing LLC  
VS

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

SALE ADDRESS: Lot 8 Grove Hill assessed as 1468 Grove Avenue, West Chester, PA 19380

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

**SALE NO. 17-4-279**  
**Writ of Execution No. 2015-11261**  
**DEBT \$215,968.13**

ALL THAT CERTAIN tract of unimproved ground situate on the southwest side of Elk Ridge Road T-336 southeast of its intersection with Little Elk Creek Road T-315 in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania according to a survey by Concord Land Planners and Surveyors, Inc., Oxford, PA being Lot #1 on Plan Number

9031 dated May 9, 1990, last revised May 29, 1991 and described as follows:

BEGINNING at a p.k. nail set in the centerline of Elk Ridge Road T-336 marking the northerly corner of this and a corner of remaining lands of G. William Freese and James R. Freese of which this was a part; thence along said centerline of Elk Ridge Road (1) south 39 degrees 00 minutes 00 seconds east 200.00 feet to a p.k. nail set marking the easterly corner of this and a corner of said remaining lands of G. William Freese and James R. Freese; thence leaving said centerline of Elk Ridge Road and by said remaining lands of G. William Freese and James R. Freese the following 3 courses and distances: (2) south 52 degrees 39 minutes 45 seconds west crossing over an pin set 25.01 feet from said centerline of Elk Ridge Road, a total distance of 242.90 feet to an iron pin set marking the southerly corner of this; thence (3) north 39 degrees 00 minutes 00 seconds west 200.00 feet to an iron pin set marking the westerly corner of this; thence (4) north 52 degrees 39 minutes 45 seconds east crossing over an iron pin set 25.01 feet from aforementioned centerline of Elk Ridge Road, a total distance of 242.90 feet to the point and place of beginning.

CONTAINING 1.115 acres more or less.

BEING Tax Parcel #69-7-53.1  
PARCEL Identification No: 69-7-53.1  
BLR# 69-7-53.1

TITLE to said premises is vested in Rodney A. Blevins and Wendy Blevins, by Deed from James Randall Freese and Kimberly A. Freese, dated 07/31/2003, recorded 08/28/2003 in Book 5861, Page 21.

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

VS  
DEFENDANT: RODNEY BLEVINS a/k/a RODNEY A. BLEVINS and WENDY BLEVINS

SALE ADDRESS: 694 Elk Ridge Road, Oxford, PA 19363

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

**SALE NO. 17-4-280**  
**Writ of Execution No. 2014-05475**  
**DEBT \$289,982.41**

ALL THAT CERTAIN lot or piece of ground situate in New Garden Township, Chester

County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 3/4/2001 and recorded in Chester County as Plan File #90-15749 as follows, to wit:

BEGINNING at a point on the south-easterly side of Brittany Drive, a corner of Lot 42, thence extending along the line of same, south 37 degrees 39 minutes 37 seconds east, crossing the bed of a 20 feet wide access easement, 121.38 feet to a point in the line of Lot 17, thence extending along the line of same, and in the bed of a 20 feet wide access easement south 46 degrees 26 minutes 14 seconds west 3.77 feet to a point in the line of Lot 18, thence extending along the line of same, south 52 degrees 18 minutes 28 seconds west 45.25 feet to a point in the line of Lot 40, thence extending along the line of same, north 37 degrees 39 minutes 37 seconds west, leaving the bed of aforementioned 20 feet wide access easement, 119.88 feet to a point on the southeasterly side of Brittany Drive, aforementioned, thence extending along the line of same, north 52 degrees 20 minutes 23 seconds east 21.72 feet to a point of curve, thence extending along the line of same, along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 27.39 feet to the point of beginning.

CONTAINING 5,882 square feet of land, more or less.

BEING Lot No. 41 on said Plan.

BEING UPI# 60-4-337

BLR# 60-4-337

BEING the same premises which Wilkinson Heritage, L.L.C., a Pennsylvania Limited Liability Company, granted and conveyed unto Steven J. Evans and Loretta H. Evans, husband and wife, by Deed dated December 13, 2004 and recorded December 23, 2004 in Chester County Record Book 6370, Page 1256 for the consideration of \$347,214.00.

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

VS

DEFENDANT: **LORETTA H. EVANS and STEVEN EVANS a/k/a STEVEN J. EVANS**

SALE ADDRESS: 218 Brittany Drive, Avondale, PA 19311

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

**SALE NO. 17-4-281**  
**Writ of Execution No. 2011-11090**  
**DEBT \$147,670.74**

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

BEING all that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the City of Coatesville, County of Chester and State of Pennsylvania, described in accordance with a Plan of Section 1 or Property of Miller Hill Corporation, made by Chester Valley Engineers, Paoli, PA, dated March 6, 1972, and revised October 18, 1972, and recorded February 1, 1973, in plan book 47 page 37, as follows, to wit;

BEGINNING at a point on the south-west side of Dulles Avenue (fifty feet wide) measured the two following courses and distances along the side of Dulles Avenue from a point of tangent of a curve on the northwest side of Adams Avenue (fifty feet wide) (1) northeasterly on the arc of a circle curving to the left, having a radius of twenty-five feet, the arc distance of thirty-three and sixty-six one hundredths feet; (2) northwesterly to the arc of a circle curving to the right, having a radius of one hundred ninety-nine and sixty-two one hundredths feet, the arc distance of seventy two and twenty-one one-hundredths feet, the arc distance of seventy two and twenty-one one-hundredths feet, to the point and place of beginning thence from said point of beginning along Lot 35, south forty-three degrees, three minutes, ten seconds west, one hundred twelve and eighty-two one hundredths feet to a point thence extending north thirty -one degrees, thirteen minutes, thirty-six seconds west, one hundred twenty-four and three one-hundredths feet to a point a corner of Lot 60;

THENCE extending along said Lot 60 north sixty-six degrees, thirteen minutes, fifty-nine seconds east, one hundred three and seventy one-hundredths feet to appoint on the southeast side of Dulles Avenue, aforesaid;

THENCE along the same on the arc of a circle curving to the left, having a radius of one hundred ninety-nine and sixty-two one-hundredths feet the arc distance of eighty feet and seventy-six one hundredths of a foot to the first mentioned point and place of beginning. The improvements thereon being commonly known as 298 Dulles

Drive.

BEING Lot 59 on said Plan.

CONTAINING 10.591 square feet of land, more or less.

BEING UPI Number 16-1-42

PARCEL No.: 1 601 004 200 00

BEING known as:. 298 Dulles Drive, Coatesville, PA 19320

BEING the same property conveyed to Daniel J. McHale and Dianne Dehm McHale also known as Dianne R.H. McHale who acquired title by Virtue of a Deed from Dianne R.H. McHale, dated June 24, 2002, recorded October 17, 2002, at Deed Book 5423, Page 2310, Chester County, Pennsylvania Records.

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **DANIEL J. McHALE**

SALE ADDRESS: 298 Dulles Drive, Coatesville, PA 19320

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

**SALE NO. 17-4-282**

**Writ of Execution No. 2013-09858**

**DEBT \$255,251.47**

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

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a plan of property for Meadowbrook Subdivision, made by Chesterland Associates, Inc., West Chester, PA dated 6/10/1994 recorded 5/12/1997 in Plan File #13842, as follows, to wit:

BEGINNING at a point of curve on the southerly side of Meadow View Circle, said point being a corner of Lot #27;

THENCE extending from said beginning point along same the (2) following courses and distances: (1) on the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 110.07 feet to a point and (2) north 89 degrees 14 minutes 40 seconds east, 43.90 feet to a point, a corner of Lot #25;

THENCE extending along same south

0 degrees 45 minutes 20 seconds east, 110 feet to a point in line of Lot #35,

THENCE extending along same and also along others south 56 degrees 30 minutes 53 seconds west, 41.49 feet to a point, a corner of Lot #27;

THENCE extending along same north 51 degrees 12 minutes 28 seconds west, 136.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 as shown on said Plan.

BEING UPI Number 39-5-5.26

PARCEL No.: 39-5-5.26

BEING known as:. 125 Stonebridge Lane, Downingtown, PA 19335

BEING the same property conveyed to Christopher W. McHenry and Melanie McHenry, husband and wife who acquired title by virtue of a deed from Stone Bridge Crossing, joint venture, dated March 20, 1998, recorded March 25, 1998, at Deed Book 4321, Page 0840, Chester County, Pennsylvania Records.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4

VS

DEFENDANT: **CHRISTOPHER W. McHENRY**

SALE ADDRESS: 125 Stonebridge Lane, Downingtown, PA 19335

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

**SALE NO. 17-4-283**

**Writ of Execution No. 2016-07496**

**DEBT \$321,745.93**

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

SITUATE in Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, bounded and describes according to a Plan of Bernard Hankin Builders Final Subdivision for McIlhenny Property made by Landward Engineers, Exton, Pennsylvania, dated 3/12/1987 and last revised 9/15/1987 and recorded in the Chester County Office for the Recording of Deeds as Plan Nos. 7560 and 7562 as follows, to wit:-

BEGINNING at a point on the southerly side of Aubrey Circle a corner of Lot No. 12;

thence extending along same south 48 degrees 42 minutes 10 seconds east 240.00 feet to a point in the line of lot No. 11; thence extending along same and also Lot No. 10 south 41 degrees 17 minutes 50 seconds west 133.55 feet to a point in the line of Lot No. 14; thence extending along same and crossing through the bed of a 20 wide storm sewer easement north 48 degrees 42 minutes 10 seconds west 205.61 feet to a point on the cul-de-sac of Aubrey Circle; thence extending along the arc of a circle curving to the left with a radius of 60.00 feet the arc distance of 63.38 feet to a point of reverse curve; thence extending along the arc of a circle curving to the right with a radius of 30.00 feet the arc distance of 27.40 feet to a point of tangent; thence extending north 41 degrees 17 minutes 50 seconds east 53.76 feet to the point of beginning.

BEING known as Lot No. 13 on said Plan and Parcel# 3203 00621300.

PARCEL No. 32-3-62.13

BEING the same premises which Concept Design Developers, Inc., a PA Corp., by Deed dated 2/25/00 and recorded 2/28/00 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4718, Page 487, granted and conveyed unto John R. Rowe, Jr. and Michelle R. Rowe, husband and wife, in fee.

PLAINTIFF: Wells Fargo Bank, NA as Trustee for Wamu Mortgage Pass Through Certificates Series 2005-PR2 Trust

VS

DEFENDANT: **JOHN R. ROWE, JR. and MICHELLE R. ROWE**

SALE ADDRESS: 26 Aubrey Circle, Downingtown, PA 19335

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

**SALE NO. 17-4-284**

**Writ of Execution No. 2016-07439**

**DEBT \$2,350.40**

ALL THAT CERTAIN lot or tract of land situate in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Fernleigh, now known as Valley Forge Woods prepared by Chester Valley Engineers, Inc., dated 3/7/1990 and last revised 12/1/1992 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #12041, as follows, to wit:

BEGINNING at a point on the southeasterly side of Shelbourne Lane (50 feet wide) a

corner of Lot 138 on said Plan; thence extending along the southeasterly side of Shelbourne Lane north 16 degrees 18 minutes 16 seconds east 29.19 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 341.40 feet the arc distance of 60.81 feet to a point; thence extending along Lot 136 on said Plan south 83 degrees 53 minutes 51 seconds east 250.00 feet to a point; thence extending along Parcel A-1 and A-2 on said Plan south 08 degrees 05 minutes 06 seconds west 135.35 feet to a point; thence extending along Lot 138 aforementioned north 73 degrees 41 minutes 44 seconds west 260.00 feet to the point and place of beginning.

BEING Lot #137 on said Plan

BEING No. 245 Shelbourne Lane

UPI Number: 27-6-658

BEING commonly known as: 245 Shelbourne Lane, Phoenixville, PA 19460

RESIDENTIAL dwelling

PLAINTIFF: Valley Forge Woods Homeowners Association

VS

DEFENDANT: **WAI FUN SZE, WAI HUNG SZE, WAI LAIN SZE, WAI WAH SZE**

SALE ADDRESS: 245 Shelbourne Lane, Phoenixville, Schuylkill Township, Chester County, PA 19460

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

**SALE NO. 17-4-285**

**Writ of Execution No. 2016-04651**

**DEBT \$47,493.33**

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as No. 15 LaFayette Avenue, South Coatesville, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., June 20, 1951, as follows:

TAX map and parcel number:09-03-0054

PLAINTIFF: American Advisors Group

VS

DEFENDANT: **UNKNOWN SURVIVING HEIRS OF ADELHEID BUSS**

SALE ADDRESS: 15 Lafayette Avenue, Coatesville, Pennsylvania 19320

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



**SALE NO. 17-4-286**  
**Writ of Execution No. 2011-05244**  
**DEBT \$1,045,995.87**

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

ALL THAT CERTAIN tract of land, situate in East Bradford Township, County of Chester in the Commonwealth of Pennsylvania, with the message and improvements thereon erected, bounded and described according to a survey made by N.M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 12, 1984, as follows:

BEGINNING at a point set in the title line near the intersections of Birmingham Road (LR 15087) and Pennsylvania Route 52 & 100, said point marking a corner of lands of this about to be described tract and a corner of Weaver's Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances:

1. NORTH 59 degrees 40 minutes 45 seconds west 74.01 feet to a point; thence
2. NORTH 68 degrees 06 minutes 36 seconds west 77.67 feet to a point; thence
3. NORTH 72 degrees 50 minutes 54 seconds west 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, et ux;

THENCE by remaining lands of Limberger the following 3 courses and distances:

4. NORTH 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence
5. NORTH 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence
6. CROSSING over a right of way of

Route 53 and 100, south 30 degrees 42 minutes 25 seconds east 304.95 feet to a point, marking a corner of this and set in line of and of Weavers' Lebanon Bologna Company;

THENCE by lands of Weavers' Lebanon Bologna Company south 45 degrees 53 minutes 43 seconds west 218.96 feet to the point and place of beginning.

CONTAINING 3.468 acres.  
 BEING UPI Number 51-7-113  
 PARCEL No.: 51-7-113  
 BEING known as: 595 Birmingham

Road, West Chester, PA 19382

BEING the same property conveyed to Robert A. Powers and Anne K. Powers, husband and wife who acquired title by virtue of a deed from Robert F. Morris and Glenn Kinckner, dated November 14, 2005, recorded November 22, 2005, at Instrument Number 10598870, and recorded in Book 6690, Page 707, Chester County, Pennsylvania Records.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for DBALT 2006-AF1

VS

DEFENDANT: **ROBERT A. POWERS**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

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

**SALE NO. 17-4-287**  
**Writ of Execution No. 2016-08343**  
**DEBT \$178,065.62**

ALL THAT CERTAIN lot of ground situate in Lower Oxford Township, Chester County, Pennsylvania, bounded and described in accordance with the survey thereof, made April 13, 1995, by G.E. Regester, Jr. and Sons, Registered Surveyor, as follows:

TAX I.D. #: 56-10-9.2

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **TIMOTHY B. HAY-WORTH**

SALE ADDRESS: 382 Elkdale Road, Lincoln University, Pennsylvania 19352

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

**SALE NO. 17-4-288**  
**Writ of Execution No. 2016-03862**  
**DEBT \$173,862.34**

PROPERTY situate in West Whiteland Township, Chester County, Pennsylvania

BLR# 41-5C-36

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Citibank, N.A., as Trustee for Wachovia Loan Trust 2005-SD1 Asset-Backed Certificates, Series 2005-SD1



VS  
 DEFENDANT: **LAWANDA A. JENNINGS a/k/a LAWANDA JENNINGS**  
 SALE ADDRESS: 516 Brookview Road, Exton, PA 19341-2407  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-4-289**  
**Writ of Execution No. 2016-03873**  
**DEBT \$87,509.50**

PROPERTY situate in Borough of East Marlborough Township  
 TAX Parcel #61-06Q-0162  
 IMPROVEMENTS: a residential dwelling.  
 SOLD AS THE PROPERTY OF: Matu E. Amoah

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 EMC Mortgage Loan Trust 2003-A, Mortgage Pass-Through Certificates, Series 2003-A

VS  
 DEFENDANT: **MATU E. AMOAH**  
 SALE ADDRESS: 63 East Jonathan Court, Kennett Square, PA 19348  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-4-290**  
**Writ of Execution No. 2016-09078**  
**DEBT \$132,343.30**

PROPERTY situate in the Spring City Borough, Chester County, Pennsylvania  
 BLR# 14-2-52.2  
 IMPROVEMENTS thereon: residential dwelling  
 PLAINTIFF: PHH Mortgage Corporation, f/k/a Coldwell Banker Mortgage

VS  
 DEFENDANT: **AMY K. SULLIVAN**  
 SALE ADDRESS: 569 School Lane, Spring City, PA 19475-1343  
 PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-4-291**  
**Writ of Execution No. 2016-09134**  
**DEBT \$161,500.33**

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Pikeland, in the County of Chester and State of Pennsylvania, bounded and described in accordance with as "As Built Plot Plan Building A" of Napps Dam Bridge Townhouses made by Surdy and Bursich, Inc., (Pottstown, Pa) dated October 21, 1980 as follows, to wit:

BEGINNING at a point, the northwest corner thereof, which point is measured the two following courses and distances from the point formed by the intersection of the center lines of Donna Lane and Debbie Lane; (1) along the center line of Debbie Lane south 63 degrees 25 minutes 27 seconds east 53.320 feet to a point; (2) across the bed of Debbie Lane south 6 degrees 50 minutes 53 seconds west 40.535 feet to the beginning point; thence south 92 degrees 58 minutes 42 seconds east 20.000 feet to a point a corner of Lot A-4; thence along Lot A-4 south 6 degrees 50 minutes 53 seconds west passing through a partition wall 94.907 feet to a point on the northerly right of way line of Rollingsworth Drive; thence along the same along the arc of a circle curving to the right having a radius of 270.000 feet the arc distance of 20.149 feet to a point a corner of Lot A-6; thence along A-6 north 6 degrees 50 minutes 33 seconds east 92.560 feet, passing through a partition wall, to the first mentioned point and place of beginning.

BEING the same premises which Charles T. Schrader, by Deed dated 8/28/07 and recorded 10/15/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7285, Page 1789, granted and conveyed unto Charles T. Schrader and Irene M. Schrader, their heirs and assigns, in fee.

PLAINTIFF: **Nationstar Mortgage LLC**  
 VS  
 DEFENDANT: **IRENE M. SCHRADER**

SALE ADDRESS: 105 Debbie Lane assessed as 105 East Debbie Lane, Phoenixville, PA 19460

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

**563-7000**

**SALE NO. 17-4-293  
Writ of Execution No. 2013-03487  
DEBT \$84,857.30**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania  
BLR# 38-2Q-73 and 38-2Q-72  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-Af1

VS

DEFENDANT: **LEONA SIMS**

SALE ADDRESS: 105 Barber Avenue and 107 Barber Avenue, Coatesville, PA 19320-2601

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

**SALE NO. 17-4-295  
Writ of Execution No. 2015-09320  
DEBT \$436,585.90**

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

BLR# 61-5-206.2

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **MARK H. BODENSTAB, EXECUTOR AND DEVISEE OF THE ESTATE OF HAROLD BODENSTAB, ANDREW W. BODENSTAB, DEVISEE OF THE ESTATE OF HAROLD BODENSTAB, WILLIAM E. BODENSTAB, DEVISEE OF THE ESTATE OF HAROLD BODENSTAB, KIRK N. BODENSTAB, DEVISEE OF THE ESTATE OF HAROLD BODENSTAB, ALEX B. BODENSTAB, DEVISEE OF THE ESTATE OF HAROLD BODENSTAB**

SALE ADDRESS: 550 North Walnut Road, Kennett Square, PA 19348-1743

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

**SALE NO. 17-4-296**

**Writ of Execution No. 2009-09730  
DEBT \$600,930.30**

PROPERTY situate in the Township of East Goshen, Chester County, Pennsylvania  
BLR# 53-4-510  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: M&T Bank as Successor by Merger to Hudson City Savings Bank

VS

DEFENDANT: **DAVID H. WIRTH and CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380-6478

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

**SALE NO. 17-4-297  
Writ of Execution No. 2015-10364  
DEBT \$148,804.36**

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

SITUATE in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Nottingham Estates, made by Tatman and Lee Associates, Inc., Consulting Engineers, Wilmington Delaware, dated May 16, 1988, revised July 5, 1988 and recorded in Plan File No. 8707, as follows, to wit:

BEGINNING at a point on the westerly side of Pine Top Drive, now known as Veterans Drive, said point also being a corner of Lot No. 14; thence extending from said point and along the westerly side of Pine Top Drive, now known as Veterans Drive on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 50.17 feet to a point a corner of Lot No. 16; thence extending along same the two following courses and distances (1) north 49 degrees 49 minutes 02 seconds west 92.03 feet to a point; and (2) south 89 degrees 13 minutes 14 seconds west 274.75 feet to a point in line of remaining lands of Helen W. Reid; thence extending along same the two following courses and distances, (1) north 18 degrees 06 minutes 18 seconds west, 130.63 feet to a point;

and (2) north 67 degrees 00 minutes 00 seconds east 270.00 feet to a point a corner of Lot No. 14, thence extending along same the two following courses and distances; (1) south 23 degrees 00 minutes 00 seconds east, 176.26 feet to a point; and (2) south 49 degrees 49 minutes 02 seconds west 131.52 feet to the first mentioned point and place of beginning.

CONTAINING 1.300 acres of land, be the same more or less.

BEING Lot No. 15 as shown on said Plan.

BEING UPI: 68-6-2.3Q

SEIZED AND TAKEN in execution by the Sheriff of Chester County to be sold as the property of Hassan Hayat as Real Owner under Judgment No. 15-10364 in the Court of the Common Pleas of Chester County, West Chester, Pennsylvania.

PLAINTIFF: Darell R. Cammack, Jr.

VS

DEFENDANT: **1ST RESPONSE MEDICAL TRANSPORT CORP. and HASSAN HAYAT**

SALE ADDRESS: 209 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **ANDREW R. EISEMANN, ESQ., 717-233-4101**

**SALE NO. 17-4-298**

**Writ of Execution No. 2016-08070**

**DEBT \$138,302.86**

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of North Coventry, Chester County, Commonwealth of Pennsylvania, on the west side of South Hanover Street, being Lot #2 of a Subdivision Plan of John A. and Judy A. Lupas, prepared by Ralph E. Shaner and Son Engineering Co. dated October 12, 1992 and recorded June 24, 1992 as Plan #12548 and being described as follows:

BEGINNING at a point on the west side of said south Hanover Street (50 feet wide) said point in common with Lot #1 of said Plan; thence leaving South Hanover Street traveling along Lot #1 north 59 degrees 55 minutes west 140.00 feet to a point on the east side of Coyne Alley (20 feet wide); thence along the east side of Coyne Alley north 30 degrees 5 minutes east 60 feet to a point, a corner of the lands now or late of William Hamilton; thence by the lands now or late

of Williams Hamilton south 59 degrees 55 minutes east 140 feet to a point on the west side of South Hanover Street, aforesaid; thence along the west side of South Hanover Street, south 30 degrees 05 minutes west 60.00 feet to the place of beginning.

BEING Lot #2 on said Plan.

BEING UPI No. 17-3G-57

PLAINTIFF: Ventures Trust 2013-I-H-R by MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, its trustee

VS

DEFENDANT: **KELLY GATFIELD and MARK STORM**

SALE ADDRESS: 651 Hanover Street, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MICHAEL J. SHAVEL, ESQ., 215-579-7700**

**SALE NO. 17-4-299**

**Writ of Execution No. 2016-07148**

**DEBT \$145,552.54**

ALL THAT CERTAIN lot of land in North Coventry Township, Chester County, Pennsylvania, being part of Lot No. 1, Plan of Lots by James D. Whartenby, surveyed by Samuel Willauer 4-21-1864, being approximately 30 x148, and having thereon erected a dwelling known and numbered as 310 Laurelwood Road, Pottstown, PA 19465

TAX Parcel: 17-03C-0080

CHESTER County Instrument No. 10855850.

TO be sold as the property of Jamie Craig and Christopher Shepardson under Chester County Judgment No. 2016-07418 RC.

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **JAMIE CRAIG and CHRISTOPHER SHEPARDSON**

SALE ADDRESS: 310 Laurel Wood Rd., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **LEON HALLER, ESQ., 717-234-4178**

**SALE NO. 17-4-300**

**Writ of Execution No. 2015-03204**

**DEBT \$117,516.78**

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-7-48

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank, National Association, as Trustee for Bear Stearns Asset-Backed Securities Trust 2004-Ac4 Asset-Backed Certificates, Series 2004-Ac4

VS

DEFENDANT: VANCE BROWN

SALE ADDRESS: 1236 East Lincoln Highway, Coatesville, PA 19320-3544

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

SALE NO. 17-4-301

Writ of Execution No. 2016-06731

DEBT \$304,370.16

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the Township of East Coventry, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made by Earl R. Ewing, Registered Surveyor, on June 22, 1961 as follows, to wit;

BEGINNING at a point in the centerline of Old Schuylkill Road a corner of lands now or late of O.H. Lincoln; thence along the same crossing an iron pin on line 18 feet distant north 43 degrees 45 minutes east, 573.58 feet to an iron pin in line of lands now or late of George MacKissic; thence along the same south 48 degrees east 100 feet following a fence line to a post; thence still along the same south 43 degrees 45 minutes west 369.25 feet following a fence line to an iron pipe; thence south 50 degrees 30 minutes east 35 feet to an iron pin a corner of lands now or late of Mary Walter; thence along the same south 43 degrees 45 minutes west 200 feet to a point in the above mentioned Old Schuylkill Road having crossed an iron pin on line 18 feet distant from said point; thence along the road at or near the centerline thereof north 50 degrees 30 minutes west 135 feet to the place of beginning.

COUNTY Parcel Number 18-5-77

BEING the same premises which Charlotte R. Symms, Trustee of the Charlotte R. Symms Trust, dated 3/19/02, by Deed dated 1/2/04 and recorded 1/12/04 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6036, Page 2005, and Instrument #10365264, granted and conveyed unto Robert Megargel and Rose Megargel, as tenants by the

entirety, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-2

VS

DEFENDANT: ROBERT

MEGARGEL a/k/a ROBERT L. MEGARGEL and ROSE MEGARGEL and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE

SALE ADDRESS: 1401 Old Schuylkill Road, Parker Ford, PA 19457

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

SALE NO. 17-4-302

Writ of Execution No. 2013-03365

DEBT \$389,975.06

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

TAX Parcel No.: 30-2-100.2

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: CHRISTOPHER JANCZAK a/k/a CHRISTOPHER A. JANCZAK and IRENA JANCZAK

SALE ADDRESS: 790 Hopewell Road, (East Brandywine Township), Downingtown, PA 19335

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

SALE NO. 17-4-304

Writ of Execution No. 2016-02345

DEBT \$601,056.65

ALL THAT CERTAIN tract or piece of ground situate in North Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan made by Ralph E. Shaner and Son Engineering Co., Pottstown, PA dated 05/04/1973, as follows, to wit:

TAX I.D. #: 17-5-1

PLAINTIFF: Liberty Home Equity Solutions, Inc., f/k/a Genworth Financial Home Equity Access, Inc.

VS

DEFENDANT: JOHN W.

**BARNARD, CO-EXECUTOR OF THE ESTATE OF FRANCES L. BARNARD and SUSAN FEIST, CO-EXECUTRIX OF THE ESTATE OF FRANCES L. BARNARD**

SALE ADDRESS: 2239 Saint Peters Road, Pottstown, Pennsylvania 19465

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

**SALE NO. 17-4-305**

**Writ of Execution No. 2016-08154**

**DEBT \$7,823.50**

ALL THAT CERTAIN parcel of real property located in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, being House Number 276 as more fully defined and described in (a) that certain Declaration of Covenants and Easements for the Village of Devonshire, dated October 18, 1979, made by West Chester Realty Corporation and recorded in the Recorder of Deeds

Office of Chester County, Pennsylvania, in Misc. Deed Book 458 beginning at Page 38, and amended in Misc. Deed Book 482 Page 408 and 520 Page 3 (hereinafter the "Village Declaration") and (b) that certain Plan of the Village of Devonshire (made by Pennoni Associates, Inc., dated July 20, 1979, recorded in the aforesaid Recorder's Office as Plan Number 2673 (hereinafter the "Village Plan") together with an undivided 1/108 interest in the Common Area, as more fully described in the Village Declaration and the Village Plan (hereinafter called the premises").

TOGETHER, also with the rights, easements, and benefits and under and subject to the easements, reservations, covenants, and encumbrances of the aforesaid Village Declaration and Village Plan and also of that certain Restated Declaration of Covenants and Easements for Hershey's Mill dated April 21, 1978, recorded in the aforesaid Recorder's Office in Misc. Deed Book 405 beginning at page 180 (hereinafter the "Hershey's Mill Declaration") and that certain Plan of the Property subject to the Hershey's Mill Declaration, made by Roger K. Lewis, AIA, and Associates, dated May 18, 1978, and recorded in the aforesaid Recorder's Office as Plan Number 1832 (hereinafter the "Preliminary Hershey's Mill Plan").

BEING the same premises which was granted and conveyed upon Elizabeth Phillips Carr

by Deed dated January 26, 2006 and recorded in the Chester County Recorder of Deeds Office on February 1, 2006 in Book 6753, Page 2044 et. seq.

BEING Chester County UPI 53-4A-6.

BEING Tax Parcel No. 53-4A-6.

BEING UPI #53-41-6

BEING common known as: 276 Devon Way, West Chester, PA 19380

RESIDENTIAL dwelling

PLAINTIFF: Devonshire Village Homeowners Association

VS

DEFENDANT:

SALE ADDRESS: 276 Devon Way, West Chester, East Goshen Township, Chester County, PA 19380.

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

**SALE NO. 17-4-306**

**Writ of Execution No. 2016-00306**

**DEBT \$367,129.09**

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

ALL THAT CERTAIN lot or piece of ground situate in Atglen Borough, Chester County, Pennsylvania, bounded and described according to a 7 Lot Subdivision Plan drawn for Ivan Umble by Ranck, Lake, Roeder, Hillard and Beers, dated April 19, 1999 and last revised October 4, 1999, said Plan recorded in Chester County as Plan No. 9015647, as follows, to wit:

BEGINNING at a point on the south-easterly side of Ridge Avenue (50 feet wide); said point being a corner of Lot No. 5 on said Plan; thence extending from said point of beginning along the southeasterly side of Ridge Avenue, north 57 degrees 46 minutes 36 seconds east, 144.13 feet to a point, a corner of Lot No. 7 of said Plan; thence extending along same, south 32 degrees 13 minutes 24 seconds east, 148.48 feet to a point in line of lands now or late of David and Judith Dunmire; thence extending along said lands, south 64 degrees 45 minutes 53 seconds west, 145.21 feet to an iron pipe; a corner of Lot No. 5 on said Plan; thence extending along same, north 32 degrees 13 minutes 24 seconds west, 130.82 feet to the first mentioned point and place of beginning.

CONTAINING 20,128 square feet of

land.

BEING Lot No. 6 as shown on the abovementioned Plan.

BEING UPI Number 07-05-0031

PARCEL No.: 07-05-0031

BEING known as: 828 Ridge Avenue, Atglen, PA 19310

BEING the same property conveyed to Joseph Bello and Dana Bello, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Ivan M. Umble, dated October 31, 2001, recorded November 19, 2001, at Document ID 10016896, and recorded in Book 5117, Page 1713, Chester County, Pennsylvania Records.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **JOSEPH BELLO**

SALE ADDRESS: 828 Ridge Avenue, Atglen, PA 19310

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

**SALE NO. 17-4-307**

**Writ of Execution No. 2015-07949**

**DEBT \$24,289.22**

ALL THAT CERTAIN brick dwelling and lot or tract of land, said dwelling being designated as 813 Walnut Street, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania, said lot being designated on a Plan of Building Lots called "Pownall" as the western twenty feet of Lot No. 25 in Section "C", being known and numbered as 813 Walnut Street, Coatesville, PA 19320, and UPI No. 16-6-884.

BEING the same premises as Debra L. Thompson, by Deed dated March 14, 2003, and recorded on March 20, 2003, in Book 5616, at Page 1650, Instrument No. 10206871, granted and conveyed unto Linda A. Jacks, an individual.

PLAINTIFF: Chesapeake Loan Solutions, LLC

VS

DEFENDANT: **LINDA A. JACKS aka LINDA JACKS**

SALE ADDRESS: 813 Walnut Street, Coatesville, PA

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

**SALE NO. 17-4-308**

**Writ of Execution No. 2016-10764**

**DEBT \$385,008.61**

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

TAX Parcel No.: 57-7-14.1A

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2

VS

DEFENDANT: **JOHN E. HOYOS AND SYLVANIA M./ HOYOS**

SALE ADDRESS: 210 University Rd., Lincoln University, PA 19352

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

**SALE NO. 17-4-309**

**Writ of Execution No. 2010-12931**

**DEBT \$570,170.88**

ALL THAT CERTAIN tract of land situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a new description made by J.W. Harry, Civil Engineer, February 20, 1947, as follows:

BEGINNING at a spike in or near the middle of the Ercildoun Road, a public road leading from Coatesville to Ercildoun, a corner of land now or late of Coy coz; thence along said land north 54 degrees 5 minutes west 328.44 feet to a stake, a corner of land now or late of Harry W. Wright, et ux; thence along the same north 77 degrees 32 minutes east 302.04 feet to a spike in or near the middle of the Ercildoun Road aforesaid, thence along the same in or near the middle thereof south 6 degrees 24 minutes west 259.5 feet to the place of beginning.

CONTAINING 37,085 square of feet of land, be the same more or less.

BEING Parcel Number: 47-4-55.1

PLAINTIFF: U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificate, Series 2007-MX1 c/o Ocwen Loan Servicing, LLC.

VS

DEFENDANT: **DURAND O'MEARA**

SALE ADDRESS: 510 Doe Run Road,



Coatesville, PA 19320

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

**SALE NO. 17-4-310**  
**Writ of Execution No. 2015-01175**  
**DEBT \$765,151.32**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania bounded and described according to a subdivision plan for Coventry Ridge, prepared by Conver and Smith Engineering, Inc., dated 8/20/1999, last revised 8/1/2000 and recorded in Chester County as Plan # 15650 as follows, to wit:

BEGINNING at a point on the westerly side of Hastings Lane cul-de-sac, a corner of Lot No. 9 as shown on said Plan; thence from said point of beginning, along the said side of Hastings Lane cul-de-sac the following 5 courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 69.12 feet to a point of tangent (2) south 41 degrees 16 minutes 58 seconds west 31.19 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curve (4) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 117.69 feet to a point of tangent (5) south 41 degrees 16 minutes 58 seconds west 1.92 feet to a point in line of lands of Lawrence J. Losty and Esther A. Losty; thence along said lands of Lawrence J. Losty and Esther A. Losty north 38 degrees 30 minutes 00 seconds west 429.23 feet to a corner of lands of Steve F. and Valerie A. Thomas; thence along said lands of Steve F. and Valerie A. Thomas north 51 degrees 00 minutes 02 seconds east 111.80 feet to a corner of Lot No. 9; thence along Lot No. 9 the following 2 courses and distances: (1) south 38 degrees 59 minutes 58 seconds east 55.00 feet (2) south 58 degrees 20 minutes 19 seconds east 358.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

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

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

VS  
DEFENDANT: **MICHAEL S. SNYDER**

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

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

**SALE NO. 17-4-311**  
**Writ of Execution No. 2016-04454**  
**DEBT \$277,019.88**

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances thereon, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property for Fred Betz, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated June 21, 1973, and last revised December 6, 1973, as follows, to wit:

TAX I.D. #: 32-3-3-53.14  
PLAINTIFF: Reverse Mortgage Solutions, Inc.

VS  
DEFENDANT: **KAREN M. CAIN, KNOWN SURVIVING HEIR OF PAUL SHELLEM AND UNKNOWN SURVIVING HEIRS OF PAUL SHELLEM**

SALE ADDRESS: 1 Highview Road, Downingtown, Pennsylvania 19335

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

**SALE NO. 17-4-312**  
**Writ of Execution No. 2014-01592**  
**DEBT \$671,998.30**

PROPERTY situate in the Uwchlan Township, Chester County, Pennsylvania  
BLR #33-3-13.4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass Through Certificates, Series 2005-Ar3



VS  
 DEFENDANT: **DAVID C. COUGHLIN**

SALE ADDRESS: 5 Dowlin Forge Road, a/k/a 5 Dowlin Forge Lane, Downingtown, PA 19335-1425

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

**SALE NO. 17-4-313**  
**Writ of Execution No. 2015-03579**  
**DEBT \$474,464.24**

PROPERTY situate in the Chester County, Pennsylvania  
 BLR# 6-8-51  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2

VS  
 DEFENDANT: **HENRY J. RUFFENACH**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363-1320

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

**SALE NO. 17-4-314**  
**Writ of Execution No. 2015-10482**  
**DEBT \$290,372.77**

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

BLR# 47-4-595  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Hsbc Bank USA N.A., as Trustee on behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust 2007-He1 Asset Backed Pass-Through Certificates

VS  
 DEFENDANT: **OSCAR C. HENDRY, JR. a/k/a OSCAR C. HENDRY and KATRINA M. HENDRY a/k/a KATRINA S. SEGAR a/k/a KATRINA S. HENDRY**

SALE ADDRESS: 101 Osprey Lane, a/k/a 101 Osprey Way, Coatesville, PA 19320-4365

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

**SALE NO. 17-4-315**  
**Writ of Execution No. 2015-11368**  
**DEBT \$157,268.17**

PROPERTY situate in the Chester County, Pennsylvania  
 BLR# 38-02M-0005  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Lsf8 Master Participation Trust

VS  
 DEFENDANT: **SHAWN R. CLARK and HEATHER S. CLARK**

SALE ADDRESS: 411 Harry Road, Coatesville, PA 19320-1923

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

**SALE NO. 17-4-316**  
**Writ of Execution No. 2015-04327**  
**DEBT \$559,068.97**

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

BLR# 41-5-70.17  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates, Series 2006-NC2

VS  
 DEFENDANT: **RUTH BARRETT and VANCOUIER BARRETT**

SALE ADDRESS: 601 Sylvania Road, Exton, PA 19341-2401

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

**SALE NO. 17-4-317**  
**Writ of Execution No. 2016-09701**  
**DEBT \$242,121.58**

PROPERTY situate in the Franklin Township, Chester County, Pennsylvania  
 BLR# 72-4M-6  
 IMPROVEMENTS thereon: residential dwelling  
 PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **MICHAEL READING a/k/a MICHAEL S. READING and KIRA READING a/k/a KIRA J. READING**

SALE ADDRESS: 619 Chesterville Road, Lincoln University, PA 19352

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

**SALE NO. 17-4-318**  
**Writ of Execution No. 2016-00129**  
**DEBT \$285,421.19**

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

BLR# 47-5-135

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **TRAVIS J. TOWNSEND a/k/a TRAVIS TOWNSEND and MEGAN TOWNSEND a/k/a MEGAN MARY DELANEY-TOWNSEND**

SALE ADDRESS: 206 Providence Hill Road, Coatesville, PA 19320

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

**SALE NO. 17-4-319**  
**Writ of Execution No. 2015-06344**  
**DEBT \$406,806.17**

PROPERTY situate in the West Bradford Township, Chester County, Pennsylvania  
 BLR# 50-5-164.2E  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **W. STEPHEN FLYNN a/k/a W. S. FLYNN and LYNN D. FLYNN**

SALE ADDRESS: 1632 Tuckaway Trail, West Chester, PA 19380-1595

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

**SALE NO. 17-4-320**  
**Writ of Execution No. 2016-07738**  
**DEBT \$102,871.78**

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-6-318

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **MATTHEW P. GREEN and WILLIAM A. PRYCE a/k/a WILLIAM PRYCE and THE UNITED STATES OF AMERICA c/o THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA**

SALE ADDRESS: 18 South 5th Avenue, Coatesville, PA 19320-3416

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

**SALE NO. 17-4-321**  
**Writ of Execution No. 2014-09979**  
**DEBT \$190,428.28**

PROPERTY situate in the Phoenixville Borough, Chester County, Pennsylvania

BLR# 15-5-351.1

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: **ALISON B. KELLEY and JAMES F. KELLEY and SUSAN J. KELLEY**

SALE ADDRESS: 51 East Grant Street, Phoenixville, PA 19460-3130

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

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **SHAWNTE M. WILSON**

**SALE NO. 17-4-322**  
**Writ of Execution No. 2016-07075**  
**DEBT \$232,362.80**

SALE ADDRESS: 112 North Harner Boulevard, Coatesville, PA 19320

PROPERTY situate in the Sadsbury Township, Chester County, Pennsylvania  
BLR# 37-4-322  
IMPROVEMENTS thereon: residential dwelling

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