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**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 14-07199; 14-07198**

NOTICE IS HEREBY GIVEN that the name change petition of Kathryn Domenick, parent of Hailey Olivia Stanton & Kellan James Stanton, minor children was filed in the above-named court and will be heard on September 8, 2014, at 9:30 AM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 28, 2014

Name to be changed from: Hailey Olivia Stanton & Kellan James Stanton to: Hailey Olivia Stanton-Domenick & Kellan James Stanton-Domenick

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

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on July 17, 2014 for Robinhurst Global, Inc., 234 N. Union Street, Kennett Square, PA 19348, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 4, 2014 for Priscila Santos PC, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of Back Flo Alarm Co., Inc., with its registered office at 100 Quaker Lane, Malvern, PA 19355, a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. WILLIAM J. LUTTRELL, III, Solicitor  
11 S. Olive Street, 4<sup>th</sup> Floor  
Media, PA 19063

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**DISSOLUTION NOTICE**

NOTICE is hereby given that Articles of Dissolution have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Dissolution pursuant to the provisions of the Business Corporation Law of 1988.

The name of the corporation is: The Sussky Agency, Inc.

Articles of Incorporation have been filed on July 17, 2014.

VINCENT CAROSELLA, JR., Solicitor  
Carosella & Associates, P.C.

882 South Matlack Street, Suite 101  
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**

**ANDRESS**, Jeffrey P., late of Oxford Borough. Spencer J. Andress and Jay L. Andress, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Administrators. HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, atty.

**BUCHANAN**, Charles J., Jr., a/k/a Charles Buchanan, late of Township of Londonderry. Thomas F. Redden, Jr. and Michael J. Buchanan, care of JANE E. MCNERNEY, Esquire, 22 W. Second Street, Media, PA 19063, Executors. JANE E. MCNERNEY, Esquire, 22 W. Second Street, Media, PA 19063, atty.

**CHENCO**, Rachel A., late of East Pikeland Township. Bill Chenco, 107 Merlin Road, Phoenixville, PA 19460, Executor.

**DAMBACHER**, Catherine Anne, a/k/a Catherine A. Dambacher, late of West Whiteland Township. Catherine E. DiLuigi, 751 Lammey Road, Honey Brook, PA 19344, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**DEVOE**, William, a/k/a William Bevier Devoe, late of Township of East Nottingham. Gregory W. Devoe and Denise B. Devoe, care of CHARLES K. PLOTNICK, Esquire, 261 Old York Road, Ste.200, Jenkintown, PA 19046, Executors. CHARLES K. PLOTNICK, Esquire, Plotnick & Ellis, P.C., 261 Old York Road, Ste. 200, Jenkintown, PA 19046, atty.

**EVERETT**, Helen M., late of Phoenixville. Nancy C. Simon, 206 City Line Avenue, Phoenixville, PA 19460-2403 and Kimberly Keller, 206 City Line Avenue, Phoenixville, PA 19460-2403, Administratrices.

**HUNTER**, Barbara A., late of Honey Brook Township. Hazel L. Martz, 101 Sue's Way, Honey Brook, PA 19344, Executrix. JERRY L. JOHNSON, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

**ILSEMANN**, Elizabeth S., late of Kennett Square. Nancy I. Bagnall, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner & Land LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**JACKSON**, Lillian, a/k/a Lillian Callahan, a/k/a Lillian Roadcap, late of West Chester. Sandra Tuttle, 138 Patriot Drive, Collegeville, PA 19426, Administratrix.

**LUSKY**, Ruth Anderson, late of Township of Kennett. John Anderson Lusky, care of KAREN M. STOCKMAL, Esquire, 1055 Westlakes Drive, Ste. 300, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, KMS Law Offices, 1055 Westlakes Drive, Ste. 300, Berwyn, PA 19312, atty.

**MAHONEY**, Edward J., III, late of Oxford. Edith Duranto, care of CAROLYN HAHN, Esquire, 16 W. Market Street, West Chester, PA 19382, Administratrix. CAROLYN HAHN, Esquire, 16 W. Market Street, West Chester, PA 19382, atty.

**MEHNE**, Doris R., late of Mendenhall. Paul H. Mehne, care of JOHN R. MERRICK, Esquire, 117 South Broad Street, Kennett Square, PA 19348, Executor. JOHN R. MERRICK, Esquire, 117 South Broad Street, Kennett Square, PA 19348, atty.

**MORROW**, Russell E., late of Township of Thornbury. Barbara E. March, care of THOMAS F. LAWRIE, JR., Esquire, 3400 West Chester Pike, Suite 6B, Newtown Square, PA 19073, Executrix. THOMAS F. LAWRIE, JR., Esquire, 3400 West Chester Pike, Suite 6B, Newtown Square, PA 19073, atty.

**RONEY**, Jean C., late of West Nottingham Township. Connie R. Wallace, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Executrix. HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, atty.

**SANDER**, Joan A., late of West Chester/Willistown Township. Patrick M. Baker, 340 Washington Avenue, Downingtown, PA 19335, Executor.

**SIMPSON**, Robert D., late of Phoenixville. Jean S. Osterhoudt and Anne S. Fearnside, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executors. NEIL W. HEAD, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**SUMMERS**, Kathleen E., late of Honey Brook Township. Lorraine A. Avvento, 28 Ponds End Drive, Downingtown, PA 19335, Executrix.

## 2nd Publication

**AHERN**, Vera, late of Downingtown. Michael J. Howe, 854 Hale Street, Pottstown, PA 19464, Executor. KRISTI A. FREDRICKS, Esquire, 1224 W. Lincoln Highway, Valley Township, PA 19320, atty.

**BLICKOS**, Elizabeth A., a/k/a Lisa Blickos, late of East Bradford Township. Amanda A. Blickos, 135 Whispering Oaks Drive, West Chester, PA 19382 and Maria Ernst, 802 Constitution Drive, West Chester, PA 19380, Executrices.

**BROWN**, Margaret W., late of Township of East Goshen. Jeffrey D. Brown, 277 Colket Lane, Strafford, PA 19087, Executor. RONALD A. LUONGO, Esquire, Luongo Law Center, P.C., 15 Paoli Plaza, Ste. H, Paoli, PA 19301, atty.

**ERB**, Bruce L., late of West Chester. Andrea DiPietro, care of KELLY PHILLIPS ERB, Esquire, 20 S. Valley Road, Suite 100, Paoli, PA 19301, Executrix. KELLY PHILLIPS ERB, Esquire, 20 S. Valley Road, Suite 100, Paoli, PA 19301, atty.

**FADALE**, Tina M., a/k/a Tina Marie Fadale, late of East Goshen Township. Elizabeth A. Gelber, 1116 Cymry Drive, Berwyn, PA 19312 and Joanne M. Schramm, 1183 Tower Course Road, West Chester, PA 19382, Executries. MARGERY S. PREDDY, Esquire, Law Offices of Sand Gibbs, LLP, 2727 West Chester Pike, Broomall, PA 19008, atty.

**FEDERER**, Anne M., late of Borough of Malvern. William F. Federer, Jr., 1021 Nicholas Drive, West Chester, PA 19380, Administrator. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**GREGOR**, Jean M., late of East Brandywine Township. Paul J. Gregor, care of The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**HART**, Alfred L., a/k/a Alfred Lawrence Hart, late of Township of Tredyffrin. Jo Collier Hart, care of F. HARRY SPIESS, JR., Esquire, 130 W. Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executrix. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

**HENDERSON**, Gertrude S., late of Pocopson Township. John J. Henderson, Jr., 666 East Lafayette Drive, West Chester, PA 19382, Executor.

**MCKIM**, William T., Sr., late of Borough of Avondale. Cynthia Witherspoon and Karen McKim, care of DAVID B. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DAVID B. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PERKINS**, George Thomas, late of London Britain Township. Gwen F. Galligan, 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.

**PUSEY**, Philip C., late of Township of London Grove. Jesse D. Pusey and Philip C. Pusey, Jr., care of MICHAEL V. NASEEF, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, Executors. MICHAEL V. NASEEF, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

**REAGAN**, Lauretta M., late of Township of East Goshen. Kerry Ellen Foy, 224 N. Deer Run Drive, Lincoln University, PA 19352, Executrix.

**ROBINSON**, James H., late of Malvern. Joseph F. Robinson, 425 South Valley Forge Road, Wayne, PA 19087, Executor.

**SCHWARZ**, Mary Olga, late of West Chester Borough. Robert E. Schwarz, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SHERVAIS**, Mary T., late of East Vincent Township. Jean M. Shervais, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**SMITH**, Melanie, late of Caln Township. Barry Rubincam, care of The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Executor. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

**SPINNENWEBER**, Agnes Kay, late of East Goshen Township. Jerry Ross, 1055 Kennett Way, West Chester, PA 19380, Executor. JERRY L. JOHNSON, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

**SWEDE**, Edwin M., Sr., a/k/a Edwin M. Swede, late of Borough of Parkesburg. Debra L. Apgar, care of DENNIS B. YOUNG, Esquire, 430 W. First Avenue, Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Avenue, Parkesburg, PA 19365, atty.

**WILLIAMS**, Florence K., late of Pocopson Township. John R. Williams, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

**WOLF**, Seymour, late of Borough of Downingtown. Nancy Bauman and Laura Shur, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrices. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**YOUNG**, Franklin, late of Borough of West Chester. Joseph R. Polito, Jr., care of JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut Street, West Chester, PA 19380, Administrator. JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut Street, West Chester, PA 19380, atty.

### 3rd Publication

**DEITZ**, Howard John, Jr., late of Pocopson Township. Diana Bettin, 119 Thames Drive, Lincoln University, PA 19352, Executrix. MATTHEW J. CANAN, Esquire, P.O. Box 510, Oxford, PA 19363, atty.

**DOUGHERTY**, Charles J., Jr., late of Paoli, Tredyffrin Township. Kathy Gleason, 6270 Main Street, RD #2, Honeybrook, PA 19344, Executrix.

**DOWD**, Rita E., late of Township of Tredyffrin. Kevin P. Dowd, care of JOHN C. HOOK, Esquire, 2005 Market Street, Suite 2600, Philadelphia, PA 19103-7098, Executor. JOHN C. HOOK, Esquire, Stradley, Ronon, Stevens & Young, LLP, 2005 Market Street, Suite 2600, Philadelphia, PA 19103-7098, atty.

**ELLIOTT**, Richard J., late of Township of Tredyffrin. Maryanne E. Shelton, care of JOHN N. SCHAEFFER, III, Esquire, 60 E. Court Street, P.O. Box 1389, Doylestown, PA 18901-0137, Executrix. JOHN N. SCHAEFFER, III, Esquire, Eastburn and Gray, PC, 60 E. Court Street, P.O. Box 1389, Doylestown, PA 18901-0137, atty.

**PUTT**, Paul, III, late of East Brandywine Township. Patricia Hinkernell, 727 Furnace Road, Wernersville, PA 19565, Administratrix. CATHERINE J. NADIROV, Esquire, Law Offices of Kline & Nadirov, PC, 519 Walnut Street, Reading, PA 19601, atty.

**RUCZHAK**, Ann, late of Honey Brook Township. Sandra A. Dzwonczyk, 2807 Superior Avenue, Baltimore, MD 21234, Executrix. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**TREGO**, V. Marie, a/k/a Violet Marie Trego, late of Wallace Township. Julie T. Manta, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**TRIMBLE**, Geraldine K., late of West Whiteland Township. Deborah Lee Trimble Reed, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**WYLIE**, Angela Weaver, a/k/a Angela K. Weaver a/k/a Angela M. Weaver, late of Elk Township. Sarah Anna Tabor, care of RICHARD S. CLARKSON, JR., Esquire, 1112 MacDade Boulevard, Woodlyn, PA 19064, Executrix. RICHARD S. CLARKSON, JR., Esquire, 1112 MacDade Boulevard, Woodlyn, PA 19064, atty.

**YEUNG**, Yau Leung, late of Leigh Township. E Xue Min Liang, 640 Nutt Road, B205, Phoenixville, PA 19460, Executrix.

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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*

Clarity Accounting and Consulting with its principal place of business at 600 Eagleview Rd, Suite 300, Exton PA 19341

The application has been (or will be) filed on: August 4, 2014

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Priscila Santos, Priscila Santos PC, 600 Eagleview Boulevard, Suite 300, Exton, PA 19341

S.H. Guest Mushrooms, with its principal place of business at 85 Scarlett Road, Kennett Square, PA 19348.

The application has been (or will be) filed on: July 31, 2014 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Steven H. Guest, 701 Arbor Lane, Kennett Square, PA 19348.

STEVEN J. KELLY, Solicitor  
213 E. State Street  
Kennett Square, PA 19348

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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 James E. Brewton Foundation, Inc..

Articles of Incorporation were filed June 4, 2014

The purpose or purposes for which it was organized are as follows: To research, locate and document works of art by Brewton, and to promote their exhibition in collaboration with educational, cultural and arts organizations.

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### NONPROFIT CORPORATION NOTICE

Notice is given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State on June 30, 2014 for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Angel Grapevine

The purposes for which it has been organized are to make economic relief grants to those who are distressed or suffering as a result of poverty, low income or lack of financial resources, to make grants to other IRS 501 (c)(3) organizations for charitable purposes, and to award scholarships and student aid to enable students to complete undergraduate or graduate education.

GARY N. MOSKOVITZ, Solicitor  
Keen, Keen & Good  
3460 Lincoln Highway  
Thorndale, PA 19372

**LEGAL NOTICE**

In the Court of Common Pleas of Chester County, PA

Case #14-07437

Oct 2, 2014. 9AM. Courtroom 10

A hearing for Involuntary Transfer of Vehicle Ownership of a 1979 Yamaha XS650 S/N: 2F0158365,  
Color: Black.

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**1st Publication**

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM  
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

|                      |   |                    |
|----------------------|---|--------------------|
| SADSBURY TOWNSHIP    | : | NO. 2010-06549-LN  |
|                      | : |                    |
| vs.                  | : | CIVIL ACTION - LAW |
|                      | : |                    |
| NICHOLAS J. CRUGNALE | : |                    |

**NOTICE**

To Nicholas J. Crugnale:

You are hereby notified that on October 17, 2013 Plaintiff, Sadsbury Township, filed a Praecipe for Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 63 Washington Lane, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4H-27, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. 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.

**YOU SHOULD INFORM YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**CHESTER COUNTY BAR ASSOCIATION**

Lawyer Referral Service  
15 West Gay Street, 2<sup>nd</sup> Floor  
West Chester, PA 19380  
(610) 429-1500

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, August 21, 2014** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, September 22, 2014**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

**3rd Publication**

**SALE NO. 14-8-619**  
**Writ of Execution No. 2012-04753**  
**DEBT \$181,849.57**

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 Beaver Run Knoll, Phase I, originally called Wedgwood Estates Phase III, dated 2/5/1984, last revised 10/11/1984 and recorded a Plan #4885 as follows, to wit:

BEGINNING at an interior point a corner of Lot 432; thence extending along the line of same north 21 degrees 39 minutes 53.8 seconds east 100 feet to a point; thence extending south 68 degrees 20 minutes 6 seconds east 30 feet to a point; thence extending south 21 degrees 39 minutes 53.3 seconds west 100 feet to a point; thence extending north 68 degrees 20 minutes 6 seconds west 30 feet to the point of beginning.

BEING Lot 431

CONTAINING 3000 square feet

UPI # 39-05A-230

BEING the same premises which Jeffrey L. Dietz, Executor of the Estate of Thomas R. Dietz, deceased, by Deed dated January 18, 2000 and recorded January 28, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4705 Page 1387, granted and conveyed unto Susan Troupe Nelson.

PARCEL No. 39-05A-230

PLAINTIFF: U.S. Bank N.A., in it's capacity as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2005-NC2, Mortgage Pass-Through Certificates, Series 2005-NC2, by its attorney in fact Ocwen Loan Servicing LLC

VS

DEFENDANT: **SUSAN TROUPE NELSON**

SALE ADDRESS: 218 Carlyn Court, Downingtown, PA 19335

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

**SALE NO. 14-8-620**  
**Writ of Execution No. 2013-07262**  
**DEBT \$361,510.87**

PROPERTY situate in East Brandywine Township, Chester County, Pennsylvania

BLR# 30-6-81

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **KEYLA M. LAGUNA a/k/a KEYLA LAGUNA and PAULO H. LAGUNA a/k/a PAULO LAGUNA**

SALE ADDRESS: 52 Blakely Road, Downingtown, PA 19335-1442

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

**SALE NO. 14-8-621**  
**Writ of Execution No. 2013-12657**  
**DEBT \$283,422.22**

PROPERTY situate in Caln Township, Chester County, Pennsylvania

BLR# 39-4D-166

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **THOMAS FERRY**  
SALE ADDRESS: 234 Thornridge Drive, Thorndale, PA 19372-1060

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

**SALE NO. 14-8-622**  
**Writ of Execution No. 2013-05395**  
**DEBT \$444,902.05**

PROPERTY situate in Township of Easttown  
TAX Parcel #55-2M-290  
IMPROVEMENTS: a residential dwelling.  
PLAINTIFF: Urban Financial Group, Inc.

VS

DEFENDANT: **NEIL O'LEARY** solely in his capacity as Heir of the Estate of **MARY JEAN O'LEARY, a/k/a JEAN O'LEARY, deceased, MARY EILEEN HOMA** solely in her capacity as heir of the estate of **MARY JEAN O'LEARY, a/k/a JEAN O'LEARY, deceased, JOHN O'LEARY** solely in his capacity as Heir of the Estate of **MARY JEAN O'LEARY, a/k/a JEAN O'LEARY, deceased** mortgagor(s) and record owner(s)

SALE ADDRESS: 576 Watford Road, Berwyn, PA 19312

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

**SALE NO. 14-8-633**  
**Writ of Execution No. 2013-03244**  
**DEBT \$128,184.50**

ALL THAT CERTAIN lot or piece of land, situate in West Vincent Township, Chester County, State of PA, and described according to a survey thereof made by Earl R. Ewing, R.S., Phoenixville, PA in 3-29-1952, and revised 6-19-1964, as follows, to wit:

TAX I.D. # 25-03-0029.030

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **PATRICIA A. KOZAK, a/k/a PATRICIA KOZAK**

SALE ADDRESS: 2004 Pottstown Pike, Spring City, Pennsylvania 19475

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

**SALE NO. 14-8-625**  
**Writ of Execution No. 2010-04057**  
**DEBT \$150,366.71**

PROPERTY situate in Borough of Oxford

TAX Parcel #6-3-26  
IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Jennifer A. Middleman and David S. Middleman

PLAINTIFF: Citimortgage, Inc. F/K/A First Nationwide Mortgage Corp.

VS

DEFENDANT: **JENNIFER A. MIDDLEMAN and DAVID S. MIDDLEMAN**

SALE ADDRESS: 109 Midland Drive, Oxford, PA 19363

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 610-627-1322**

**SALE NO. 14-8-626**  
**Writ of Execution No. 2011-11070**  
**DEBT \$4,893.62**

ALL THAT CERTAIN parcel of land situated in Township of Uwchlan, Chester County, Commonwealth of Pennsylvania, being known and designated as Lot 453, Final Subdivision Plan Phase VI, VII, VIII of Rhonda, as recorded in Book 5552, Page 175

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever and here granted premises belonging, or in any way appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described herein and with the buildings and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

BEING the same premises which Glenn H. Brown and Joyce J. Brown, husband and wife in Deed dated 12/24/02 and recorded 1/29/03 in the Chester County Recorder's Office in Deed Book Volume 5552 Page 75 granted and conveyed to Angel M. Stickler and Jack Azat, joint tenants.

BEING the same premise which Angel M. Stickler and Jack Azat, wife and husband, by deed dated March 6, 2008 and recorded April 22, 2006 in Chester County Recorder of Deeds Book 7415 at Page 2227 granted and conveyed to Jack Azat.

BEING UPI No. 33-5E-197  
PLAINTIFF: Uwchlan Township  
VS  
DEFENDANT: **JACK AZAT**  
SALE ADDRESS: 119 Conway Court,  
Exton, PA 19341  
PLAINTIFF ATTORNEY: **ROBERT  
T. McCLINTOCK, ESQ., 610-430-8000**

**SALE NO. 14-8-627**  
**Writ of Execution No. 2011-11071**  
**DEBT \$4,746.68**

ALL THAT CERTAIN parcel of land situated in Township of Uwchlan, Chester County, Commonwealth of Pennsylvania, being known and designated as Lot 453, Final Subdivision Plan Phase VI, VII, VIII of Rhonda, as recorded in Book 5552, Page 175

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever and here granted premises belonging, or in any way appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described herein and with the buildings and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

BEING the same premises which Glenn H. Brown and Joyce J. Brown, husband and wife in Deed dated 12/24/02 and recorded 1/29/03 in the Chester County Recorder's Office in Deed Book Volume 5552 Page 75 granted and conveyed to Angel M. Stickler and Jack Azat, join tenants.

BEING the same premise which Angel M. Stickler and Jack Azat, wife and husband, by deed dated March 6, 2008 and recorded April 22, 2006 in Chester County Recorder of Deeds Book 7415 at Page 2227 granted and conveyed to Jack Azat.

BEING UPI No. 33-5E-197  
PLAINTIFF: Uwchlan Township  
VS  
DEFENDANT: **JACK AZAT**  
SALE ADDRESS: 119 Conway Court,  
Exton, PA 19341  
PLAINTIFF ATTORNEY: **ROBERT  
T. McCLINTOCK, ESQ., 610-430-8000**

**SALE NO. 14-8-628**  
**Writ of Execution No. 2014-00049**  
**DEBT \$384,270.56**

PROPERTY situate in the East  
Pikeland Township, Chester County, Pennsylvania  
BLR# 26-4H-6  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: U.S. Bank National  
Association, as Trustee for the Holders of the  
Specialty Underwriting and Residential Finance  
Trust, Mortgage Loan Asset-Backed Certificates,  
Series 2007-AB1  
VS  
DEFENDANT: **DAVID P. KEIM and  
ANNE M. KEIM**

SALE ADDRESS: 133 Midway Drive,  
a/k/a 133 Midway Road, Phoenixville, PA 19460-  
2020

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

**SALE NO. 14-8-629**  
**Writ of Execution No. 2012-06382**  
**DEBT \$67,143.45**

PROPERTY situate in Borough of  
West Chester  
TAX Parcel #01-09-0526  
IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: U.S. Bank National  
Association, as Trustee for the Conesco Finance  
Home Loan Grantor Trust 2002-A  
VS  
DEFENDANT: **THERESA MASON  
and TERRANCE A. MASON**  
SALE ADDRESS: 134 East Miner  
Street, West Chester, PA 19382  
PLAINTIFF ATTORNEY: **KML LAW  
GROUP, P.C., 215-627-1322**

**SALE NO. 14-8-630**  
**Writ of Execution No. 2012-09294**  
**DEBT \$203,677.17**

PROPERTY situate in the Township of Valley, Chester County, Pennsylvania  
 BLR# 38-2-103  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
 VS

DEFENDANT: **MELISSA S. CARON and JOHN E. CARON**

SALE ADDRESS: 150 Saint George Street, Coatesville, PA 19320-1849

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

**SALE NO. 14-8-631**  
**Writ of Execution No. 2012-00097**  
**DEBT \$325,632.22**

ALL THAT CERTAIN lot or piece of ground situate in Upper Uwchlan Township, County of Chester, Commonwealth of Pennsylvania, described in accordance with a plan of subdivision for St. Andrews Brae made by Henry S. Conrey, Inc. division of Chester Valley Engineers dated January 14, 1985 and last revised May 23, 1985, as follows, to wit:

BEGINNING at a point of curve on the southeasterly side of Perth Place, said point being at the distance of fifty four and fifty three one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty five feet from a point of curve on the northerly side of Bryan Wynd Drive; thence extending along the southeasterly side of Perth Place the two following courses and distances: 1) on the arc of a circle curving to the right, having a radius of two hundred twenty five feet the arc distance of sixty eight and nine one-hundredths feet to a point of compound curve and 2) on the arc of a circle curving to the right having a radius of three thousand one hundred seventy five feet the arc distance of one hundred seventy six and eight one-hundredths feet to a point, a corner of Lot 11 on said Plan; thence extending along Lot 11 south fifty seven degrees, six minutes, eleven seconds east, two hundred twenty nine and forty one one-hundredths feet to a point, a corner of Lot 13 on said Plan; thence extending along Lot 13 south thirteen degrees, twenty one minutes, fifty two seconds west one hundred feet to a point on the northerly side of Bryan Wynd; thence extending along same on the arc of a circle curving to the left having a radius of

four hundred eight and forty eight one-hundredths feet the arc distance of two hundred fifty six and thirty four one-hundredths feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of twenty five feet the arc distance of fifty four and fifty three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said Plan.

PARCEL # 32-1-3.18

BEING known as 2 Perth Place, Glenmoore, PA 19343

BEING the same premises that Charles B. Orlando and Barbara L. Orlando, husband and wife, by Deed dated August 23, 2007 and recorded August 27, 2007 in the County of Chester (in Book 7249 Page 483) / (as Document No. 10783244) granted and conveyed unto Barbara L. Orlando, her heirs and assigns, in fee.

PLAINTIFF: Wells Fargo Bank, N.A., as Certificate Trustee (not in its individual capacity but solely as certificate trustee), in trust for registered holders of VNT Trust Series 2010-2

VS

DEFENDANT: **BARBARA ORLANDO a/k/a BARBARA L. ORLANDO**

SALE ADDRESS: 2 Perth Place, Glenmoore, PA 19343

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

**SALE NO. 14-8-632**  
**Writ of Execution No. 2010-04259**  
**DEBT \$702,776.38**

PROPERTY situate in the West Vincent Township, Chester County, Pennsylvania  
 BLR# 25-4-67.3

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **FRANCIS GROSS, JR. a/k/a FRANCIS J. GROSS, JR., KERRIE A. GROSS a/k/a KERRIE A. GIBBONS**

SALE ADDRESS: 1205 School House Lane, Chester Springs, PA 19425-2716

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

**SALE NO. 14-8-633**  
**Writ of Execution No. 2012-09659**  
**DEBT \$721,490.48**

PROPERTY situate in the Township of  
Charlestown, Chester County, Pennsylvania  
BLR# 35-7-51

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Nationstar Mortgage,  
LLC

VS

DEFENDANT: **FRANCIS SCOTT  
FOLCARELLI and LISA J. FOLCARELLI**

SALE ADDRESS: 42 Lady Kirby  
Lane, Malvern, PA 19355-1001

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

**SALE NO. 14-8-634**  
**Writ of Execution No. 2013-08688**  
**DEBT \$286,836.45**

ALL THAT CERTAIN lot or piece of  
ground situate partly in New Garden Township and  
partly in London Grove Township, Chester  
County, Pennsylvania bounded and described  
according to a Final Subdivision Plan of Highland  
Glen, drawn by NTH Consultants, Ltd., dated  
6/1/89 and last revised 2/14/95, said Plan recorded  
in Chester County as Plan No. 12907, as follows,  
to wit:

BEGINNING at a point on the title line  
in the bed of Glenwillow Road (T-388) (50 feet  
wide), said point being a corner of lands now or  
late of Lawrence E. Spence; thence extending from  
said point of beginning along said lands, south 87  
degrees 37 minutes 05 seconds east and crossing  
the easterly side of Glenwillow Road, 412.68 feet  
to a point, a corner of Lot No. 43 on said Plan;  
thence extending along same the two following  
courses and distances: (1) south 25 degrees 33  
minutes 50 seconds east 333.91 feet to a point, a  
corner; and (2) north 82 degrees 10 minutes 16  
seconds east 176.09 feet to a point, a corner of Lot  
No. 15 on said Plan; thence extending along same  
and along Lot No. 16, south 7 degrees 49 minutes  
44 seconds east 309.63 feet to a point, a corner of  
Lot No. 16; thence extending along same north 82  
degrees 10 minutes 16 seconds east 250.86 feet to  
a point, a corner of Lot No. 17 on said Plan; thence  
extending along same the two following courses  
and distances: (1) south 06 degrees 35 minutes 37  
seconds east 160.00 feet to a point, a corner of Lot  
No. 17; and (2) north 87 degrees 23 minutes 29  
seconds east 219.00 feet to a point, a corner of Lot

No. 18 on said Plan; thence extending along same  
north 62 degrees 40 minutes 08 seconds east  
223.00 to a point on the southwesterly side of  
Delaware Circle (50 feet wide); thence extending  
along same south 37 degrees 56 minutes 11 sec-  
onds east 50.87 feet to a point, a corner of Lot No.  
19 on said Plan; thence extending along same the  
two following courses and distances: (1) south 62  
degrees 40 minutes 08 seconds west 247.32 feet to  
a point, a corner; and (2) south 47 degrees 45 min-  
utes 57 seconds east 94.91 feet to a point, a corner  
of Lot No. 20 on said Plan; thence extending along  
same south 06 degrees 54 minutes 03 seconds west  
266.72 feet to a point, a corner of Lot No. 21 on  
said Plan; thence extending along same the two  
following courses and distances: (1) south 02 min-  
utes 54 minutes 58 seconds east 265.59 feet to a  
point, a corner; and (2) north 62 degrees 10 min-  
utes 22 seconds east 255.48 feet to a point on the  
southwesterly side of Ronway Drive (50 feet  
wide); thence extending along same southeast-  
wardly along the arc of a circle curving to the left  
having a radius of 300.00 feet the arc distance of  
168.17 feet to a point a corner of Lot No. 22 on  
said Plan; thence extending along same the two  
following courses and distances: (1) south 30  
degrees 03 minutes 26 seconds west 276.26 feet to  
a point, a corner; and (2) south 39 degrees 54 min-  
utes 29 seconds east 99.55 feet to a point in line of  
lands now or late of Cardile Mushrooms, Inc.;  
thence extending partly along said lands and part-  
ly along lands now or late of Ralph Richard and  
Thomas Rosazza, south 86 degrees 29 minute 36  
seconds west 405.81 feet to a point, a corner of Lot  
No. 42 on said Plan; thence extending along same  
the eleven following courses and distances: (1)  
north 69 degrees 53 minutes 08 seconds west  
46.17 feet to a point, a corner; (2) north 39 degrees  
33 minutes 51 seconds west 166.00 feet to a point,  
a corner; (3) north 5 degrees 26 minutes 09 sec-  
onds east 64.00 feet to a point, a corner; (4) north  
39 degrees 33 minutes 51 seconds west 86.00 feet  
to a point, a corner; (5) north 84 degrees 33 min-  
utes 51 seconds west 46.00 feet to a point, a cor-  
ner; (6) north 39 degrees 33 minutes 51 seconds  
west 96.00 feet to a point, a corner; (7) north 05  
degrees 26 minutes 09 seconds east 44.00 feet to a  
point, a corner; (8) north 39 degrees 33 minutes 51  
seconds west 70.00 feet to a point, a corner; (9)  
north 84 degrees 33 minutes 51 seconds west  
80.00 feet to a point, a corner; (10) north 24  
degrees 33 minutes 51 seconds west 118.00 feet to  
a point, a corner; and (11) south 65 degrees 26  
minutes 07 seconds west partly along the south-  
easterly ultimate right-of-way line for Glenwillow  
Road and crossing a driveway, 229.10 feet to a

point in line of lands now or late of Martin E. Redding and Kelly Lin Depsey; thence extending along said lands and crossing the southeasterly side of Glenwillow Road north 34 degrees 40 minutes 35 seconds west, 26.80 feet to a point on the title line in the bed of same; thence extending along same the three following courses and distances: (1) north 64 degrees 58 minutes 50 seconds east 140.47 feet to an angle point; (2) north 26 degrees 06 minutes 30 seconds west 900.83 feet to an angle point; and (3) north 22 degrees 22 minutes 56 seconds west 372.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 41 as shown on the above mentioned Plan.

BEING the same premises which Paul Foster by Deed dated April 27, 2000 and recorded May 2, 2000, in the Office of the Recorder of Deeds in and for Chester County in Record Book 4747, Page 1019 granted and conveyed unto Robert M. Teti.

TAX Parcel Nos. 60-1-4 and 59-6-11.

PLAINTIFF: National Penn Bank  
VS

DEFENDANT: **ROBERT M. TETI**

SALE ADDRESS: 733 Glen Willow Road, New Garden Township and London Grove Township, Chester Count, Avondale, Pennsylvania 19311

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

**SALE NO. 14-8-635**

**Writ of Execution No. 2010-08979**

**DEBT \$4,370.90**

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u043, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as Instrument Number 10383988 in Plan File Numbers 16944 as follows to wit.

BEING of the same premises which Sadsbury Associates, L.P., by Deed dated the 27th day of January, 2004 A.D., and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 6088, Page 207 conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

BEING of the same premises which NVR, Inc., a Virginia Corporation trading as Ryan

Homes, by Deed dated March 31, 2004, and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 6119, Page 508 conveyed unto Steven Curry and Tanya L. Curry, husband and wife, in fee.

BEING Lot No. 43 & Dwelling

BEING Parcel No. 37-4-40.17

PLAINTIFF: Sadsbury Township  
VS

DEFENDANT: **STEVEN CURRY  
and TANYA L. CURRY**

SALE ADDRESS: 502 Broad Meadow Drive, Parkesburg, PA 19365

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

**SALE NO. 14-8-636**

**Writ of Execution No. 2010-09937**

**DEBT \$5,031.22**

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u043, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as Instrument Number 10383988 in Plan File Numbers 16944 as follows to wit.

BEING of the same premises which Sadsbury Associates, L.P., by Deed dated the 27th day of January, 2004 A.D., and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 6088, Page 207 conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

BEING of the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated March 31, 2004, and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 6119, Page 508 conveyed unto Steven Curry and Tanya L. Curry, husband and wife, in fee.

BEING Lot No. 43 & Dwelling

BEING Parcel No. 37-4-40.17

PLAINTIFF: Sadsbury Township  
VS

DEFENDANT: **STEVEN CURRY  
and TANYA L. CURRY**

SALE ADDRESS: 502 Broad Meadow Drive, Parkesburg, PA 19365

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

**SALE NO. 14-8-637**  
**Writ of Execution No. 2012-09086**  
**DEBT \$161,217.62**

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

JUDGMENT amount: \$161,217.62  
BY virtue of a Writ of Execution No. 12-09086

BLR# 33-7-29

PLAINTIFF: JPMorgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank formerly known as Washington Mutual Bank, FA

VS

DEFENDANT: **JEFFREY P. ENGELMAN a/k/a JEFF ENGELMAN**

SALE ADDRESS: 117 Garriss Road, Downingtown, PA 19335-3115

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

**SALE NO. 14-8-638**  
**Writ of Execution No. 2014-00461**  
**DEBT \$137,283.04**

PROPERTY situate in North Coventry Township, Chester County, Pennsylvania  
BLR# 17-4J-93

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **DANIEL W. ACCOR**  
SALE ADDRESS: 1056 Grandview Circle, Pottstown, PA 19465-7779

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

**SALE NO. 14-8-639**  
**Writ of Execution No. 2011-03925**  
**DEBT \$279,108.18**

PROPERTY situate in Township of Tredyfrin

TAX Parcel #43-11B-144

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust, Mortgage Loan Pass-Through Certificates, Series 2006-7

VS

DEFENDANT: **ERIC S. KALUGIN**  
SALE ADDRESS: 315 Old Eagle School Road, Wayne, PA 19087

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

**SALE NO. 14-8-640**  
**Writ of Execution No. 2012-12942**  
**DEBT \$2,630,328.90**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pa., bounded and described according to a Plan of Subdivision prepared for Upland Enterprises made by Chester Valley Engineers, Inc., Paoli, Pa., dated 8/3/1995 and last revised 7/17/1997 and recorded as Plan File No. 14075 as follows, to wit;

BEGINNING at a point a corner of Open Space Parcel A-1 as shown on said Plan; thence from said beginning point along Open Space area the three following courses and distances; (1) north 37 degrees 10 minutes 39 seconds west 32.74 feet; (2) north 36 degrees 57 minutes 13 seconds west 258.78 feet (3) south 50 degrees 33 minutes 32 seconds west crossing an open space easement and a 10 foot wide easement for Horseshoe Trail to a point on the easterly side of Horseshoe Trail; thence along same the two following courses and distances; (1) north 36 degrees 57 minutes 13 seconds west 27.10 feet; (2) north 39 degrees 48 minutes 46 seconds west 22.95 feet to a point a corner of Lot No. 25; thence along Lot 25 the three following courses and distances; (1) north 50 degrees 33 minutes 32 seconds east recrossing aforesaid easements, 139.78 feet (2) north 71 degrees 32 minutes 12 seconds east 202.31 feet (3) south 39 degrees 10 minutes 01 seconds east 392.57 feet to a point in line of Open Space A-1; thence along same, the two following courses and distances; (1) south 64 degrees 51 minutes 33 seconds west 241.39 feet (2) south 79 degree 35 minutes 31 seconds west 269.93 feet to the first mentioned point and place of beginning.

BEING Lot 23 as shown on said Plan.

TAX ID: 34-4-162

TITLE is vested in Charles A. Knott, Jr. and Kathryn A. Knott, by Deed from Harry Wallaesa and Marianne J. Wallaesa, dated 03/29/2006, recorded 05/24/2006 in Book 6850, Page 1350.

PLAINTIFF: Hudson City Savings Bank

VS

DEFENDANT: **CHARLES A.**

**KNOTT, JR. and KATHRYN A. KNOTT**

SALE ADDRESS: 1839 Horseshoe Trail, Chester Springs, PA 19425

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

**SALE NO. 14-8-641**

**Writ of Execution No. 2014-01877**

**DEBT \$136,199.23**

PROPERTY situate partly in the Borough of Oxford and partly in the Township of East Nottingham

TAX Parcel #69-2R-4

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **JEFFREY W.**

**BODDY**

SALE ADDRESS: 149 Grant Street, Oxford, PA 19363

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

**SALE NO. 14-8-642**

**Writ of Execution No. 2014-00954**

**DEBT \$226,092.83**

PROPERTY situate in Township of Valley

TAX Parcel #38-1-90

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **MONUE H. NAYOU-VAYE and SPENCER S. VAYE**

SALE ADDRESS: 133 Larose Drive, Coatesville, PA 19320

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

**SALE NO. 14-8-644**

**Writ of Execution No. 2014-00312**

**DEBT \$381,382.69**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to an amended subdivision plan for Ewing Tract, Carriage Home Village – Parcel One, prepared by Taylor Wisemen & Taylor, Consulting Engineers,

dated 5/22/2006, last revised 9/20/2007 and recorded in Chester County as Plan No. 18325, as follows, to wit:

BEGINNING at a point on the northerly side of Copper Creek Road, a corner of Lot No. 197 as shown on said Plan; thence from said point of beginning along the said side of Copper Creek Road on the arc of a circle curving to the right having a radius of 511.00 feet the arc distance of 38.04 feet to a corner of Lot No. 199; thence along Lot No. 199 north 08 degrees 05 minutes 52 seconds east 142.93 feet to a point in line of open space; thence along said open space south 81 degrees 54 minutes 08 seconds east 38.00 feet to a corner of Lot No. 197; thence along Lot No. 197 south 08 degrees 05 minutes 52 seconds west 144.35 feet to the first mentioned point and place of beginning.

BEING Lot No. 198 as shown on said Plan.

BEING County Tax ID/Parcel No. 32-04-0895

UPI 32-4-895

BEING part of the same premises which Byers Group II, LLC by indenture bearing date 7/21/2006 and recorded 8/4/2006 at West Chester in the Office for the Recording of Deeds in and for the County of Chester in Record Book 6916 Page 1608 etc, granted and conveyed unto Orleans at Upper Uwchlan L.P., a PA Limited Partnership, in fee.

TITLE to said premises vested in Sean Breckley and Rosemary Regan by Deed from Orleans at Upper Uwchlan, L.P., a PA Limited Partnership by: OHI PA GP LLC, General Partner by: OHI PA LLC, sole member dated 04/28/2009 and recorded 05/04/2009 in the Chester County Recorder of Deeds in Book 7655, Page 439.

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **SEAN BRECKLEY, ROSEMARY REGAN and THE UNITED STATES OF AMERICA**

SALE ADDRESS: 2413 Copper Creek Road, Chester Springs, PA 19425

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

**SALE NO. 14-8-646**

**Writ of Execution No. 2013-11944**

**DEBT \$348,600.93**

PROPERTY situate in the Pocopson Township, Chester County, Pennsylvania

BLR# 63-3-21.1

IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SUSAN DELUCA**  
**a/k/a SUSAN E. DELUCA and EILEEN DELU-**  
**CA a/k/a EILEEN M. DELUCA**

SALE ADDRESS: 495 Corrine Road,  
West Chester, PA 19382-2600

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

**SALE NO. 14-8-647**

**Writ of Execution No. 2013-10348**

**DEBT \$139,263.06**

PROPERTY situate in Borough of  
Oxford

TAX Parcel #06-05-0201

IMPROVEMENTS: a residential

dwelling.

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

VS

DEFENDANT: **MARK J. PERRY**

SALE ADDRESS: 48 South 5th Street,  
Oxford, PA 19363

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

**SALE NO. 14-8-649**

**Writ of Execution No. 2012-10979**

**DEBT \$134,883.72**

ALL THAT CERTAIN lot or parcel of  
land with the buildings and improvements thereon  
erected situate in the Township of Honeybrook,  
County of Chester, State of Pennsylvania, bounded  
and described according to a final plan for  
Simmers Builders, made by Stapleton and Leisy,  
Coatesville, PA dated 7/2/1998, last revised  
9/11/98 and recorded 4/29/99 as Plan #14897 as  
follows to wit:

BEGINNING at a point on the north-  
easterly side of Morgantown Road (S.R. 4014),  
said point being a corner of Lot #2 (as shown on  
said Plan); thence from said point of beginning  
leaving said road extending along Lot #2 the 2 fol-  
lowing courses and distances 1) north 45 degrees  
28 minutes 09 seconds east 292.87 feet to a point;  
thence 2) south 21 degrees 54 minutes 02 seconds  
east 281.37 feet to a point in line of lands now or  
late of James C. & Anne M. Mills, being a corner  
of Lot 32; thence extending along said lands south  
68 degrees 05 minutes 58 seconds west 200.00 feet  
to a point on the aforesaid side of Morgantown

Road; being a corner of lands of Mills; thence  
extending along said road north 44 degrees 31  
minutes 51 seconds west 182.75 feet to the first  
mentioned point and place of beginning.

CONTAINING 1.260 acres of land  
more or less.

BEING Lot #1 on the above mentioned  
Plan.

BEING the same premises which  
James Kapetanakis, by Deed dated 5/14/99 and  
recorded 6/11/99 in the Office of the Recorder of  
Deeds in and for Chester County in Deed Book  
4580, Page 141, granted and conveyed unto David  
Yeaworth and Tucker Yeaworth

BEING known as: 172 Morgantown  
Road, Honeybrook, PA 19344

PARCEL No.: 22-5-28.2

IMPROVEMENTS: residential proper-  
ty

PLAINTIFF: Resurgent Capital  
Services, LP

VS

DEFENDANT: **DAVID YEAWORTH**  
**and TUCKER YEAWORTH**

SALE ADDRESS: 172 Morgantown  
Road, Honeybrook, PA 19344

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

**SALE NO. 14-8-650**

**Writ of Execution No. 2012-03454**

**DEBT \$395,945.76**

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

BLR# 27-8-29

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Bank of New York as  
Trustee for the Certificateholders CWABS, Inc.  
Asset-Backed Certificates, Series 2005-3

VS

DEFENDANT: **ANTHONY A.**  
**AQUILANTE, JR.**

SALE ADDRESS: 720 Country Club  
Road, Phoenixville, PA 19460-2726

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

**SALE NO. 14-8-651**

**Writ of Execution No. 2013-05645**

**DEBT \$214,916.46**

ALL THAT CERTAIN lot or piece of  
land with the buildings & improvements thereon  
erected.

SITUATE in the Township of Pennsbury, County of Chester and Commonwealth of Pennsylvania bounded and described according to an as built plan of Village No. 4 "Pond's Edge" made by Brandywine Valley Engineers, Inc., Consulting Engineers & Land Surveyors, Aston, Pa, dated June 8, 1994 and recorded as Plan File No. 12539 as follows, to wit:-

TAX I.D. #: 64-3-386

PLAINTIFF: Green Tree Servicing

LLC

VS

DEFENDANT: **THOMAS F. CLINTON**

SALE ADDRESS: 417 West Village Lane, Chadds Ford, Pennsylvania 19317

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

**SALE NO. 14-8-652**

**Writ of Execution No. 2014-01627**

**DEBT \$229,511.83**

ALL THAT CERTAIN unit situate in the Township of Tredyffrin County of Chester and State of Pennsylvania, described in accordance with a title plan of Oak Knoll made by Henry S. Conrey Inc. Division of Chester Valley Engineers, Paoli, PA dated 8/3/1979 last revised 6/2/1980 and recorded at West Chester as Plan No. 3140.

BEING Building G Unit 56 as shown on the above plan.

TOGETHER with the free and common use, right, liberty and privilege of the roadways and parking areas as shown by the above plan as a means of ingress, egress and regress at all times hereafter forever.

TOGETHER with the free and common use, right, liberty and privilege of the remainder of the premises of Oak Knoll Associates Inc. of which this is a part, except for those portions of said remaining premises occupied by other units and their appurtenances attached thereto, as a means of ingress, egress and regress at all times hereafter forever.

BLR# 43-10K-256

BEING the same premises which Hugh Gallagher granted and conveyed unto William B. Sklaroff by Deed dated February 24, 2004 and recorded March 11, 2004 in Chester County Record Book 6088, Page 1531 for the consideration of \$265,000.00.

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

VS

DEFENDANT: **WILLIAM B.**

**SKLAROFF**

SALE ADDRESS: 56 Oak Knoll Drive, Berwyn, PA 19312

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

**SALE NO. 14-8-653**

**Writ of Execution No. 2013-06747**

**DEBT \$169,689.27**

ALL THAT CERTAIN brick messuage tenement and lot of land, situate in Third Ward of the Borough of Phoenixville, Chester County, State of PA, being the eastern one-half of Lot No. 134 on the John Jones plot of town lots which said plot is recorded in the Office of the Recorder of Deeds at West Chester, PA, in Deed Book M-11 Page 238, and which premises are known and designated as No. 345 First Avenue in said Borough of Phoenixville, and bounded and described as follows, to wit:

TAX I.D. #: 15-13-214

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **WILLIAM C. BEN-GEL**

SALE ADDRESS: 345 1st Avenue, Phoenixville, Pennsylvania 19460

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

**SALE NO. 14-8-655**

**Writ of Execution No. 2012-02657**

**DEBT \$470,850.59**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Tillie's Pond, prepared by Conver and Smith Engineering, Inc., dated 5-20-1998 and last revised 11-5-1999 and recorded as Plan No. 15552, as follows, to wit:

TAX I.D. #: 21-03-0005.060

PLAINTIFF: U.S. Bank, National Association, as Trustee for the Holders of the Bear Sterns ARM Trust, Mortgage Pass-Through Certificates, Series 2003-9

VS

DEFENDANT: **JEFFREY NALLY**  
SALE ADDRESS: 25 Highgate Circle, Spring City, Pennsylvania 19475

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

**SALE NO. 14-8-656**  
**Writ of Execution No. 2012-01028**  
**DEBT \$383,094.21**

PROPERTY situate in Township of Thornbury

TAX Parcel #66-3-178

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: JPMorgan Chase Bank, National Association  
 VS

DEFENDANT: **SHERRY L. KANUIKA and MICHAEL P. KANUIKA**

SALE ADDRESS: 133 Leadline Lane, West Chester, PA 19382

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

**SALE NO. 14-8-367**  
**Writ of Execution No. 2008-12971**  
**DEBT \$351,263.10**

PREMISES "A"

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Willistown, County of Chester, and State of Pennsylvania, bounded and described according to a map of property, of Joseph B. Ryan, made by M.R. and J.B. Yerkes, Civil Engineers, and Surveyors, Bryn Mawr, Pennsylvania, April 11, 1950 and revised as to this place June 17, 1984, as follows, to wit:

BEGINNING at a point set at the intersection of the middle line of Grubb Road and the middle line of Davis Road; thence extending along the middle line of Davis Road, south sixty-five degrees, forty-nine minutes west, four hundred twenty-one feet and four one hundredths feet to a point; thence leaving said road and extending north twenty-three degrees, forty-two minutes west, three hundred fifty-three feet and fifty-five one hundredths feet to a point in line of land now or late of George W. Robertson; thence extending partly along same, north sixty-six degrees eighteen minutes east, four hundred twenty-one feet and two one hundredths feet to a point, in the middle line of Grubb Road; thence extending along same, south twenty-three degrees, forty-two minutes east, three hundred fifty feet to the first mentioned point and place of beginning.

CONTAINING 3.400 acres.

PREMISES "B"

ALL THA CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and State of Pennsylvania, and described according to a map thereof made by

M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated April 11, 1950, as follows, to wit:

BEGINNING at a point in the title line in the bed of Grubb Road at the distance of three hundred fifty feet, measured on a bearing of north twenty-three degrees, forty-two minutes west, along said title line from its point of intersection with the title line in the bed of Davis Road, formerly known as Sugartown Road; thence extending (1) south sixty-six degrees eighteen minutes west, six hundred seventy-two and thirty-one hundredths feet to a point; thence (2) north twenty-four degrees, eleven minutes west, one hundred eight and forty-six one hundredths feet to a point; thence (3) south sixty-five degrees, forty-nine minutes west, one hundred seventy-four and seventy-three one hundredths feet to an iron pin; thence (4) north twenty-one degrees, thirty-one minutes west, forty-three and eighteen one hundredths feet to a point; thence (5) north sixty-six degrees, eighteen minutes east, eight hundred forty-six and forty-two hundredths feet to a point in the title line in the bed of Grubb Road, aforesaid; thence (6) in and along the title line in the bed of Grubb Road, south twenty-three degrees, forty-two minutes east, one hundred fifty feet to the first mentioned point or place of beginning.

CONTAINING two and four hundred eighty-nine one thousandths acres, more or less.

TITLE to said premises vested in David M. Dallas by Deed from the Bryn Mawr Trust Company, Executor of the Estate of John Dallas, Jr., deceased dated 1/5/06 and recorded on 1/12/06 in the Chester County Recorder of Deeds in Book 6737, Page 1938.

PLAINTIFF: Wells Fargo Bank, NA as Trustee under Pooling and Servicing Agreement dated as of July 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-FR3 Mortgage Pass-Through Certificates Series 2006-FR3

VS

DEFENDANT: **DAVID M. DALLAS**

SALE ADDRESS: 194 Grubb Road, Malvern, PA 19355

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

**SALE NO. 14-8-658**  
**Writ of Execution No. 2014-00649**  
**DEBT \$415,499.27**

PROPERTY situate in West Goshen Township, Chester County, Pennsylvania  
 BLR# 52-3-33.10

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **DONNA SWEENEY**  
and **MICHAEL AMBROSE**

SALE ADDRESS: 1017 Wiggins Way,  
West Chester, PA 19380-3302

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

**SALE NO. 14-8-639**

**Writ of Execution No. 2010-01480**

**DEBT \$361,036.84**

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

BLR# 50-2N-12

IMPROVEMENTS thereon: residential  
dwelling

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

DEFENDANT: **ROBIN SMITH and**  
**SHANNON SMITH**

SALE ADDRESS: 1441 Poorhouse  
Road, Downingtown, PA 19335-3641

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

**SALE NO. 14-8-660**

**Writ of Execution No. 2013-09650**

**DEBT \$94,627.04**

ALL THAT CERTAIN unit in the property known, named and identified in Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, PA, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by recording in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania, of the Declaration dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 272, a first Amendment thereto dated July 7, 1972 and recorded July 7, 1972, in Misc. Deed Book 198 Page 472, a second Amendment thereto dated July 16, 1973 and recorded July 16, 1973 in Misc. Deed Book 206 Page 852, and a third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 202, and a fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 Page 68., a Declaration Plan dated October of 1971, executed and acknowledged June 27, 1972 and recorded June 28, 1972 in Plan Book 43 Page

24, a first Amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 51 Page 1, and a second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 Page 24 and a Code of Regulations dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 306, a first Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 210, being and designated on such Declaration Plan an Unit No. 220, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall, time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) of .3402%.

BEING Parcel #53-06-1522.20L

BEING UPI #53-6-1522.20L

BLR# 53-6-1522.20L

BEING the same premises which  
Molly R. Matchica, unmarried, and Janet L. Matchica, unmarried, granted and conveyed unto Janet L. Matchica, unmarried, by Deed dated January 21, 1998 and recorded February 17, 1998 in Chester County Record Book 4302, Page 1055 for the consideration of \$1.00.

PLAINTIFF: Federal National  
Mortgage Association

VS

DEFENDANT: **JANET L. MATCHI-**  
**CA**

SALE ADDRESS: 1450 West Chester  
Pike aka 220 Summit House, West Chester, PA  
19382

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

**SALE NO. 14-8-661**

**Writ of Execution No. 2012-10598**

**DEBT \$123,880.96**

PROPERTY situate in the Chester  
County, Pennsylvania

BLR# 8-5-83

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: JPMorgan Chase Bank,  
N.A. s/b/m Chase Home Finance, LLC  
VS

DEFENDANT: **STANLEY R. PIT-**  
**NER and GIZELLA H. PITNER**

SALE ADDRESS: 524 West 1st  
Avenue, Parkesburg, PA 19365-1206

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

**SALE NO. 14-8-662**  
**Writ of Execution No. 2014-00494**  
**DEBT \$381,362.11**

BY virtue of a Writ of Execution No. 14-00499

OWNER of property situate in the Township of New Garden, Chester County, Pennsylvania, being 127 Fernwood Drive, Avondale, Pennsylvania 19311.

UPI No. 60-4-73-18

IMPROVEMENTS: residential dwelling

JUDGMENT amount: \$381,362.11

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **EDWARD ANSKIS**

SALE ADDRESS: 127 Fernwood Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**SALE NO. 14-8-664**  
**Writ of Execution No. 2012-05399**  
**DEBT \$73,587.14**

ALL THAT CERTAIN lot or land, hereditaments and appurtenances situate in West Fallowfield Township, Chester County, Pennsylvania, designated as Parcel "A" of Naaman King lands according to a survey by Edgar Laub, Registered Surveyor, dated 6/22/1970, bounded and described as follows:

BEGINNING at a point in the center of traffic Route #10, the Limestone Road leading from Russellville to Cochranville, said point being the northeast corner of lands of Ronald J. Martens; thence by said R.J. Martens, south 86 degrees, 10 minutes, 20 seconds west (passing over an iron pin on the west side of Route #10) 250.25 feet to an iron pin; thence by Naaman King north 1 degree, 17 minutes west, 139.95 feet to an iron pin; thence by Parcel "B" north 88 degrees, 43 minutes east (passing over an iron pin on the west side of Route #10) 250 feet to the center of Route #10, the Limestone Road; thence by said road, south 1 degree, 17 minutes east, 128.81 feet to the point of beginning.

BEING the same premises which Robert P. Alferez and Young H. Han Alferez by Deed dated 6/22/2001 and recorded 7/12/2001 in Chester County in Record Book 5008 Page 1288 conveyed unto Robert P. Alferez, in fee.

AND the said Robert P. Alferez a/k/a Robert Phillip Alferez died on 10/17/2008 leaving

a will probated and registered at Chester County as Will No. 1508-1697, wherein he appointed Kathleen Alferez as Executrix, to whom Letters Testamentary were granted on 10/31/2008.

BEING UPI No. 44-7-66.7.

PLAINTIFF: Santander Bank, N.A.  
 VS

DEFENDANT: **ESTATE of ROBERT PHILIP ALFEREZ, deceased, a/k/a ROBERT P. ALFEREZ, deceased, KATHLEEN ALFEREZ, as EXECUTRIX of the ESTATE of ROBERT PHILIP ALFEREZ, deceased, a/k/a ROBERT P. ALFEREZ, deceased, and KATHLEEN ALFEREZ, as BENEFICIARY under the LAST WILL and TESTAMENT of ROBERT PHILIP ALFEREZ, deceased, a/k/a ROBERT P. ALFEREZ, deceased**

SALE ADDRESS: 3048 Limestone Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC, 610-532-4222**

**SALE NO. 14-8-668**  
**Writ of Execution No. 2013-10933**  
**DEBT \$908,384.26**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Kennett, Chester County, Pennsylvania, described according to final subdivision plan, Phase I of "Cross Creek", made by Regester Associates, Inc., Kennett Square, Pennsylvania, dated October 3, 1988 and recorded at West Chester as Plan No. 8813-8814, as follows:

TAX I.D. #: 62-5-67.57

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2004-CC c/o Wells Fargo Bank, N.A.,

VS

DEFENDANT: **MARIA L. KENNY and PETER DONOVAN KENNY**

SALE ADDRESS: 114 Montana Drive, Chadds Ford, Pennsylvania 19317-9283

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

**SALE NO. 14-8-669**  
**Writ of Execution No. 2014-01592**  
**DEBT \$662,376.11**

PROPERTY situate in 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, LLP, 215-563-7000**

**SALE NO. 14-8-670**

**Writ of Execution No. 2010-11153**

**DEBT \$73,839.14**

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, and bounded and described according to a survey thereof made by Conroy-Wright Reg. Engineers, Paoli, PA, on September 1949, as follows, to wit:

TAX I.D. #: 42-4-126

PLAINTIFF: Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A.

VS

DEFENDANT: **MARIE M. LEASA, STEPHEN K. LEASA and PAULA G. WARREN, ADMINISTRATRIX of the ESTATE of W. KENNETH LEASA, DECEASED MORTGAGOR**

SALE ADDRESS: 54 Conestoga Road, Malvern, Pennsylvania 19355

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

**SALE NO. 14-8-671**

**Writ of Execution No. 2012-04543**

**DEBT \$189,089.18**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, as follows:

KNOWN named and identified in the Declaration Plan referred to below as Goshen Valley Condominium III, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium

Act, by Recording in the Office of the Recording of Deeds, in and for the County of Chester, Pennsylvania of the Declaration dated 12/7/84, and recorded 12/7/84, in Misc. Deed Book 663 Page 352 and a Declaration Plan dated 12/7/84, and recorded 12/7/84, and recorded 12/7/84, in Misc. Deed Book 663 Page 352 and a First Amendment thereto recorded in Misc. Deed Book 669 Page 29, a First Supplementary Declaration of Condominium in Record Book 257 Page 178 and a Second Supplementary Declaration of Condominium as in Record Book 656 Page 183 and a Declaration Plan dated 12-7-1984 and recorded 12-7-1984 in Misc. Deed Book 663 Page 353 being and designated on such Declaration Plan as Unit No. 2924 as more fully described in such Declaration Plan and Declaration, as the same have been or shall time to time hereafter, be amended together with an initial proportionate undivided interest in the common elements (as defined in such Declaration) as set forth in said Declaration and amendment thereto.

IMPROVEMENTS: Condominium Unit

TAX Parcel No. 53-6-736

PLAINTIFF: VOLT Participation Trust 2001-NPL2

VS

DEFENDANT: **AMY D. CURRIE**  
SALE ADDRESS: 2924 Eagle Road, West Chester, PA 19382

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

**SALE NO. 14-8-672**

**Writ of Execution No. 2012-07418**

**DEBT \$440,894.91**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, and described according to a plan of property of Westtown Development Company, Inc., known as Penn-Wood South, Section B, said plan made by G.D. Houtman and Son, Civil Engineers, dated November 21, 1962 and last revised December 10, 1963, said plan being recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania, on December 21, 1962, in Plan Book No. 14, Page 42, as follows, to-wit:

TAX I.D. #: 67-2Q-3

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWMB, Inc., CHL

Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates, Series, 2004-25

VS

DEFENDANT: **DANIEL GABALDON**, known surviving **HEIR** of **FERNANDO GABALDON**, **DECEASED MORTGAGOR** and **REAL OWNER** and **ALL UNKNOWN SURVIVING HEIRS** of **FERNANDO GABALDON**, **DECEASED MORTGAGOR** and **REAL OWNER**

SALE ADDRESS: 1410 Wren Lane, West Chester, Pennsylvania 19382

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

**SALE NO. 14-8-673**

**Writ of Execution No. 2012-05457**

**DEBT \$89,906.06**

PROPERTY situate in the Borough of Phoenixville, 1st Ward, Chester County, Pennsylvania

BLR# 15-9-229

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA d/b/a Americas Servicing Company

VS

DEFENDANT: **CHRIS HIPWELL**

SALE ADDRESS: 167 Prospect Street, Phoenixville, PA 19460-3437

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

**SALE NO. 14-8-674**

**Writ of Execution No. 2014-00890**

**DEBT \$231,810.84**

TRACT NO. 1

ALL THAT CERTAIN lot, hereditaments and appurtenances, situate in the Township of West Nantmeal, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner thereof, a point in the State Highway leading from St. Marks Church to Elverson, said point located 22 feet southward from a point on line between lands of the said Eli M. Kauffman and A.L. Shingle, measured along in said road; thence extending by land retained by Eli M. Kauffman, along the south side of a private driveway over premises of Eli M. Kauffman, north 79 degrees 8 minutes east 250 feet to an iron pin; thence by land of the same, south 3 degrees 5 minutes east 110 feet to an iron pin; thence by the same, south 79

degrees 8 minutes west 250 feet to a point in the aforesaid highway, having crossed an iron pin set at the east side thereof; thence along in said Highway, north 3 degrees 5 minutes west 110 feet to the place of beginning.

CONTAINING 0.62 of an acre

TRACT NO. 2

ALL THOSE TWO CERTAIN tracts of land, hereditaments and appurtenances, adjoining lands of the grantees, in the Township of West Nantmeal, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1 – BEGINNING at the northwest corner of the other land of the said Joseph Stauffer, a point in the public road leading from St. Marks Church to Elverson; thence extending along in said road, north 3 degrees 5 minutes west 22 feet to a point in the road, on the line of land now or late of A.L. Shingle; thence extending by said land, crossing a marble stone east of the road, north 67 degrees 55 minutes east 258.6 feet to an iron pin; thence by land retained by said grantors, south 3 degrees 5 minutes east 78.6 feet to a stake, a corner of other land of said Joseph Stauffer and wife; thence extending by said land south 79 degrees 8 minutes west 250 feet to the place of beginning.

CONTAINING 0.28 of an acre.

UNDER AND SUBJECT to a right-of-way for a driveway across the above-described premises for the use of Eli M. Kauffman, his heirs and assigns.

TRACT NO. II – BEGINNING at the southwest corner of land of said Joseph Stauffer and wife, a point in the public road leading from St. Marks Church to Elverson; thence extending by said land of the grantees, north 79 degrees 8 minutes east 250 feet to an iron pin; thence by land retained by said Eli M. Kauffman, south 3 degrees east 30 feet to an iron pin; thence by the same, south 79 degrees 6 minutes west 250 feet to a point in the aforesaid road; thence along in said road, north 3 degrees 5 minutes west 30 feet to the place of beginning.

CONTAINING 0.17 of an acre.

THE improvements thereon being commonly known as 810 Chestnut Tree Road, Elverson, PA 19520

BEING the same premises which Donald Renninger, husband, by Deed dated August 29, 2002 and recorded on October 8, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5412 Page 2062, granted and conveyed unto Dawn Renninger and Donald Renninger, husband and wife, as tenants

by the entirety, in fee.

PARCEL No. 23-4-17.1

PLAINTIFF: Ocwen Loan Servicing,

LLC

VS

DEFENDANT: **DAWN REN-  
NINGER and DONALD RENNINGER**

SALE ADDRESS: 810 Chestnut Tree  
Road, Elverson, PA 19520

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

**SALE NO. 14-8-675**

**Writ of Execution No. 2012-10426**

**DEBT \$205,889.64**

PROPERTY situate in Township of  
Westtown

TAX Parcel #67-4C-199

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: U.S. Bank Trust National  
Association, as Trustee of the Hop Trust 2013-1

VS

DEFENDANT: **ANTHONY C. NASH  
and SHARI L. NASH-TURNS a/k/a SHARI L.  
TURNS**

SALE ADDRESS: 1552 South  
Coventry Lane, West Chester, PA 19382

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

**SALE NO. 14-8-676**

**Writ of Execution No. 2013-10932**

**DEBT \$222,055.30**

PROPERTY situate in Township of  
East Pikeland

TAX Parcel #26-3J-43

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Ocwen Loan Servicing,  
LLC

VS

DEFENDANT: **KATHRYN A. FUL-  
MER**

SALE ADDRESS: 1601 Diane Circle,  
Phoenixville, PA 19460

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

**SALE NO. 14-8-677**

**Writ of Execution No. 2012-09801**

**DEBT \$206,083.93**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of East Coventry,  
County of Chester and Commonwealth of  
Pennsylvania, bounded and described according to  
a Final Plan of "Coventry Glen", prepared by  
Gilmore & Associates, Inc., Consulting Engineers  
and Land Surveyors, dated 8/30/2000, last revised  
9/6/06 and recorded in Chester County as Plan No.  
17957 as follows, to wit:

TAX I.D. #: 18-01-0442

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **VICTOR E.  
PARZIALE**

SALE ADDRESS: 157 South Savanna  
Drive, Pottstown, Pennsylvania 19465

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

**SALE NO. 14-8-679**

**Writ of Execution No. 2012-06870**

**DEBT \$3,524.61**

ALL THAT CERTAIN tract of land, sit-  
uate in East Marlborough Township, Chester  
County, Pennsylvania, bounded as described more  
particularly according to a Subdivision Plan for  
Orchard Valley, made by George E. Register, Jr.  
and Sons, Inc., Registered Surveyors, dated  
6/4/1985 and last revised on 5/23/1986 and record-  
ed as Plan No. 6466, in conjunction with an as  
built plan for Orchard Valley, made by David A.  
Plum, Inc., Registered Surveyor, dated 5/18/1987,  
as follows, to wit:

BEGINNING at a point, a common  
corner with Lot No. 35 said point of beginning  
being the northeast corner of Lot No. 35 as shown  
on said Plan, and the southeast corner of the about  
to be described lot; thence from said point of  
beginning and extending along said Lot No. 35  
south 62 degrees 50 minutes 0 seconds west, 40  
feet to a point in line of a common area of Orchard  
Valley; thence extending along said common area  
of Orchard Valley the 7 following courses and dis-  
tances: (1) north 27 degrees 10 minutes 0 seconds  
west, 11 feet; (2) north 62 degrees 50 minutes 0  
seconds east, 4 feet; (3) north 27 degrees 10 min-  
utes 0 seconds west, 13 feet; (4) north 62 degrees  
50 minutes 0 seconds east, 22 feet; (5) south 27  
degrees 10 minutes 0 seconds, 4 feet; (6) north 62  
degrees 50 minutes 0 seconds east, 14 feet; and (7)  
south 27 degrees 10 minutes 0 seconds east, 20

feet to the first mentioned point and place of beginning.

BEING Lot No. 36 on said Plan.

BEING known as: 36 Orchard Avenue, Kennett Square, East Marlborough Township, Chester County, PA 19348

BEING UPI No. 61-6Q-135

BEING the same premises which Christopher E. Pfeifer by Deed dated 9/29/2005 and recorded 10/13/2005 in Chester County in Record Book 6651 Page 675 conveyed unto Kersten Leahan, in fee.

RESIDENTIAL dwelling

PLAINTIFF: Orchard Valley Homeowners Association

VS

DEFENDANT: **KERSTEN KNECHT a/k/a KERSTEN LEAHAN**

SALE ADDRESS: 36 Orchard Avenue, Kennett Square, East Marlborough Township, Chester County, PA 19348

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

**SALE NO. 14-8-680**

**Writ of Execution No. 2013-02215**

**DEBT \$6,776,808.83**

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in the Township of Penn, Chester County, Pennsylvania, bounded and described according to a Sketch Plan of Record, of property owned by Arie D. Vanderkraats made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, Pennsylvania, dated September 4, 1979 and last revised January 28, 1983, as follows, to wit:

BEGINNING at a point in the bed of a public road known as U.S. Route #1, a corner of Parcel B as shown on said Plan; thence extending through the bed of said road the three following courses and distances: (1) south 71 degrees 25 minutes 3 seconds east, 171.24 feet to a point; (2) south 69 degrees 36 minutes 15 seconds east, 250.89 feet to a point and (3) south 65 degrees 24 minutes 12 seconds east, 236.56 feet to a point a corner of Parcel "E", thence leaving the bed of said road and extending along Parcel "E", south 14 degrees 35 minutes 48 seconds west, 443.38 feet to an iron pin in the line of lands now or late of Lawrence A. Waltman; thence extending along lands of the same three following courses and distances: (1) south 88 degrees 35 minutes 40 seconds west, 341.93 feet to an iron pin; (2) north 73 degrees 20 minutes 10 seconds west, 112.11 feet to

an iron pin; (3) north 76 degrees 41 minutes west, 80.56 feet to an iron pin set at a corner of lands now or late of Jennersville Church of the Brethren; thence along the same north 4 degrees 17 minutes 5 seconds west, 326.02 feet to an iron pin set at a corner of lands now or late of Norman R. Looney; thence along the same south 73 degrees 10 minutes 32 seconds east, 93.79 feet to a point set at a corner of Parcel "B"; thence extending along the same the two following courses and distances: (1) south 73 degrees 10 minutes 32 seconds east, 62.26 feet to an iron pin set at a corner; and (2) north 4 degrees 17 minutes 5 seconds west, 326.03 feet to the first mentioned point and place of beginning.

BEING Parcel "A" and "C" as shown on said Plan.

BEING UPI #: 58-4-59.1

BEING the same lands and premises conveyed unto Jenner's Commons, LLC, a Pennsylvania limited liability company by Deed of Curtis A. Mason, Sr. and Richard A. Mason dated June 22, 2004 and recorded on June 24, 2004 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6199, Page 2373.

PLAINTIFF: Manufacturers and Traders Trust Company

VS

DEFENDANT: **JENNER'S COMMONS, LLC**

SALE ADDRESS: 390 Vineyard Way, f/k/a 2139 Old Baltimore Pike, West Grove, Penn Township, Chester County, PA 19390

PLAINTIFF ATTORNEY: **CHRISTOPHER J. LAMB, ESQ., 610-640-7800**

**SALE NO. 14-8-681**

**Writ of Execution No. 2014-00756**

**DEBT \$411,207.35**

PROPERTY situate in the Willistown Township, Chester County, Pennsylvania

BLR# 54-03-0248

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MICHAEL M. ROSATO and ANN V. ROSATO**

SALE ADDRESS: 10 Creek Road, Malvern, PA 19355-2904

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

**SALE NO. 14-8-682**  
**Writ of Execution No. 2012-10283**  
**DEBT \$184,685.28**

PROPERTY situate in Caln Township,  
Chester County, Pennsylvania  
BLR# 39-5E-77  
IMPROVEMENTS thereon: residential  
dwelling

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

VS

DEFENDANT: **STEPHON NORRIS,**  
**in his capacity as DEVISEE of THE ESTATE of**  
**STEVE A. NORRIS a/k/a STEVE ALAN NOR-**  
**RIS, SR. a/k/a STEVE A. NORRIS, SR.,**  
**AARON NORRIS, in his capacity as DEVISEE**  
**of THE ESTATE of STEVE A. NORRIS a/k/a**  
**STEVE ALAN NORRIS, SR. a/k/a STEVE A.**  
**NORRIS, SR., STEVE NORRIS, JR., in his**  
**capacity as DEVISEE of THE ESTATE of**  
**STEVE A. NORRIS a/k/a STEVE ALAN NOR-**  
**RIS, SR., a/k/a STEVE A. NORRIS, SR.,**  
**MARK L. NORRIS, in his capacity as EXECU-**  
**TOR and DEVISEE of THE ESTATE of**  
**STEVE A. NORRIS a/k/a STEVE ALAN NOR-**  
**RIS, SR. a/k/a STEVE A. NORRIS, SR.**

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

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

**SALE NO. 14-8-683**  
**Writ of Execution No. 2012-05157**  
**DEBT \$764,116.19**

ALL THOSE TWO CERTAIN lots or  
pieces of ground, situate in the Township of West  
Pikeland, County of Chester, Commonwealth of  
Pennsylvania, bounded and described according to  
a Plan of Property of Historic Yellow Springs  
made by Yerkes Associates, Inc., Surveyors, dated  
November 30, 1978 and last revised February 9,  
1979, as follows to wit:

PREMISES "A"

BEGINNING at a point on the title line  
in the bed of Art School Road, a point a corner of  
Lot #7 on said Plan; thence extending along the  
title line in the bed of Art School Road north 84  
degrees 16 minutes 00 seconds west 64.13 feet to  
a point a corner of Lot #5 on said Plan; thence  
leaving the said Art School Road and extending  
along the said Lot #5 north 04 degrees 53 minutes  
00 seconds east crossing two water pipes 295.92

feet to a point; thence extending south 85 degrees  
07 minutes 00 seconds east 64.13 feet to a point a  
corner of the said Lot #7; thence extending along  
Lot #7 south 04 degrees 53 minutes 00 seconds  
west recrossing the said water pipes and partly  
passing through the party wall between this prem-  
ises and the premises adjoining to the east 296.87  
feet to the first mentioned point and place of begin-  
ning.

BEING Lot #6 on said Plan.

PREMISES "B":

BEGINNING at a point on the title line  
in the bed of Art School Road, a point a corner of  
Lot #8 on said Plan; thence extending along the  
title line in the bed of Art School Road north 84  
degrees 16 minutes 00 west 75.01 feet to point a  
corner of Lot #6 on said Plan; thence leaving the  
said Art School Road and extending along the said  
Lot #6 north 04 degrees 53 minutes 00 seconds  
east partly passing through the party wall between  
the premises and the premises adjoining to the  
west and crossing two water pipes 296.87 feet to a  
point; thence extending south 85 degrees 07 min-  
utes 00 seconds east 75.00 feet to a point in line of  
the said Lot #8; thence extending along Lot #8  
south 04 degrees 53 minutes 00 seconds west  
recrossing the said water pipe 297.98 feet to the  
first mentioned point and place of beginning.

BEING Lot #7 on said Plan

CONTAINING 24,182.00 square feet,  
more or less

BLR No. 34-1-1.3

BEING the same premises that 1657  
Art School Road Associates, LLC, by Deed dated  
5/10/2007 and recorded 6/14/2007 in the County  
of Chester (in Book 7186 Page 2056) / (as  
Document No. 10762806) granted and conveyed  
unto Charles B. Orlando and Barbara L. Orlando,  
husband and wife, their heirs and assigns, in fee.

PLAINTIFF: REO Asset Acquisition,  
LLC

VS

DEFENDANT: **CHARLES B.**  
**ORLANDO and BARBARA L. ORLANDO**

SALE ADDRESS: 1657 Art School  
Road, Chester Springs, PA 19425

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

**SALE NO. 14-8-684**  
**Writ of Execution No. 2012-04164**  
**DEBT \$228,861.99**

PROPERTY situate in the Township of  
East Pikeland, Chester County, Pennsylvania  
BLR# 26-1J-20  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Bank of America, N.A.  
VS

DEFENDANT: **JOY P. HARRIS**  
**a/k/a JOY HARRIS and LARRY D. HARRIS**  
SALE ADDRESS: 431 Lee Avenue,  
Spring City, PA 19475-2510

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

**SALE NO. 14-8-685**  
**Writ of Execution No. 2013-05765**  
**DEBT \$81,231.50**

PROPERTY situate in Coatesville City,  
Chester County, Pennsylvania  
BLR# 16-3-1.65  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **LEIGH HAMMOND**  
SALE ADDRESS: 873 Merchant  
Street, Coatesville, PA 19320-3300  
PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-8-686**  
**Writ of Execution No. 2013-11278**  
**DEBT \$464,492.41**

PROPERTY situate in the Kennett  
Township, Chester County, Pennsylvania  
BLR# 62-4-711  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: U.S. Bank National  
Association, as Trustee for GSR Mortgage Loan  
Trust 2005-ar4  
VS

DEFENDANT: **DANIEL R. AMODEO**  
**EO and GLORIA E. AMODEO**

SALE ADDRESS: 104 Pin Oak Drive,  
Kennett Square, PA 19348-4105  
PLAINTIFF ATTORNEY: **PHELAN**  
**HALLINAN, LLP, 215-563-7000**

**SALE NO. 14-8-687**  
**Writ of Execution No. 2014-01654**  
**DEBT \$158,865.40**

PROPERTY situate in Caln Township,  
Chester County, Pennsylvania  
BLR# 39-4E-317  
IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **JAMES MOSS a/k/a**  
**JAMES F. MOSS and WENDI MOSS a/k/a**  
**WENDI M. MOSS**

SALE ADDRESS: 610 Morgan Drive  
East, a/k/a 610 E Morgan Dr, Coatesville, PA  
19320-2241

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

**SALE NO. 14-8-688**  
**Writ of Execution No. 2011-11424**  
**DEBT \$248,825.88**

PROPERTY situate in Uwchlan  
Township, Chester County, Pennsylvania  
BLR# 33-4P-76  
IMPROVEMENTS thereon: residential  
dwelling

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

DEFENDANT: **SCOTT J. DERHAM**  
**a/k/a SCOTT DERHAM and DONNA J. DER-**  
**HAM**

SALE ADDRESS: 456 Cheshire Drive,  
Downingtown, PA 19335-1752

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

**SALE NO. 14-8-689**  
**Writ of Execution No. 2014-00729**  
**DEBT \$56,213.15**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, situate in the City of Coatesville,  
Chester County, Pennsylvania, designated as 205  
W. Diamond Street, bounded and described as fol-  
lows, to wit:

BEGINNING at a point on the north  
line of Diamond Street, a corner of land now or  
late of Frank and Alexandria Olszesski, 71 feet  
westwardly from the west curb line of Church  
Street; thence measuring along the north line of  
Diamond Street westwardly 32 feet more or less to

land now or late of Joh Kuznierezuk and wife; thence by the same north 14 degrees, 04 minutes west, 52 feet, 9.5 inches to line of land now or late of Charles H. Ash; thence by the same, north 75 degrees 57 minutes east, 32 feet to a corner of land now or late of Isaac Braunstein, deceased; thence by the same and other land now or late of Frank and Alexandria Olszesski, south 14 degrees 04 minutes east, 52 feet, 9.5 inches to the place of beginning.

BEING the same premises which Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., by their Attorney in Fact, Lewis Arnold Carlson, by Indenture dated 04-04-02 and recorded 04-08-02 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 5249 Page 298, granted and conveyed unto Rosemary Wilds-Kuperstein.

KNOWN as: 205 W. Diamond Street, Coatesville, PA 19320

BEING UPI No. 16-4-70

Assessment: \$43,140.00

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **ROSEMARY**

**WILDS-KUPERSTEIN**

SALE ADDRESS: 205 W. Diamond Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, ESQ., 610-458-7500**

**SALE NO. 14-8-690**

**Writ of Execution No. 2011-08913**

**DEBT \$49,499.52**

ALL THOSE FOUR CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Whiteland Crest, in the Township of West Whiteland, County of Chester, State of Pennsylvania, on a certain plan of lots of Whiteland Crest recorded in Chester County in Plan Book 1 Page 246, bounded and described as follows, to wit:

TAX I.D. #: 41-5G-47

PLAINTIFF: First Niagara Bank, N.A.

VS

DEFENDANT: **ANTHONY**

**AQUILANTE, JR.**

SALE ADDRESS: 208 Hendricks Avenue, Exton, Pennsylvania 19341

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

**SALE NO. 14-8-691**

**Writ of Execution No. 2013-10236**

**DEBT \$147,739.08**

ALL THAT CERTAIN lot or tract of land situate on the southwesterly side of a proposed road (40 feet wide) leading from the Merlin Road (Route 15046) in East Pikeland Township, Chester County, Commonwealth of Pennsylvania, designated Lots Nos. 58 and 59 on Plan of Galicia Farm as laid out by Earl R. Ewing, Registered Surveyor, and bounded and described as a single tract, as follows to wit:

BEGINNING at an iron pipe in the southwesterly side of the aforesaid proposed road (40 feet wide) leading from the Merlin Road in a southeasterly direction, said point of beginning being 2231 feet in a southeasterly direction from a point in the aforesaid Merlin Road, and said point of beginning being also a corner of Lot No. 57 on the aforesaid Plan; thence along the southwesterly side of the aforesaid proposed road, south 45° 40' east 254.08 feet to an iron pipe to the Township Line (between East Pikeland Township and Charlestown Township) and in line of lands of the Tyrone Investment and Loan Company; thence along the aforesaid Township Line, South 42° 15' west 202.78 feet to an iron pipe in line of lands of Robinson; thence along said latter land, the two following courses and distances; north 47° 17' west 101.46 feet to an iron pipe and north 46°50' west 100.02 feet to an iron pipe, a corner of Lot No. 57; thence along said Lot No. 57, north 44° 20' east 209.17 feet to the southwesterly side of the aforesaid proposed road, the first mentioned point and place of beginning.

TAX ID / Parcel No. 26-4H-37

BEING the same premises which Jack A. Molvie and Janet R. Molvie, his wife by Deed dated October 10, 1964 and recorded October 14, 1964 in Chester County in Deed Book A 36 Page 631 conveyed unto Gerald F. Moore and Lois S. Moore, husband and wife, as tenants by the entireties, in fee.

BEING the same premises which Gerald F. Moore and Lois S. Moore, his wife by Deed dated September 26, 2008 and recorded October 9, 2008 in Chester County in Deed Book 7528, Page 413 conveyed unto Fleming Linton Farm, LLC, a Pennsylvania limited liability company, in fee.

PLAINTIFF: Manufacturers and Traders Trust Company

VS

DEFENDANT: **FLEMING LINTON FARM, LLC**

SALE ADDRESS: 46 Galicia Drive,  
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **RAMSAY  
M. WHITWORTH, ESQ., 410-385-5101**

**SALE NO. 14-8-692**  
**Writ of Execution No. 2013-10245**  
**DEBT \$644,618.86**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Bradford Woods, made by Bursich Associates, Inc., dated May 1, 2004, last revised July 28, 2005, and recorded as Plan File No. 17683, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Ericsson Drive, a corner of Lot No.18 on said Plan; thence, extending along Ericsson Drive, the two (2) following courses and distances: (1) north 71° 49' 02" west, 260.51 feet to a point of curve; and thence, (2) on the arc of a circle curving to the right, having a radius of 6.00 feet, the arc distance of 9.42 feet to a point on the easterly side of DeSantis Drive; thence, extending along DeSantis Drive, the two (2) following courses and distances: (1) north 18° 10' 58" east, 153.06 feet to a point of curve; and thence, (2) on the arc of a circle curving to the left, having a radius of 425.00 feet, the arc distance of 128.79 feet to a point, a corner of Lot No. 16; thence extending along Lot No. 16, south 77° 43' 12" east, 270.19 feet to a point, a corner of Lot No. 18, aforesaid; thence extending along Lot No. 18, south 18° 10' 58" west, 230.56 feet to the point and place of beginning.

BEING Lot No. 17 on said Plan.

TAX ID / Parcel No. UPI Number: 50-4-202

BEING part of the same premises which Star Gazers Village, Inc., a Pennsylvania Corporation, by Deed dated September 15, 2004, and recorded October 5, 2004, in Chester County in Record Book 6297, Page 1485, conveyed unto William Freas, in fee.

BEING part of the same premises which William Freas by Deed dated January 5, 2006, and recorded January 17, 2006, in Chester County in Record Book 6741, Page 375, conveyed unto StoneWright Bradford, LP, a Pennsylvania limited partnership, in fee.

BEING part of the same premises which StoneWright Bradford, LP by Deed dated March 27, 2008, and recorded April 15, 2008, in

Chester County in Record Book 7410, Page 571, conveyed unto Fleming Bradford Woods, LLC, a Pennsylvania Limited Liability Company, in fee.

PLAINTIFF: Manufacturers and Traders Trust Company

VS

DEFENDANT: **FLEMING BRADFORD WOODS, LLC**

SALE ADDRESS: 995 NW DeSantis Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RAMSAY  
M. WHITWORTH, ESQ., 410-385-5101**

**SALE NO. 14-8-693**  
**Writ of Execution No. 2013-10244**  
**DEBT \$644,618.86**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan of Bradford Woods, made by Bursich Associates, Inc., dated May 1, 2004, last revised July 28, 2005, and recorded as Plan File No. 17683, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of DeSantis Drive, a corner of Lot No. 15 on said Plan; thence, extending along DeSantis Drive, the three (3) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 375.00 feet, the arc distance of 113.63 feet to a point of tangent; thence, (2) south 18° 10' 58" west, 153.06 feet to a point of curve; and thence, (3) on the arc of a circle curving to the right, having a radius of 6.00 feet, the arc distance of 8.49 feet to a point on the northwesterly side of Ericsson Drive; thence, extending along Ericsson Drive, north 71° 49' 02" west, 257.89 feet to a point, a corner of Lot No. 13, thence extending along Lot No. 13, north 18° 10' 58" east, 172.22 feet to a point, a corner of Lot No. 15, aforesaid; thence, extending along Lot No. 15, south 78° 34' 10" east, 263.11 feet to a point and place of beginning.

BEING Lot No. 14 on said Plan.

TAX ID / Parcel No. UPI Number: 50-4-199

BEING part of the same premises which Star Gazers Village, Inc., a Pennsylvania Corporation, by Deed dated September 15, 2004, and recorded October 5, 2004, in Chester County in Record Book 6297, Page 1485, conveyed unto William Freas, in fee.

BEING part of the same premises which William Freas by Deed dated January 5,

2006, and recorded January 17, 2006, in Chester County in Record Book 6741, Page 375, conveyed unto StoneWright Bradford, LP, a Pennsylvania limited partnership, in fee.

BEING part of the same premises which StoneWright Bradford, LP by Deed dated April 15, 2008, and recorded April 30, 2008, in Chester County in Record Book 7422, Page 581, conveyed unto Fleming Bradford Woods, LLC, a Pennsylvania Limited Liability Company, in fee.

PLAINTIFF: Manufacturers and Traders Trust Company

VS

DEFENDANT: **FLEMING BRADFORD WOODS, LLC**

SALE ADDRESS: 996 NW DeSantis Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RAMSAY M. WHITWORTH, ESQ., 410-385-5101**