
NOTICES

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on October 21, 2016, effective October 21, 2016, for **TTS Consulting Inc.**, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Flying Locksmith
JON-MICHAEL WHITEMAN, Solicitor
Benetrends Financial
1180 Welsh Road, Suite 280
North Wales, PA 19454

DISSOLUTION NOTICE

NOTICE is hereby given that the Board of Directors of **BH Transitional Corporation**, a Pennsylvania non-profit corporation, with an address at 50 South First Avenue, Coatesville, Pennsylvania 19320, has approved a plan to voluntarily dissolve the corporation, and that the corporation is winding up its affairs under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE is hereby given that the Board of Directors of **BHS Transitional Corporation**, a Pennsylvania non-profit corporation, with an address at 50 South First Avenue, Coatesville, Pennsylvania 19320, has approved a plan to voluntarily dissolve the corporation, and that the corporation is winding up its affairs under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE is hereby given by **Lockwood Insurance, Inc.** a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of Pennsylvania.

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

BENNETT, Helen B., late of Malvern, PA. G. Elias Ganim, 34 Darby Road, Paoli, PA 19301, Executor. G. ELIAS GANIM, Esquire, 34 Darby Rd., Paoli, PA 19301, atty.

BOYLE, Catherine M., late of Borough of Phoenixville, Chester County, PA. Kelly T. Kenwood, 5005 Tomahawk Dr., Collegeville, PA 19426, Administratrix. CAROLINE J. PATTERSON, Esquire, Wade Goldstein Landau & Abruzzo P.C., 61 Cassatt Avenue, Berwyn, PA 19312, atty.

CHATTERTON, Richard, late of Kennett Square, Pennsylvania. Susan C. Ramsaur, 548 Ashland Ridge Road, Hockessin, DE 19707, Administratrix.

FITTS, Harriett Sargent a/k/a Harriet S. Fitts, late of Pennsbury Township, Chester County, Pa. Carolyn F. Bowman, care of JOSEPH A. BELLINGHIERI, Esq., 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esq., MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GAINES, SR., Frederick W. Late of Uwchlan Township. Kevin J. Ryan, Esq. 220 W. Gay Street, West Chester, PA 19380-2917, Personal Representative. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

GERSTENBERGER, Anna T., late of Borough of Phoenixville. Susanne H. Rockey, care of DAVID L. ALLEBACH, JR., Esquire, 1129 E. High St., P. O. Box 776, Pottstown, PA 19464-0776, Executrix. DAVID L. ALLEBACH, JR., Esquire, Yergey. Daylor. Allebach. Scheffey. Picardi, 1129 E. High St., P. O. Box 776, Pottstown, PA 19464-0776, atty.

HINES, Oscar F., late of City of Coatesville, Chester County, PA. Delores Hines, 175 South Hill Drive, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

LISTER, John Anthony, late of West Goshen Township, Chester County, PA. Robert Slutsky, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esq. Robert M. Slutsky Associates, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, atty.

RETALLICK, William B., late of Westtown Township, Chester County, PA. Martha Retallick care of SEAMUS M. LAVIN, Esq., 101 E. Evans St., Walnut Building-Ste. A, West Chester, PA 19380, Executrix. SEAMUS M. LAVIN, Esq., Wetzal Gagliardi Fetter & Lavin LLC, 101 E. Evans St., Walnut building – Ste. A., West Chester, PA 19380, atty.

VAN SCHAICK, David L., late of Palm Beach County, Florida. Brett W. Senior, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Administrator. BRETT W. SENIOR, Esq., Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

2nd Publication

BAFFA, Mary, a/k/a Mary E. Baffa, late of East Goshen Township, Chester County, PA. Theodore F. Baffa, Jr., care of JOHN R. LATOURETTE, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executor. JOHN R. LATOURETTE, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

CIARROCCHI, Edith Rita, late of Avondale. Henry J. Ciarrocchi, Jr., Executor.

DAY, SR., Robert Eugene, a/k/a Robert E. Day and Robert E. Day, Sr., late of Warwick Twp., PA. Robert E. Day, Jr., care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T2, Berwyn, PA 19312-1780, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T2, Berwyn, PA 19312-1780, atty.

DECKMAN, Lisa Margot, late of West Chester. Ingrid Deckman, 575 Woodside Ave, Berwyn, PA 19312. Administratrix.

HARRIS, Margaret R., late of West Chester. Elizabeth R. Vasquez, 2166 Locust St., Boothwyn, PA 19061, Executrix.

KENNEDY, SR., James C., late of South Coatesville Township,, PA. James C. Kennedy, Jr., care of DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, Executor. DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

MCELWEE, Mary D., late of Tredyffrin Township, PA. Brian G. McElwee care of DENNIS WOODY, Esq., 110 West Front Street, Media, PA 19063, Executor. DENNIS WOODY, Esq., Woody Law Offices, P.C., 110 West Front Street, Media, PA 19063, atty.

PEARSON, III, Charles L., late of West Bradford Township. Bruce W. Laverty, 701 East Lancaster Avenue, Ste. B, Downingtown, PA 19335, Executor. BRUCE W. LAVERTY, Esquire, Laverty Law Offices, 701 East Lancaster Avenue, Ste. B, Downingtown, PA 19335, atty.

RAMSEY, David P., late of West Goshen, Chester County, PA. Catherine Florence Maloney, care of NORMAN J. PINE, Esq., 104 S. Church St., West Chester, PA 19382, Executrix. NORMAN J. PINE, Esq., Pine and Pine Law Offices 104 S. Church St., West Chester, PA 19382, atty.

ROOS, Robert, late of Easttown, Chester County, PA. Murray S. Eckell, 300 W. State St., Ste. 300, Media, PA 19063, Administrator. GUY F. MATTHEWS, Esq. Eckell, Sparks, Levy, Auebach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

ROTEN, Doris H., a/k/a Doris Hanby Roten, late of Franklin Township. Sara E. Capinski, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Office of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

SEELEY, Joan M., late of Schuylkill Township. James T. Seeley, care of DENNIS C. REARDON, Esq., 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, Executor. DENNIS C. REARDON, Esq., Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

SHEPHERD, Janet S., late of Pennsbury Township. L. Peter Temple, 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.

SNYDER, Doris R., a/k/a Doris Snyder, late of Pottstown, East Coventry Twp. Suzanne S. Crossman, 255 Kulp Road, Pottstown, PA 19465, Executrix. LAURALEE F. DAMBRINK, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

WERTZ, Margaret C., late of Upper Uwchlan Township. James C. Wertz, 640 Little Conestoga Rd., Downingtown, PA 19335 and William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ZOLLINGER, Lois B., late of Willistown Township, Chester County, PA. Walter F. Zollinger, Jr., care of BRADFORD D. WAGNER, Esquire, 662 Main Street, Hellertown, PA 18055-1726, atty. Executor. BRADFORD D. WAGNER, Esquire, 662 Main Street, Hellertown, PA 18055-1726, atty.

3rd Publication

BENINTENDE, Joanna C., late of Kennett Township. John W. Benintende, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

BRUNGES, Elmer Lee, a/k/a Elmer L. Brunges, and Elmer Brunges, late of Elverson. Therese L. Money, Esquire, 109 East Evans Street, Suite A, West Chester, PA 19380, care of THERESE L. MONEY, ESQUIRE, Esquire, 109 East Evans Street, Suite A, West Chester, PA 19380, Administrator C.T.A.. THERESE L. MONEY, ESQUIRE, Esquire, Law Office Therese L. Money, LLC, 109 East Evans Street, Suite A, West Chester, PA 19380, atty.

CHRISTIANSSEN, Phyllis B., late of West Goshen. Eric Christiansen,, 209 Village Walk, Exton, PA 19341, Executor.

CROSSAN, Grace M., late of Franklin Township. Douglas E. Crossan, Jr., 287 Chesterville Road, Landenberg, PA 19350, Executor.

DESJARDINS, Mildred Louise, late of Tredyffrin Township, Chester County, PA. Frank Desjardins, III and Lisa Ann Cornell care of BAYARD H. GRAF, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, Executors. BAYARD H. GRAF, Esquire, Graf & Graf, P.C., 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

DIENNA, Florence A., late of Tredyffrin Township (Paoli) (Chester County). John B. Rossi, Jr., care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, atty.

FINEGAN, Agnes R., late of Borough of West Chester, Chester County, PA. Joanne F. Finegan, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, atty.

GREEN, Rebecca Jewel, a/k/a Rebecca J. Green, late of North Coventry Township. Jonathan J. Green, 204 Providence Forge, Royersford, PA 19468, Administrator. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

GREER, Mary M., late of New Garden Township, Chester County, PA. James W. Greer, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. CLARE MILLINER, Esquire, Brutscher Foley Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

HOFFMANN, William Ignatz, late of West Brandywine. Frieda J. Hoffmann, 1360 Freedom Blvd., West Brandywine, PA 19320, Executrix.

KEENAN, Stephen Terrence, late of Willistown Township, Malvern, Chester County, PA. Michael V. Keenan, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

KIEFER, Noelita M., late of Glen Mills, Chester Co., PA. Nancy B. Kiefer, 1089 Newark Road, Toughkenamon, PA 19374 and David E. Kiefer, 408 Sofield Lane, West Chester, PA 19380, Executors.

MASON, Betty J., late of Valley Township. Dorothy Wise, 1115 Francis Dr., Coatesville, PA 19320 and Ethel Backenstose, 518 Hodgson Circle, West Grove, PA 19390, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MORITZ, William Hugo, late of Chester County, West Whiteland Township. Hans Moritz, 12 B Douglas St., Waldwick, NJ 07463, Executor.

O'GRADY, Frances I., late of Schuylkill Township, Chester County, Pennsylvania. Mary O'Grady, care of WHITNEY PATIENCE O'REILLY, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executrix. WHITNEY PATIENCE O'REILLY, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

O'LEARY, Patricia, late of Phoenixville, PA. Colleen Cerasoli, P O Box 170, Kimberton, PA 19442, Executrix.

PIERCE, JR., Samuel W., late of West Chester, PA. Francis C. Miller, Esquire, 21 W. Washington St., Suite D, West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law, 21 W. Washington St., Suite D, West Chester, PA 19380, atty.

RAIMATO, SR. Mario M, late of Chester County. Mario Raimato Jr., 231 State Road, Avondale, PA 19311 and Lynn Commodari, 40 East Mill Station Drive, Newark, DE 19711, Administrators. MARIA D. FEENEY, Esquire, Maria D. Feeney Attorney at Law, 621 Millers Hill, Kennett Square, PA 19348, atty.

RAMBO, Robert F., late of West Caln Township, Chester County, PA. Janet M. Rambo, 1078 Lafayette Road, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

SHERWOOD, JR., Laurence Thomas, late of Kennett Township, Chester County, PA. David Allen Sherwood and Laurence Thomas Sherwood, III, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

STRAUB, Mary C., late of East Pikeland Township, Chester County, PA. Raymond R. Straub, III, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WADDY, Charles R., late of Pottstown, PA. Matthew C. Waddy and Kevin M. Waddy, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executors. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

WALSH, Gloria A., late of Phoenixville, PA. Mary J. Thomas, 141 Flinner Road, Prospect, PA 16052, Executrix. GEORGE P. KACHULIS, Esquire, Two PPG Place, Suite 400, Pittsburgh, PA 15222, atty.

FICTITIOUS NAME

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

Hunt and Gather, with its principal place of business at 228 Cherry Ln., Kennett Square, PA 19348. The application has been (or will be) filed on: October 31, 2016. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Maggie Price.

PHV Homes, LLC, with its principal place of business at 5 Great Valley Parkway, Suite 210, Malvern, PA 19355. The application has been (or will be) filed on: October 20, 2016. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Progressive Housing Ventures, LLC, 5 Great Valley Parkway, Suite 210, Malvern, PA 19355 UNRUH, TURNER, BURKE & FREES, P.C., Solicitors
P. O. Box 515
West Chester, PA 19381-0515

FOREIGN BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN that an Application for Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Authority pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, No. 177).

The name of the corporation is: **RJD Investment Holdings Inc.**

The State of incorporation is Delaware and the address of its registered office there is: 2711 Centerville Road, Suite 400, Wilmington, County of New Castle, Delaware 19808.

The address of the corporation's registered office in Pennsylvania is: The Commons at Lincoln Center, 100 John Robert Thomas Drive, Exton, County of Chester, Pennsylvania, 19341. ANDY P. BERGER, Esq.
Stevens & Lee
111 North Sixth Street
Reading, PA 19601

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2016-05517

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

BankUnited, N.A. Plaintiff vs. Dennis E. Bladen, Known Heir of Pearl I. Brown n/k/a Pearl I. Bladen and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming right, Title or Interest From or Pearl I. Brown n/k/a Pearl I. Bladen Under, Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming right, Title or Interest From or Under Pearl I. Brown n/k/a Pearl I. Bladen, Defendant(s), whose last known address is 121 Morris St., Avondale, PA 19311.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, BankUnited, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to NO. 2016-05517 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 121 Morris St., Avondale, PA 19311, whereupon your property would be sold by the Sheriff of Chester County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380, 610.429.1500. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. For Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400**

**NOTICE OF SHERIFF SALE OF REAL ESTATE PURSUANT TO Pa.R.C.P. No. 3129
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA**

CIVIL ACTION – LAW

NO.: 2014-00548-RC

WELLS FARGO BANK, N.A., Plaintiff,

vs.

Andre Figueroa; Tia M. Lawson, Defendants

TO: Andre Figueroa, Tia Lawson

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Chester County, Pennsylvania, and directed to the Sheriff of Chester County, there will be exposed to Public Sale at the Chester County Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, PA 19380 on January 19, 2017 at 11:00AM, prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The Location of your property to be sold is: 38a Montclair Avenue, Coatesville, PA 19320

The Judgment under or pursuant to which your property is being sold is docketed to: No. 2014-00548-RC

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Meredith H. Wooters, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

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

Sheriff Sale of Real Estate

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, announced on **Thursday, November 17, 2016** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on **Monday, December 19, 2016**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 16-11-748
Writ of Execution No. 2015-05740
DEBT \$358,414.58

ALL THAT CERTAIN and lot of land, situate in the Borough of Kennett Square, County of Chester and State of Pennsylvania, bounded and described according to a survey made by George Regester, Jr., Registered Surveyor, on 4/15/1952, as follows, to wit:

BEGINNING at a marble stone set on the west side of North Walnut Street at a corner of lands now or late of Barkley Goodwin and C. Stanley Chambers; thence along the westerly side of North Walnut Street, north 23 degrees 43 minutes wset 26.67 feet to an iron pin; thence leaving North Walnut Street and along the westerly side of a driveway leading to the Kennett Square Water Plant, by land now or late of C. Stanley Chambers, the next two courses and distances to wit: north 38

degrees 15 minutes west 212.1 feet to an iron pin; thence north 25 degrees 22 minutes west 93.8 feet to an iron pin over a culvert and in the west edge of said driveway; thence along land now or late of C. Stanley Chambers by line crossing and recrossing a small stream, south 34 degrees 21 minutes west 383.65 feet to an iron pin (one foot north of a flint stone), a corner of land now or late of John Watts et al; and Lillian Goodwin, crossing said stream, north 84 degrees 24 minutes east 232.51 feet to an iron pin a corner of land now or late of Barkley Goodwin aforesaid; thence along land now or late of Barkley Goodwin, north 83 degrees 45 minutes east, 168.29 feet to the first mentioned point and place of beginning.

BEING UPI #3-3-19.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5

VS

DEFENDANT: **THOMAS H. KUKODA and EILEEN S. KUKODA**

SALE ADDRESS: 156 N. Walnut Street, Kennett Square, PA 19348

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

SALE NO. 16-11-750
Writ of Execution No. 2015-03292
DEBT \$13,006.64

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

TAX Parcel No. 43-6L-61

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **MARK J. BARTOSH and JULIA C. BARTOSH**

SALE ADDRESS: 824 Caldwell Road, Wayne, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-751
Writ of Execution No. 2015-00544
DEBT \$91,159.41

PROPERTY situate in Valley Township
 TAX Parcel #38-02M-0058
 IMPROVEMENTS: a residential
 dwelling.

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

DEFENDANT: **THE UNKNOWN**
HEIRS OF DAVID L. COVERT DECEASED;
CAROLE RIVERA SOLELY IN HER CAPAC-
ITY AS HEIR OF DAVID L. COVERT
DECEASED; ESTHER KIRK SOLELY IN
HER CAPACITY AS HEIR OF DAVID L.
COVERT DECEASED; GLORIA HARRIS
SOLELY IN HER CAPACITY AS HEIR OF
DAVID L. COVERT DECEASED; JANET
FOWLKES SOLELY IN HER CAPACITY AS
HEIR OF DAVID L. COVERT DECEASED

SALE ADDRESS: 115 Irish Lane,
 Coatesville, PA 19320

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

SALE NO. 16-11-752
Writ of Execution No. 2014-04417
DEBT \$1,640.12

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

TAX Parcel No. 38-2M-31

PLAINTIFF: Township of Valley

VS

DEFENDANT: **FREDERICK C.**
BECKETT, JR.

SALE ADDRESS: 348 Harry Road,
 Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-753
Writ of Execution No. 2014-05953
DEBT \$1,628.10

ALL THAT CERTAIN piece or parcel
 of land, together with the buildings and improve-
 ments thereon erected and the appurtenances
 thereto, situate in East Fallowfield Township,

County of Chester, Commonwealth of
 Pennsylvania

TAX Parcel No. 47-4-554

PLAINTIFF: East Fallowfield
 Township

VS

DEFENDANT: **DWAIN SMITH and**
TRACIE SMITH

SALE ADDRESS: 103 Largo Way,
 Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-754
Writ of Execution No. 2015-08748
DEBT \$1,270.93

PROPERTY piece or parcel of land,
 together with the buildings and improvements
 thereon erected and the appurtenances thereto, sit-
 uate in East Fallowfield Township, County of
 Chester, Commonwealth of Pennsylvania

TAX Parcel No. 47-4-409

PLAINTIFF: East Fallowfield
 Township

VS

DEFENDANT: **JEROME E. HEN-**
DERSON

SALE ADDRESS: 71 N. Danbury
 Circle, Coatesville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-755
Writ of Execution No. 2014-07989
DEBT \$223,663.67

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

BLR# 28-2-58.8

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: Newlands Asset Holding
 Trust

VS

DEFENDANT: **JOSEPH SLON-**
AKER and STEPHANIE SLONAKER

SALE ADDRESS: 1095 Telegraph
 Road, Coatesville, PA 19320-1001

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

SALE NO. 16-11-756
Writ of Execution No. 2015-05523
DEBT \$313,417.07

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, State of PA, bounded and described according to an Overall Lot Line Revision Plan of Baily Station, made by D.L. Howell & Associates, dated 08/21/2002, last revised 07/28/2006 and recorded on 08/24/2006 as Plan No. 17922 as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of the cul-de-sac of Tynning Lane, said point being a corner of Lot No. 87E (as shown on said plan); thence from said point of beginning extending along said cul-de-sac on a line curving to the left having a radius of 60 feet an arc distance of 77.62 feet to a point, being a corner of Lot No. 89E; thence leaving said cul-de-sac extending along Lot No. 89E south 81 degrees 44 minutes 5 seconds west 100 feet to a point in line of Open Space, being a corner of Lot No. 89E; thence extending along said Open Space the four following courses and distances (1) north 0 degrees 21 minutes 12 seconds west 58.46 feet to a point; thence (2) north 20 degrees 26 minutes 36 seconds east 47.78 feet to a point, thence (3) north 37 degrees 53 minutes 25 seconds east 50.06 feet to a point; thence (4) north 60 degrees 10 minutes 48 seconds east 52.82 feet to a point on the center-line of a 20 feet wide utility easement, being a corner of Lot No. 87E; thence leaving said Open Space extending through said easement along Lot No. 87E, south 24 degrees 8 minutes 32 seconds east 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 88E on the above mentioned Plan.

TITLE to said premises vested in Christopher W. Hill and Victoria N. Hill, husband and wife by Deed from Christopher W. Hill and Victoria N. Campanese (now known as Victoria N. Hill) dated April 25, 2012 and recorded May 7, 2012 in the Chester County Recorder of Deeds in Book 8419, Page 2119.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **CHRISTOPHER W. HILL and VICTORIA N. HILL**

SALE ADDRESS: 3244 Tynning Lane, Downingtown, PA 19335

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

SALE NO. 16-11-757
Writ of Execution No. 2015-03184
DEBT \$286,996.52

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in City of Coatesville, Chester County Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Millview, made by G D Houtman & Son, Inc, Civil Engineers & Land Surveyors Media, PA 11/2/1998 last revised 11/8/2001, and recorded as Plan #16144, as follows, to wit:

BEGINNING at a point of curve on the easterly side of Mayfield Drive (50 feet wide) a corner of Lot #90 on said Plan, thence from said beginning point extending along said side of Mayfield Drive on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 58.34 feet to a point of reverse curve, thence extending northwardly along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 19.72 feet to a point, a corner of Lot #88, thence leaving said side of Mayfield Drive and extending along said Lot #88, north 76 degrees 55 minutes 00 seconds east, 163.03 feet to a point in line of Lot #66 thence extending along said Lot #66 and Lot #65 south 34 degrees 03 minutes 19 seconds east, 44.72 feet to a point a corner of aforesaid Lot #90, thence extending along said Lot #90 south 68 degrees 23 minutes 00 seconds west, 134.64 feet to a point to the first mentioned point and place of beginning.

BEING UPI Number 16-04-0369.0000
PARCEL No.: 16-04-0369.0000

BEING known as: 102 Mayfield Drive, Coatesville, PA 19320

BEING the same property conveyed to Lakeisha McClain, as sole owner who acquired title by virtue of a Deed from Austin T. Ngo and Ann L. Ngo, dated November 29, 2007, recorded January 29, 2008, at Deed Book 7355, Page 1138, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **LAKEISHA D.**

McCLAIN, aka LAKEISHA McCLAIN, aka L. McCLAIN

SALE ADDRESS: 102 Mayfield Drive, Coatesville, PA 19320

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

SALE NO. 16-11-759

Writ of Execution No. 2014-11700

DEBT \$302,503.69

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

BLR# 41-5H-4

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **JOSEPH R. PETERSON a/k/a JOSEPH RICHARD PETERSON and NICOLE S. PETERSON a/k/a NICOLE SMITH PETERSON**

SALE ADDRESS: 484 Michele Drive, West Chester, PA 19380-1306

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

SALE NO. 16-11-760

Writ of Execution No. 2015-07682

DEBT \$1,603.39

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

TAX Parcel No. 50-5A-75

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **KATHY E. HARRINGTON**

SALE ADDRESS: 1650 Farnham Lane, West Bradford, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-761

Writ of Execution No. 2015-06886

DEBT \$1,791.89

ALL THAT CERTAIN lot or piece of ground situated in the Township of West Bradford County of Chester and State of Pennsylvania

TAX Parcel No. 50-4-7.15

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **GERMAN HERRERA and MARIA V. HERRERA**

SALE ADDRESS: 2019 Milta Hill Road, Romansville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-764

Writ of Execution No. 2012-12485

DEBT \$222,178.12

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

BLR# 42-3M-74

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing LLC

VS

DEFENDANT: **TYNEEHA RIVERS**
SALE ADDRESS: 71 Markel Road, Malvern, PA 19355-1536

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

SALE NO. 16-11-765

Writ of Execution No. 2014-11779

DEBT \$256,467.93

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lower Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Hopewell Enterprises Section I, made by H2 Engineering Associates, Inc. dated 10/16/78 and last revised 3/5/79 and recroded in the Office of the Records of Deeds under Plan Number 2208 as follows as wit:

BEGINNING at a point on the north-easterly side of Lower Hopewell Road (T-312), said point being the northwest corner of this about

to be described lot and the southwest corner of Section II; thence from said beginning point and extending along Section II, the two following courses and distances: (1) north 62 degrees 10 minutes 29 seconds east, 455.00 feet, to a point, said point being on the southwesterly side of a 20 feet wide drainage easement: (2) south 27 degrees 49 minutes 31 seconds east, 200.00 feet to a point a corner of Lot 4; thence along the same south 62 degrees 10 minutes 29 seconds west, 455.00 feet to a point on the northeasterly side of said Lower Hopewell Road; thence along the same north 27 degrees 49 minutes 31 seconds west, 200.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.089 acres of land be the same more or less.

BEING Lot 5 as shown on said Plan.

BEING the same premises which John O. Hagy, Jr. and Hazel M. Hagy, his wife, by Deed dated 7/15/93 and recorded 8/4/93 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3600, Page 0857, granted and conveyed unto Craig Brian Ellis and Lisa Evans Ellis, their heirs and assigns, as tenants by the entireties in fee.

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

VS

DEFENDANT: **CRAIG BRIAN ELLIS and LISA EVAN ELLIS and UNITED STATES OF AMERICA**

SALE ADDRESS: 122 Lower Hopewell Road, Oxford, PA 19363

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

SALE NO. 16-11-766

Writ of Execution No. 2014-09235

DEBT \$580,280.18

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 a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC 200 Kelly Road, Quakertown, Pennsylvania, 18951 (215) 529-5300, dated 8-14-2002, last revised 5-20-2005, and recorded as Plan No. 17585, as follows, to wit:

BEGINNING at a point on the south-

westerly side of Porter Street, a corner of Lot 225 on said Plan, thence extending along said lot the three following courses and distances, (1) south 63 degrees 11 minutes 40 seconds west 50.67 feet to a point, and (2) north 26 degrees 48 minutes 20 seconds west 5.00 feet to a point, and (3) south 63 degrees 11 minutes 40 seconds west 47.42 feet to a point on the northeasterly side of Lane L, thence extending along same, north 26 degrees 48 minutes 20 seconds west 25.00 feet to a point of curve, thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the southeasterly side of Lane Q, thence extending along same, north 63 degrees 11 minutes 40 seconds east 73.09 feet to a point on the southwesterly side of Porter Street, thence extending along same, south 26 degrees 48 minutes 20 seconds east 55.00 feet to the first mentioned point and place of beginning.

BEING Lot 224 on said Plan.

TITLE to said Premises vested in Michael J. Blatt and Donna H. Blatt, husband and wife, as tenants by the entirety by Deed from Pulte Homes of PA, limited partnership, a Michigan Limited Partnership dated December, 22 2006 and recorded January 16, 2007 in the Chester County Recorder of Deeds in Book 7058, Page 2058.

PLAINTIFF: Bank of New York Mellon, f/k/a Bank of New York, as Trustee, in Trust for the registered holders of Alternative Loan Trust 2006-43CB, Mortgage Pass-Through Certificates, Series 2006-43CB

VS

DEFENDANT: **DONNA H. BLATT and MICHAEL J. BLATT**

SALE ADDRESS: 1210 Porter Street, Chester Springs, PA 19425

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

SALE NO. 16-11-767

Writ of Execution No. 2015-01662

DEBT \$237,309.39

ALL THAT CERTAIN lot or piece of ground, situate in West Brandywine Township, Chester County, PA, described according to a subdivision plan made by Lester R. Andres, P.E. for Wynne-wood Ponds.

BEGINNING at a point on the southerly line of Wynne-wood Drive (50 feet wide) said point being the total distance of 432.64 feet from

the westerly end of a 25 feet radius curve (37.57 feet long) connecting said Wynne-wood Drive with Baker Road (50 feet wide).

THENCE south 04 degrees 57 feet 18 inches west, 199.71 feet to a point, a corner;

THENCE north 85 degrees 02 feet 42 inches west, 150.25 feet to a point, a corner;

THENCE north 04 degrees 57 feet 18 inches east, 200.03 feet to a point, a corner;

THENCE 85 degrees 02 feet 42 inches east, 150.25 feet to the first mentioned point and place of beginning.

BEING Lot #4 on said Plan.

TITLE to said premises vested in Robert W. Robertson and Karen A. Robertson, husband and wife by Deed from Kimberwick, Inc., a PA Corp. by John W. Reid, president dated October, 13 1987 and recorded October 22, 1987 in the Chester County Recorder of Deeds in Book 942, Page 565.

PLAINTIFF: LNV Corporation
VS

DEFENDANT: **ROBERT W. ROBERTSON and KAREN A. ROBERTSON**

SALE ADDRESS: 106 Wynnewood Drive, Coatesville, PA 19320

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

SALE NO. 16-11-768
Writ of Execution No. 2014-11123
DEBT \$28,597.93

ALL THAT CERTAIN tract or piece of land, together with the buildings and improvements thereon erected, situate at 221 High Street in the Fourth Ward of the Borough of Phoenixville, Chester County, Pennsylvania

TAX Parcel No. 15-5-509

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **CRAIG ATKINS and ANDREW DUREN**

SALE ADDRESS: 221-223 High Street, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-769
Writ of Execution No. 2015-08864
DEBT \$579,091.47

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Pikeland Township, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Property of Samuel B. Acker by SWK, Ltd., Architects and Engineers Malvern, PA dated 10/1/1985 last revised 12/16/85 and recorded in Chester County Plan No. 6068 as follows, to wit:

BEGINNING at a point in the title line in the bed of Byers Road (L.R. 15142), a corner of Lot No. 1 on said Plan; thence extending from said beginning point and along said title line the (2) following courses and distances: (1) south 52 degrees 29 minutes 00 seconds west 155.22 feet to a point and (2) south 38 degrees 19 minutes 00 seconds west 240.30 feet to a point, a corner of lands now or formerly of Richard Funk; thence extending along the last mentioned lands the three following courses and distances: (1) north 51 degrees 41 minutes 00 seconds west 121.49 feet to a point; (2) north 6 degrees 17 minutes 30 seconds west 98.55 feet to a point and (3) north 84 degrees 58 minutes 50 seconds west 185.00 feet to a point a corner of other lands now or formerly of Samuel B. Acker; thence extending north 44 degrees 48 minutes 37 seconds east along the last mentioned lands 491.44 feet to a point, a corner of Lot No. 1 on said Plan; thence extending along the same the two following courses and distances: (1) south 37 degrees 31 minutes 00 seconds east 234.92 feet to a point and (2) south 63 degrees 34 minutes 00 seconds east 81.64 feet to the point of beginning.

BEING the same premises which Wayne Bridgens and Melanie Bridgens, by Deed dated 10/27/00 and recorded 11/21/00 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4855, Page 1865, and Instrument #0076391, granted and conveyed unto Justin Troy Neubert, in fee.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-32T1 Mortgage Pass-Through Certificates, Series 2005-32T1

VS
DEFENDANT: **JUSTIN TROY NEUBERT**

SALE ADDRESS: 642 Byers Road,
Chester Springs, PA 19425

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

SALE NO. 16-11-771

Writ of Execution No. 2014-05184

DEBT \$1,752.71

ALL THOSE CERTAIN lots of land,
hereditaments and appurtenances, situated, lying
and being in the Township of Valley., in the County
of Chester and State of Pennsylvania

TAX Parcel No. 38-5F-53

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JUAN ZURITA and**
ANGELA ZURITA

SALE ADDRESS: 1508 Valley Road,
Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-772

Writ of Execution No. 2015-06468

DEBT \$7,401.96

ALL THAT CERTAIN tract or piece of
farm land, together with the dwelling, barn and
other outbuildings erected thereon, formerly situ-
ate in the Township of Schuylkill, County of
Chester and State of Pennsylvania.

TAX Parcel No. 15-3A-13

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **WALTER**
SZCZEPANSKI

SALE ADDRESS: 1025 Black Rock
Road, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-776

Writ of Execution No. 2013-12051

DEBT \$1,747.94

ALL THAT CERTAIN lot of land des-
ignated as Lot No. 212 on a Plan of Lots called
"Lincoln Heights on the Lincoln Highway in the
Township of Valley, County of Chester and State
of Pennsylvania

TAX Parcel No. 38-5C-55

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ESTHER L. JOHN-**
SON and MARY ANNETTE COLLIER

SALE ADDRESS: 902 George Street,
Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-777

Writ of Execution No. 2015-03761

DEBT \$311,907.92

ALL THAT CERTAIN lot or piece of
ground situate in London Grove Township,
Chester County, Pennsylvania, bounded and
described according to a Plan of the Kent Farm,
drawn by Gladnick, Wright, Salameda, dated
8/3/99, and last revised 8/29/00, said Plan record-
ed in Chester County as Plan No. 9015698, as fol-
lows, to wit:

BEGINNING at a point on the south-
easterly side of Flintlock Circle (19 feet wide),
said point being a corner of Lot No. 12 on said
Plan; thence extending from said point of begin-
ning along Lot No. 12, south 63 degrees 05 min-
utes 41 seconds east 148.52 feet to a point in line
of Open Space; thence extending along said lands,
south 32 degrees 27 minutes 07 seconds west
195.00 feet to a point, a corner of Lot No. 14 on
said Plan; thence extending along same, north 38
degrees 24 minutes 47 seconds west 160.82 feet to
a point on the southeasterly side of Flintlock
Circle; thence extending along same the three fol-
lowing courses and distances, (1) northeastwardly
along the arc of a circle curving to the left having
a radius of 50.00 feet the arc distance of 14.40 feet
to a point of tangent, (2) north 35 degrees 05 min-
utes 03 seconds east 94.58 feet to a point of curve
and (3) northeastwardly along the arc of a circle
curving to the left having a radius of 50.00 feet the
arc distance of 19.71 feet to the first mentioned
point and place of beginning.

CONTAINING 23,896 square feet
(0.549 acres) of land.

BEING Lot No. 13 as shown on the
above mentioned Plan.

BEING the same premises which
Willow Creek, L.L.C., by deed dated 6/6/02 and
recorded 6/19/02 in the Office of the Recorder of
Deeds in and for the County of Chester, in Deed
Book 5309, Page 1354, and Instrument
#10097171, granted and conveyed unto David
Curtis and Keri Curtis, husband and wife, as ten-

ants by the entirety, unto the survivor of them, in fee.

PLAINTIFF: U.S. Bank National Association, as Trustee for the Certificateholders of CSFB Mortgage-Backed Pass-Through Certificates, Series 2004-AR3

VS

DEFENDANT: **DAVID CURTIS and KERI CURTIS**

SALE ADDRESS: 43 Flintlock Circle, West Grove, PA 19390

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

SALE NO. 16-11-778

Writ of Execution No. 2010-15664

DEBT \$163,052.40

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

BLR# 44-7-8

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Aurora Loan Services, LLC.

VS

DEFENDANT: **DENNIS L. LAUB, SR. a/k/a DENNIS L. LAUB and JUDY L. LAUB**

SALE ADDRESS: 5 King Road, aka Road #1 Homeville Road, Cochranville, PA 19330-1790

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

SALE NO. 16-11-779

Writ of Execution No. 2014-12150

DEBT \$195,950.81

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

BLR# 53-6-222

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **NEXHDET MAVRAJ**

SALE ADDRESS: 306 Valley Drive, West Chester, PA 19382-6407

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

SALE NO. 16-11-780

Writ of Execution No. 2014-09732

DEBT \$341,783.81

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

BLR# 34-4-38.29

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS8

VS

DEFENDANT: **KIM R. BECKER**
SALE ADDRESS: 49 Devyn Drive, Chester Springs, PA 19425-2221

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

SALE NO. 16-11-781

Writ of Execution No. 2009-08308

DEBT \$406,894.82

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, thereon, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Caswallen" Section "A" made for Goshen Wood Development Corp., made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated January 19, 1960 and last revised May 6, 1960 as follows, to wit:

TAX I.D. #: 52-02R-0026

PLAINTIFF: U.S. Bank National Association, as Trustee for the LXS 2006-10N

VS

DEFENDANT: **CHRISTINE HAGAN and GEORGE M. HAGAN**

SALE ADDRESS: 116 Caswallen Drive, West Chester, Pennsylvania 19380

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

SALE NO. 16-11-782
Writ of Execution No. 2014-11807
DEBT \$166,791.48

ALL THAT CERTAIN lot or piece of ground situate in West Brandywine Township, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land of Julia E. Reason of Reason Village dated 6/10/69 by Yerkes Engineering Company, consulting engineers, as follows, to wit:

TAX I.D. #:29-7-147.1

PLAINTIFF: LSF8 Master
Participation Trust

VS

DEFENDANT: **DAVID L. ALSTON,**
BONNIE S. ALSTON and ALSTON HEIRS
TRUST

SALE ADDRESS: 1 Reason Lane,
Coatesville, Pennsylvania 19320

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

SALE NO. 16-11-783
Writ of Execution No. 2010-14635
DEBT \$249,111.39

PREMISES "A"

ALL THOSE TWO CERTAIN adjoining frame dwelling houses and lots or pieces of ground, situate on the northerly side of High Street, in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described together according to a survey made by William J. Magarity on November 5, 1931, to wit: —

BEGINNING at a point on the northerly side of High Street, at the distance of 110.86 feet measured northeastwardly from an angle point opposite Main Street; thence continuing along the northerly side of High Street, at a distance of 10 feet parallel with the curb, north 64 degrees 30 minutes east, a distance of 22.24 feet to lands now or late of Herman Phillip; thence along said lands now or late of Herman Phillips north 23 degrees 00 minutes west, a distance of 116.50 feet to a corner of other lands now or late of Tessie Siegel; thence south 69 degrees 00 minutes west, a distance of 25.69 feet to other lands now or late of Tessie Siegel; thence still along the latter lands south 24 degrees 40 minutes east, a distance of 118.42 feet to the first mentioned point and place of beginning.

BEING known as 213-215 High Street.

TAX Parcel: ##15-5-511
PREMISES "B"

ALL THAT CERTAIN one-half of a double stone plastered house, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, R.S. on May 22, 1946, as follows, to wit: —

BEGINNING at a point on the northerly side of High Street (53.00 feet wide), opposite the extended division line between House Numbers 215 and 217 High Street; thence extending along the northerly side of High Street south 64 degrees 30 minutes west 15.48 feet to a point opposite the center line of House Numbers 217 and 219 High Street; thence through the division wall north 25 degrees 17 minutes west 40.62 feet to a point in the rear wall; thence on a line cutting through the center line of a twin outhouse, north 20 degrees 58 minutes west 77.65 feet to an iron pipe; thence along other lands of previous grantors, north 64 degrees 16 minutes east 9.64 feet to an iron pipe; thence along lands of House Number 215 High Street, running through the division wall between House Numbers 215 and 217 High Street, south 25 degrees 17 minutes east 118.05 feet to the first mentioned point and place of beginning.

BEING known as 217 High Street

TAX Parcel: ##15-5-512

PREMISES "C"

ALL THAT CERTAIN stone dwelling house and lot or piece of ground, situate on the northerly side of High Street, in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, No. 6815, under date of May 22, 1946, as follows, to wit: —

BEGINNING at a point on the northerly side of High Street laid out 53.00 feet wide), 15.48 feet westwardly of the division wall between Numbers 215 and 217 High Street; thence along the northerly side of High Street south 64 degrees 30 minutes west 16.52 feet to a point; thence along a wall of Number 221 High Street north 25 degrees 00 minutes west 52.91 feet to a point; thence along another wall north 64 degrees 00 minutes east 5.00 feet to a point; thence along a building and fence line the three following courses and distances viz: (1) north 25 degrees 00 minutes west 11.40 feet, (2) north 11 degrees 00 minutes west 4.12 feet; and (3) north 24 degrees 12 minutes west 48.74 feet to

a fence post; thence north 64 degrees 16 minutes east 14.67 feet to an iron pipe; thence on a line cutting through the center line of a twin outhouse south 20 degrees 58 minutes east 77.64 feet to the rear wall of the house; thence through the house south 25 degrees 17 minutes east 40.62 feet to the first mentioned point and place of beginning.

BEING known as 219 High Street.

PLAINTIFF: TD Bank, N.A.,
Successor by Merger to Commerce Bank, N.A.
VS

DEFENDANT: **ANDREW DUREN,
JR. and CRAIG ATKINS**

SALE ADDRESS: 213-219 High
Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **DUANE
MORRIS, LLP, 215-979-1000**

SALE NO. 16-11-784

Writ of Execution No. 2015-03233

DEBT \$123,981.11

ALL THE RIGHT, title, interest and claims of Earl Shaffer a/k/a Earl D. Shaffer and Jennifer M. Shaffer in and to the following described property:

ALL THAT CERTAIN parcel situate in the Township of Pennsylvania.

HET a dwelling k/a 101 Wedgewood Drive, Chadds Ford, PA 19317

BEING the same premises which Virginia P. Taylor, by her attorney in fact John E. T. Taylor, by Deed dated November 29, 2000 and recorded December 5, 2000 in the Office of the Recording of Deeds in and for the County of Chester, in Deed/Record Book 4861 Page 621, granted and conveyed unto Earl Shaffer a/k/a Earl D. Shaffer and Jennifer M. Shaffer, husband and wife.

UNIFORM Parcel Identifier Tax Parcel No. 64-05-0049.020.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **EARL SHAFFER
a/k/a EARL D. SHAFFER, III and JENNIFER
M. SHAFFER**

SALE ADDRESS: 101 Wedgewood Drive, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **BRETT A.
SOLOMON, ESQ., 412-566-1212**

SALE NO. 16-11-785

Writ of Execution No. 2015-03581

DEBT \$145,799.90

ALL THAT CERTAIN easterly half of a twin brick dwelling house located on the southerly side of and known as No. 212 West Bridge Street situate in Spring City Borough, County of Chester, Commonwealth of Pennsylvania together with lot or piece of land thereunto belonging upon which said dwelling house is situated and marked and known as (part of) Lot 12 on plan of lots of the Yost & Finkbiner Estate, bounded and described as follows:

BEGINNING at a point in the center line of West Bridge Street directly opposite the middle or division wall of said twin brick dwelling house; thence by a line passing through the center or middle of division wall south 11 degrees 40 minutes west and extending by lands formerly of Horace Miller, now of Harry H. Silver dividing the westerly half of said twin brick dwelling house from the hereby demised premises, two hundred feet to a point in the northerly margin of Plus Alley; thence on the northerly margin of said alley south 78 degrees 20 minutes east twenty two and one half feet to a corner of Lot 11 on said Plan of Lots; thence by said lot now or the property of John Willauer, etal north 11 degrees 40 minutes east two hundred feet to a point in center line of aforesaid West Bridge Street a corner of said Willauer's lot and the hereby demised premises; thence on center line of said West Bridge Street north 78 degrees 20 minutes west twenty two and one half feet to the place of beginning.

CONTAINING four thousand five hundred square feet of land, more or less.

BEING UPI #14-4-70

BEING the same premises which Karen Ostrom, by Deed dated 04/28/2006 and recorded 05/04/2006 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6832, Page 1250, Instrument No.10646636, granted and conveyed unto Bryon L. Hersh, Jr. and Naomi R. Brown, as tenants by the entirety.

PLAINTIFF: J.P. Morgan Chase Bank, National Association

VS

DEFENDANT: **BRYAN L. HERSH,
JR. and NAOMI R. BROWN**

SALE ADDRESS: 212 Bridge Street, Spring City, Pa. 19475

PLAINTIFF ATTORNEY: **SHAPIRO**

DeNARDO, 610-278-6800

SALE NO. 16-11-786
Writ of Execution No. 2016-03471
DEBT \$161,760.45

ALL THAT CERTAIN message and tract of land, situate in the Township of Elk, County of Chester and State of Pennsylvania, bounded and described in accordance with a survey made by Arthur Crowell, Registered Surveyor, dated March 1951, as follows, to wit:

BEGINNING in the middle of asphalt road leading from New London to Chrome, 199.40 feet north 15° 49' west from a large black rock on the south side of said road; thence leaving road by line of land of Seth L. Burt and Warren D. Johnson, south 5° 17' west, 121 feet and north 65° 23' east, 264 feet and north 9° 11' east, 142 feet to the middle of the aforementioned road; thence south 58° 59' east, 269.3 feet to the place of beginning.

SUBJECT to all restrictions, exceptions, reservations, stipulations, conditions, right of way and easements of record.

SUBJECT to rights of the public and other entitled thereto in and to the use of that portion of the premises within the bounds of Chrome Road (LR I 5007).

SUBJECT to right of way granted to Southern Pennsylvania Power Company as in Misc. Deed Book 59, Page 380; Misc. Deed Book 69, Page 543 and Misc. Deed Book 71, Page 260.

BEING known as 1031 Chrome Road, Oxford, PA 19363

BEING the same premises which John Paul Bowdle and Candida D. Bowdle, by Deed dated 12/1/2010 and recorded 12/20/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8078, Page 1114, granted and conveyed unto John Paul Bowdle.

PARCEL No.: 70-3-42

IMPROVEMENTS: residential property.

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

VS

DEFENDANT: **JOHN PAUL BOWDLE**

SALE ADDRESS: 1031 Chrome Road, Oxford, PA 19363

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

SALE NO. 16-11-787
Writ of Execution No. 2016-04538
DEBT \$168,525.05

PROPERTY situate in Township of East Pikeland

TAX Parcel #26-01-0048

IMPROVEMENTS: a residential dwelling.

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

VS

DEFENDANT: **ELAINE L. WEZEL**
SALE ADDRESS: 977 Spring City Road, Phoenixville, PA 19460

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

SALE NO. 16-11-788
Writ of Execution No. 2016-02580
DEBT \$202,050.12

ALL THAT CERTAIN message and tract of land, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees west 208.71 feet to an iron pin; thence along land formerly of Minnie N. Hayes, deceased, south 78 degrees east 208.71 feet to an iron pin; thence still along said land formerly of the said Minnie M. Hayes, deceased north 12 degrees east 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased north 78 degrees west 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; all that certain lot or tract of land, together with the buildings thereon erected, situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C.

Dunlap, south 78 degrees east 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, north 12 degrees east 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux north 78 degrees west 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, south 12 degrees west 80 feet to an iron pin, the point and place of beginning.

BEING the same premises which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entirety, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **JOSEPH W. STERN, JR. and ELLA D. STERN**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

SALE NO. 16-11-789

Writ of Execution No. 2016-03622

DEBT \$341,333.04

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

ALL THAT CERTAIN piece or parcel of land situate in Franklin Township, Chester County, Commonwealth of Pennsylvania, being Lot No. 13 Carriage Run, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of a 25 feet wide easement for ingress and egress for Lots 13 and 14, and in the line of said

Lot 14, which point is the following three courses and distances from the northerly end or a 25 feet radius junction curve forming the intersection of the southwesterly side of Carriage Run Road, at 50 feet wide, with the northwesterly side of Route #841, at a 50 feet wide: along the said southwesterly side of Carriage Run Road the following three courses and distances: (1) north 44 degrees, 56 minutes 27 seconds west, 78.72 feet to a point of curvature; thence (2) in a northwesterly direction along a curve to the left the radius of which is 150 feet an arc length of 109.47 feet to a point of tangency; thence (3) and partly along the said southerly side of a 25 feet wide easement for ingress and egress north 86 degrees, 45 minutes, 16 seconds west, 487.32 feet to a point: (1) running along the said line of Lot 14 south 4 degrees, 50 minutes, 50 seconds west, 307.32 feet to a point in the line of lands of John S. Frank and in the center line of a 50 feet wide Colonial Pine Line Easement; thence thereby (2) north 85 degrees, 9 minutes, 10 seconds west, 182.76 feet to a point in the line of Lot 12; thence thereby the following 2 courses and distances: (3) north 4 degrees, 50 minutes, 50 seconds east, 302.21 feet to a point on the aforesaid southerly side of a 25 feet wide easement for ingress and egress; thence thereby (4) south 86 degrees, 45 minutes, 16 seconds east, 182.83 feet to a point and place of beginning.

BEING UPI Number 72-04L-0017

PARCEL No.: 72-04L-0017

BEING known as: 126 Carriage Run Drive, Lincoln University, PA 19352

BEING the same property conveyed to Joseph L. Beitler, Jr. and Kristi D. Mizenko, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from Wachovia Bank, N.A., F/K/A First Union National Bank, a Florida Corporation, dated March 16, 2004, recorded April 8, 2004, at Official Records Volume 6115, Page 633, Chester County, Pennsylvania records.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **JOSEPH L. BEITLER, JR., aka JOSEPH BEITLER; KRISTI D. MIZENKO, aka KRISTI MIZENKO**

SALE ADDRESS: 126 Carriage Run Drive, Lincoln University, PA 19352

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

SALE NO. 16-11-790**Writ of Execution No. 2015-03665****DEBT \$210,767.84**

PROPERTY situate in the Elverson
Borough, Chester County, Pennsylvania

BLR# 13-5-8

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **GREGORY D.
PAPENHAUSEN a/k/a GREGORY PAPEN-
HAUSEN and ANDREA C. PAPENHAUSEN
a/k/a ANDREA PAPENHAUSEN**

SALE ADDRESS: 50 Stable Drive,
Elverson, PA 19520-9237

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

SALE NO. 16-11-791**Writ of Execution No. 2014-01256****DEBT \$485,552.99**

ALL THAT CERTAIN lot or piece of
ground situate in the Township of Westtown,
County of Chester, Commonwealth of
Pennsylvania, described according to Plan of
Property for N. Harlan Slack by G.D. Houtman
and Son, Civil Engineers, dated June 4, 1965.

BEGINNING at a point of curve on the
westerly side of Carroll Brown Way (50 feet wide)
the said point of curve being measured along an
arc of circle to the left of radius 25 feet on arc dis-
tance of 39.27 feet from a point of tangency on the
northerly side of Fox Place (50 feet wide); thence
from the said point of beginning and in a south-
easterly to southwesterly direction along an arc of
a circle to the right of radius 25 feet an arc distance
of 22.40 feet to a point; thence along lands to be
conveyed to N. Harlan Slack north 39 degrees 06
minutes 10 seconds west 459.46 feet to a point;
thence along a Park Area north 67 degrees 29 min-
utes 50 seconds east 193.45 feet to a point; thence
south 36 degrees 58 minutes 30 seconds east
259.17 feet to a point on the northwesterly side of
Carroll Brown Way; thence in a southwesterly to
southeasterly direction along an arc of a circle to
the left of radius 200 feet an arc distance of 212.58
feet to a point of tangency; thence south 18 degrees
7 minutes 10 seconds east 4.25 feet to the first
mentioned point of beginning.

BEING UPI No. 67-2-27.13

Containing 1.4 acres, more or less

Containing a Residential Dwelling and
related improvements.

PLAINTIFF: Jerome Sauls
VS

DEFENDANT: **WILLIAM J. SHE-
HWEN III and JAIME L. SHEHWEN**

SALE ADDRESS: 1409 Carroll Brown
Way, Westtown Township, West Chester, PA

PLAINTIFF ATTORNEY: **H. FIN-
TAN McHUGH, ESQ., 610-892-1865**

SALE NO. 16-11-792**Writ of Execution No. 2015-09774****DEBT \$45,189.00**

ALL THAT CERTAIN lot or piece of
ground with the buildings thereon erected situate
in East Coventry Township, County of Chester and
Commonwealth of Pennsylvania, being shown as
Lot No. 2 on Plan of Property of Markley L.
Conover, by Chester Valley Engineers, Inc., Civil
Engineers and Land Surveyors, Paoli, Pa. dated
3/29/57 and more fully bounded and described, as
follows, to wit:

BEGINNING at a point in the center-
line of the public road leading to Parkersford, said
public road being known as L.R. 15104 and some-
times called Wagners Mill Road, said point of
beginning being northeast along the title line in
said public road 508.52 feet of a point marking the
intersection of the centerline of said public road
with the centerline of another public road known
as Township Road No. 550; thence from said point
of beginning along the title line in Wagners Mill
Road north 42 degrees 00 minutes east 109 feet to
a point, a corner of Lot No. 1; thence along the
southwest line of Lot No. 1 south 48 degrees 00
minutes east 200 feet to a point in the line of lands
of Markley L. Conover; thence along the lands of
Markley Conover, of which this was a part south
42 degrees 00 minutes west 109 feet to a point, a
corner of Lot No. 3; thence along Lot No. 3 north
48 degrees 00 minutes west 200 feet to the point of
beginning.

BEING the same premises which
David S. Vondercrone and Michelle L.
Vondercrone, husband and wife, by their Indenture
bearing date the 15th of August, 1997 and record-
ed in the Office for the Recording of Deeds in and
for the County of Chester, at West Chester, Pa. in
Record Book 4266 Page 2166, granted and con-

veyed onto Manfred W. Galonska, in fee.

TAX Parcel: 18-5-139.4

PLAINTIFF: Berks Fire Water
Restorations, Inc.
VS

DEFENDANT: **MANFRED W.
GALONSKA**

SALE ADDRESS: 231 Bethel Church
Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **SMITH
LAW GROUP, LLC, 610-944-8406**

SALE NO. 16-11-793

Writ of Execution No. 2014-03749

DEBT \$250,024.88

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

ALL THAT CERTAIN message and
two continuous lots or pieces of land, situate on the
north side of Gay Street of Hannum Avenue, west
of New Street in the Borough of West Chester
aforesaid.

NO. 1 is bounded and described as fol-
lows, to wit – bounded eastward by a message
late of Thomas Ogdon, now or late belonging to
Ann Hickman and divided therefrom by a line
commencing at Gay Street or Hannum Avenue
aforesaid and passing from the front through the
middle of the partition wall between said mes-
sages at right angles with said street or avenue to
the distance of forty (40) feet northward; and from
thence turning westward parallel with New Street
about fifty-six feet northward; by a ten feet wide
alley running from and at right angles with said
New Street westward; by land now or late of
Sidney Hanthorn (now Lot No. 2) being also par-
allel with New Street aforesaid, and southward, by
Gay Street or Hannum Avenue aforesaid, nine-
teen feet and six inches in front on the last men-
tioned Street or Avenue and extending about feet in
depth along the said Hanthorn's line to the alley
aforesaid.

NO. 2 is bounded on the south of Gay
Street or Hannum Avenue aforesaid, on the east by
the above described premises, being Lot No. 1; on
the north by land now or late of John Keech, and
on the west by land late of Robert Foster, and now
or late of Seth Jackson, containing seven perches,
more or less.

BEING UPI Number 01-008-

0218.0000

PARCEL No.: 01-008-0218.0000

BEING known as: 311 Hannum
Avenue, West Chester, PA 19380

BEING the same property conveyed to
Victor Hernandez and Ada E. Hernandez who
acquired title by Virtue of a Deed from Victor
Hernandez, Executor of the Estate of Inez
Hernandez, deceased, dated March 25, 1992,
recorded March 27, 1992, at Deed Book 2869,
Page 333, Chester County, Pennsylvania records.

PLAINTIFF: Wells Fargo Financial
Pennsylvania, Inc.

VS

DEFENDANT: **VICTOR HERNAN-
DEZ and ADA E. HERNANDEZ**

SALE ADDRESS: 311 Hannum
Avenue, West Chester, PA 19380

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

SALE NO. 16-11-794

Writ of Execution No. 2014-11778

DEBT \$181,681.96

PROPERTY situate in Borough of
Downingtown

TAX Parcel #11-08-0220

IMPROVEMENTS: a residential
dwelling.

PLAINTIFF: Lakeview Loan
Servicing, LLC

VS

DEFENDANT: **RONALD J.
COGDILL and KATRINA M. HARLEY**

SALE ADDRESS: 329 Jefferson
Avenue, Downingtown, PA 19335

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

SALE NO. 16-11-795

Writ of Execution No. 2016-05291

DEBT \$126,063.20

ALL THAT CERTAIN lot of land situ-
ate in Borough of West Chester, Chester County,
Pennsylvania

TAX Parcel No.: 1-10-203

PLAINTIFF: Reverse Mortgage
Solutions, Inc.

VS

DEFENDANT: **CAROLANN HAR-
VEY and ROOSEVELT HARVEY**

SALE ADDRESS: 700 S Penn St, West
Chester, PA 19382

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

SALE NO. 16-11-796

Writ of Execution No. 2015-00480

DEBT \$148,811.17

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, described according to Plot Plan of M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated February 20, 1954 as follows, to wit:

BEGINNING at a point in the south-westerly side of Anderson Avenue (60 feet wide) being north 56 degrees, 40 minutes west 12.15 feet from the point of intersection of the southwesterly side of Anderson Avenue with the northwesterly side of Lane Avenue (50 feet wide); thence along a curve to the southwest, having a radius of 10 feet an arc distance of 17.64 feet to a point in the side of Lane Avenue; thence along the same south 44 degrees 24 minutes west 115.13 feet to an iron pin, a corner of Lot #78; thence along Lot #78 north 56 degrees 40 minutes west 94 feet to a point, a corner of Lot #81-A; thence along Lot #81-A, north 33 degrees 20 minutes east 124.90 feet to a point in the side of Anderson Avenue; thence along the same south 56 degrees 40 minutes east 106.28 feet to the place of beginning.

BEING UPI Number 15-013-0796.0000

PARCEL No.: 15-013-0796.0000

BEING known as:. 500 W Anderson Avenue, Phoenixville, PA 19460

LISA LONGO, by Deed from Thomas W. Dakota, dated August 18, 2005, recorded August 26, 2005 in the Chester County Clerk's/Registers Office in Deed Book 6599, Page 2395.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **LISA LONGO,
UNITED STATES OF AMERICA**

SALE ADDRESS: 500 W Anderson Avenue, Phoenixville, PA 19460

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

SALE NO. 16-11-799

Writ of Execution No. 2008-08440

DEBT \$3,778.43

ALL THAT CERTAIN unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa.
TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **LAWRENCE
ROBINSON-RAY and APRIL ROBINSON-
RAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-803

Writ of Execution No. 2015-03429

DEBT \$162,182.57

PROPERTY situate in the Chester County, Pennsylvania

BLR# 16-9-94.3B

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2

VS

DEFENDANT: **BELVA M. NUGENT**
SALE ADDRESS: 14 West 6th Avenue, Coatesville, PA 19320-2904

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

SALE NO. 16-11-804

Writ of Execution No. 2014-11675

DEBT \$292,529.30

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of

Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc., dated 12-12-2003 last revised 12-14-2004 and recorded as Plan File No. 17297, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Road B (Watch Hill Road) and a corner of Lot No. 80, thence extending along said side of Lot No. 80 south 18 degrees 31 minutes, 24 seconds east 100.50 feet to a point and corner of Lot No. 82, thence extending along said side of Lot No. 82 south 63 degrees 57 minutes, 29 seconds west 83.68 feet to a point on the easterly side of Road G (Portsmouth Lane), thence extending along said side of Road G (Portsmouth Lane) the following (2) courses and distances, (1) north 26 degrees 02 minutes, 31 seconds west 82.93 feet to a point of curve, (2) along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 41.19 feet to a point of curve on the southerly side of Road B (Watch Hill Road), thence extending along said side of Road B (Watch Hill Road) the following (2) courses and distances, (1) along the arc of a circle curving to the right having a radius of 675.00 feet the arc distance of 36.60 feet to a point of tangent, (2) north 71 degrees 28 minutes, 36 seconds east 33.80 feet to the first mentioned point and place of beginning.

CONTAINING 9,392 square feet more or less.

BEING the same premises which Rouse/Chamberlin, Ltd, a Pennsylvania Limited Partnership, by Deed dated 09/12/2006 and recorded 09/18/2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6955, Page 1272, granted and conveyed unto Angelique Horan Gordon and Stephen B. Gordon.

BEING known as: 122 Watch Hill Road, East Fallowfield, PA 19320

PARCEL No.: 47-5-210

IMPROVEMENTS: Residential property.

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

VS

DEFENDANT: **ANGELIQUE HORAN GORDON and STEPHEN B. GORDON**

SALE ADDRESS: 122 Watch Hill Road, East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **POWERS,**

KIRN & ASSOCIATES, LLC, 215-942-2090
SALE NO. 16-11-805
Writ of Execution No. 2016-00397
DEBT \$159,640.32

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate at #333 South Main Street, in the First Ward of the Borough of Spring City County of Chester and State of Pennsylvania, more fully bounded and described in accordance with a survey prepared by Earl R. Ewing, registered surveyor, as follows, to wit:

TAX I.D. #: 14-07-0112

PLAINTIFF: Residential Credit Solutions, Inc.

VS

DEFENDANT: **SHARAY S. CORBITT**

SALE ADDRESS: 333 South Main Street, Spring City, Pennsylvania 19475

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

SALE NO. 16-11-806
Writ of Execution No. 2016-04083
DEBT \$822,053.28

PREMISES "A": Tax Parcel No. 43-10K-138 northerly side of Lancaster Avenue (Route 30)

PREMISES "B": Tax Parcel No. 43-10K-139 northerly side of Lancaster Avenue (Route 30)

TREDYFFRIN TOWNSHIP

PLAINTIFF: Walnut Street 2014-1 Issuer, LLC

VS

DEFENDANT: **MOSER COURT ASSOCIATES, L.P. By and through its Servicer, the Bancorp Bank**

SALE ADDRESS: 1171-1175 Lancaster Avenue, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **DAVID M. GILES, ESQ., 215-241-8888**

SALE NO. 16-11-807**Writ of Execution No. 2016-03337****DEBT \$592,041.64**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Nantmeal, County of Chester and State of Pennsylvania

PLAINTIFF: USROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee

VS

DEFENDANT: **JOHN R. YERKES and HOLLY S. YERKES**

SALE ADDRESS: 241 Lammey Road, Elverson, PA 19520

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

SALE NO. 16-11-808**Writ of Execution No. 2016-04305****DEBT \$2,560,898.69**

24.2 acres on Boot and Skelp Level Road, East Caln Township, Chester County, PA

TAX Parcel Nos. 40-4-14

PLAINTIFF: Walnut Street 2014-1 Issuer, LLC, by and through its servicer, The Bancorp Bank

VS

DEFENDANT: **SKELP LEVEL ASSOCIATES, L.P.**

SALE ADDRESS: 24.3 acres on Boot and Skelp Level Roads, East Caln Township, Chester County, PA

PLAINTIFF ATTORNEY: **DAVID M. GILES, ESQ., 215-241-8888**

SALE NO. 16-11-809**Writ of Execution No. 2016-04268****DEBT \$4,364,004.52**

TAX Parcel Nos. 47-6-10

PLAINTIFF: Walnut Street 2014-1 Issuer, LLC by and through its Servicer, The Bancorp Bank

VS

DEFENDANT: **RIDGECREST FARM DEVELOPMENT, L.P.**

SALE ADDRESS: 2140 West Chester Road a/k/a 720 Caln Road, East Fallowfield Twp., PA 19320

PLAINTIFF ATTORNEY: **DAVID M. GILES, ESQ., 215-241-8888**

SALE NO. 16-11-810**Writ of Execution No. 2010-12277****DEBT \$47,331,613.23**

ALL THAT CERTAIN piece of ground situate in the Townships of East Whiteland and West Whiteland, County of Chester, Commonwealth of Pennsylvania, shown on an A.L.T.A./A.C.S.M. land title survey for Whiteland Village, L.P., prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Land Surveyors, Exton, PA, dated December 20, 2006, Project No. 2808, and being more fully described as follows:

BEGINNING at a point marked by a mag nail set near the middle of Swedesford Road (33 feet wide right-of-way) along the extension of the westerly line of lands of the now or former Philadelphia Electric Company; (as shown on said plan) thence leaving said road, crossing over the southerly right-of-way line of the same, and extending along same westerly line of said lands of Philadelphia Electric Company, the following three (3) courses and distances:

1. CROSSING a Buckeye Pipeline Company right-of-way, along the easterly terminus of a forty (40) foot wide Philadelphia Electric Company right-of-way, (as shown on said Plan) south 10 degrees 13 minutes 24 seconds west 210.74 feet to a rebar found at a point of curvature;

2. ALONG the easterly terminus of a thirty (30) foot wide access easement, along the easterly terminus of a thirty-five (35) foot wide Philadelphia Company right-of-way, partly crossing a fifty (50) foot wide Sunoco Pipeline easement, (as shown on said Plan), southerly along a curve to the left having a radius of 5,106.00 feet, an arc distance of 600.37 feet along a chord which bears south 06 degrees 45 minutes 21 seconds west 600.03 feet to a rebar set at a point of compound curvature;

3. CONTINUING across said Sunoco Pipeline easement, crossing a thirty (30) foot wide PPL Interstate Energy Pipeline right-of-way, along the easterly terminus of another thirty-five (35) foot wide Philadelphia Electric Company right-of-way, along the easterly terminus of a fifty (50) foot wide clearing easement (as shown on said Plan), southerly along the arc of a curve to the left having a radius of 4,027.00 feet, an arc distance of 447.19 feet and a chord which bears south 00 degrees 12 minutes 22 seconds west 446.96 feet to an iron

pipe found at the northeasterly corner of other lands of the Philadelphia Electric Company;

THENCE along the northerly line of the same common to the southerly line of said clearing easement, the following two (2) courses and distances:

1. CROSSING the aforesaid thirty (30) foot wide PPL Interstate Energy Pipeline right-of-way, along the southerly terminus of the last mentioned thirty-five (35) foot wide Philadelphia Electric Company right-of-way and crossing the aforesaid fifty (50) foot wide Sunoco Pipeline easement (as shown on said Plan), south 86 degrees 30 minutes 27 seconds west 455.70 feet to an iron pipe found;

2. PARTLY along the southwesterly terminus of the first mentioned thirty-five (35) foot wide Philadelphia Electric Company right-of-way (as shown on said Plan), south 74 degrees 24 minutes 20 seconds west 692.51 feet to an iron pipe found;

THENCE continuing along said terminus of the last said right-of-way, along, thence leaving, the southwesterly terminus of said clearing easement (as shown on said Plan), north 84 degrees 54 minutes 06 seconds west 219.67 feet to a rebar set; thence continuing along the northerly line of lands of said Philadelphia Electric Company, the following five (5) courses and distances:

1. SOUTH 55 degrees 21 minutes 13 seconds west 443.25 feet to an iron pipe found;

2. SOUTH 40 degrees 44 minutes 23 seconds west 170.86 feet to a rebar set;

3. SOUTH 29 degrees 21 minutes 30 seconds east 248.03 feet to an iron pipe found;

4. SOUTH 13 degrees 21 minutes 47 seconds west 65.46 feet to an iron pipe found;

5. SOUTH 43 degrees 45 minutes 40 seconds west 499.63 feet to an iron pipe found in the easterly line of lands of the now or former West Whiteland Township, said line also being the Township line dividing East Whiteland Township and West Whiteland Township;

THENCE along the same, the following seven (7) courses and distances:

1. NORTH 22 degrees 45 minutes 11 seconds west 614.00 feet to a concrete monument found;

2. NORTH 69 degrees 44 minutes 35 seconds east 96.43 feet to a concrete monument found;

3. CROSSING Valley Creek (as shown

on said Plan), north 31 degrees 56 minutes 31 seconds west 56.07 feet to a concrete monument found;

4. AGAIN crossing said Valley Creek, south 62 degrees 55 minutes 18 seconds west 230.92 feet to a concrete monument found;

5. NORTH 36 degrees 49 minutes 21 seconds west 783.56 feet to a concrete monument found;

6. SOUTH 84 degrees 11 minutes 19 seconds west 214.31 feet to a concrete monument found;

7. CROSSING a seventy-five (75) foot wide transcontinental gas pipeline corporation right-of-way, south 87 degrees 37 minutes 19 seconds west 301.96 to a rebar set on the easterly right-of-way line of Valley Creek Boulevard (variable width) (as shown on said Plan);

THENCE along the same and partly along the westerly side of a flood easement over this described parcel, along the westerly terminus of a fifty (50) foot wide Philadelphia Company right-of-way, north 11 degrees 50 minutes 46 seconds west 465.77 feet to a concrete monument found on the southerly line of lands of the now or former County of Chester (Chester Valley Trail); thence along the same, and along the northerly line of last said right-of-way, the following three (3) courses and distances:

1. NORTH 71 degrees 32 minutes 04 seconds east 1,097.87 feet to a concrete monument found on the aforesaid township line;

2. PASSING into East Whiteland Township, crossing over the aforesaid seventy-five (75) foot wide Transcontinental Gas Pipeline Corporation right-of-way, north 72 degrees 58 minutes 55 seconds east 666.39 feet to a concrete monument found;

3. NORTH 77 degrees 08 minutes 06 seconds east, 1,105.70 feet to a concrete monument found;

THENCE crossing over the Chester Valley Trail right-of-way, along the easterly line of lands of the now or former Cutler Group, Inc., along or near the now or former westerly right-of-way line of the now or former Philadelphia Electric Company, crossing over a now or former Buckeye Pipeline Company right-of-way (variable width), crossing over a now or former Sunoco Pipeline Company right-of-way, crossing the southerly legal right-of-way line of aforesaid Swedesford Road, north 21 degrees 19 minutes 48 seconds west 194.37 feet to an iron pin found near

the middle of Swedesford Road; thence through the bed of the same, again crossing the Chester Valley Trail, south 84 degrees 16 minutes 14 seconds east 945.90 feet to the point and place of beginning.

CONTAINING: 99.604 acres of land, be the same, more or less.

TOGETHER with the free and common use, right, liberty, and privilege of the following described 30 foot right-of-way, the centerline thereof beginning at a point in the middle of South Bacton Hill Road (a.k.a. T-470) (33 feet wide) (as shown on said Plan) in the property line common to the now or former Clonbeag, Inc. to the south-west and the now or former S.R.S leasing, a PRTN, said point being measured north 36 degrees 37 minutes 51 seconds east 14.87 feet from a spike found on the title line of said Clonbeag near the middle of said road; thence from the point of beginning, along said common property line, the following four (4) courses and distances:

1. THROUGH the bed of a driveway, north 28 degrees 05 minutes 03 seconds west 203.78 feet to a spike found;

2. CONTINUING through the same, north 44 degrees 48 minutes 03 seconds west, 58.48 feet to a point;

3. CONTINUING through, then leaving, said driveway, north 63 degrees 13 minutes 03 seconds west 61.72 feet to a point;

4. SOUTH 68 degrees 57 minutes 57 seconds west 71.00 feet, more or less to a point in the easterly line of lands of the now or former Philadelphia Electric Company (as shown on said Plan).

TAX ID/Parcel No. 41-3-4, 42-3-130, and 42-3-128

ALL THAT CERTAIN tract of ground situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Exton Properties, L.P., made by Chester Valley Engineers, Inc. dated 12/17/1999, as follows, to wit:

BEGINNING at a point in the bed of Lancaster Avenue (also known as SR 0030, variable width right of way), said point being at the intersection of the dividing line between Parcels 41-5-93 and 41-5-94, and from said point of beginning running thence (1) along the dividing line between Parcels 41-5-93 and 41-5-94, north 09 degrees 54 minutes 53 seconds west a distance of 242.33 feet to a point; thence (2) continuing along

the same north 68 degrees 02 minutes 53 seconds west a distance of 255.50 feet to a point thence (3) continuing along the same south 86 degrees 27 minutes 17 seconds west a distance of 22.44 feet to a point; thence (4) continuing along the same north 09 degrees 54 minutes 53 seconds west a distance of 149.29 feet to a point; thence (5) continuing along the same south 89 degrees 02 minutes 57 seconds west a distance of 16.50 feet to a point; thence (6) continuing along the same north 09 degrees 54 minutes 53 seconds west a distance of 10.39 feet to a point; thence (7) continuing along the same north 83 degrees 09 minutes 53 seconds west a distance of 38.94 feet to a point; thence (8) continuing along the same north 07 degrees 05 minutes 07 seconds east a distance of 33.00 feet to a point; thence (9) continuing along the same north 84 degrees 39 minutes 53 seconds west a distance of 533.37 feet to a point along the dividing line between Parcels 41-5-93 and 41-5-96; thence (10) along the dividing line between Parcels 41-5-93 and 41-5-96; north 61 degrees 14 minutes 20 seconds east a distance of 216.93 feet to a point; thence (11) continuing along the same north 25 degrees 29 minutes 33 seconds west a distance of 120.14 feet to a point; thence (12) continuing along the same south 66 degrees 00 minutes 05 seconds west a distance of 405.31 feet to a point in the bed of Ship Road (also known as SR 1001); thence (13) along a line in the bed of Ship Road north 27 degrees 16 minutes 27 seconds west a distance of 78.73 feet to a point; thence (14) along a dividing line between Parcels 41-5-93, 41-5-91 and 41-2-84, also being the former center line of the Chester Valley Branch of the Reading Company Railroad (60 foot wide right of way), north 64 degrees 35 minutes 07 seconds east a distance of 1,660.07 feet to a point; thence (15) along the dividing line between Parcels 41-5-93, 41-6-2.2 and 41-6-2; south 27 degrees 20 minutes 43 seconds east a distance of 964.20 feet to a point; thence (16) continuing along the same south 63 degrees 00 minutes 10 seconds west a distance of 16.50 feet to a point; thence (17) along a dividing line between Parcels 41-5-93, 41-6-2 and 41-6-3, south 27 degrees 54 minutes 50 seconds east a distance of 481.95 feet to a point in the bed of Lancaster Avenue; thence (18) along a line in the bed of Lancaster Avenue, south 81 degrees 20 minutes 37 seconds west a distance of 311.02 feet to a point; thence (19) continuing along the same south 83 degrees 57 minutes 31 seconds west a distance of 670.86 feet to the point and place of beginning.

TAX ID/Parcel No. 41-5-93

PLAINTIFF: Whiteland Holdings, LP

VS

DEFENDANT: **FRAZER/EXTON
DEVELOPMENT, LP and WHITELAND VIL-
LAGE, LTD.**

SALE ADDRESS: 740 Ship Road,
West Whiteland, PA, 215 Valley Creek Blvd, West
Whiteland, PA, 954 Swedesford Road, East
Whiteland, PA, and 15 S. Bacton Hill Road, East
Whiteland, PA

PLAINTIFF ATTORNEY: **WHITE
AND WILLIAMS, LLP, 215-864-7000**

SALE NO. 16-11-811

Writ of Execution No. 2003-04081

DEBT \$135,703.31

PROPERTY situate in the Willistown
Township, Chester County, Pennsylvania

BLR# 54-1P-299

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: LaSalle Bank National
Association as Trustee for Certificateholders of
Bear Stearns Asset Backed Securities, Inc., Series
2001-3

VS

DEFENDANT: **PATRICIA M.
HALSEY**

SALE ADDRESS: 3 Bryan Avenue,
Malvern, PA 19355-3007

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

SALE NO. 16-11-812

Writ of Execution No. 2012-07216

DEBT \$478,012.65

PROPERTY situate in the Westtown
Township, Chester County, Pennsylvania

BLR# 67-2Q-13

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: U.S. Bank National
Association, as Trustee for Bear Stearns Asset
Backed Securities I Trust 2006-Ac2 Asset-Backed
Certificates, Series 2006-Ac2

VS

DEFENDANT: **JANET DATZ a/k/a
JANET M. DATZ**

SALE ADDRESS: 1418 Johnnys Way,

West Chester, PA 19382-7858

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

SALE NO. 16-11-813

Writ of Execution No. 2013-11801

DEBT \$6,878.06

ALL THAT CERTAIN lot or piece of
ground with the building and improvements there-
on erected, hereditaments and appurtenances, situ-
ate in the Township of Penn, County of Chester
and State of Pennsylvania.

TAX Parcel No. 58-3-33.2

PLAINTIFF: Penn Township

VS

DEFENDANT: **JAMES McANANY
and SYLVIA McANANY**

SALE ADDRESS: 78 Allsmeer Drive,
West Grove, Pennsylvania 19390

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-814

Writ of Execution No. 2015-06756

DEBT \$2,212.18

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

TAX Parcel No. 41-6-109

PLAINTIFF: West Whiteland
Township

VS

DEFENDANT: **DUNN INVEST-
MENTS LP**

SALE ADDRESS: 734 Springdale
Drive, Exton, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-815

Writ of Execution No. 2015-07177

DEBT \$1,694.48

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

TAX Parcel No. 67-3-138.27

PLAINTIFF: Westtown Township

VS

DEFENDANT: **TIMOTHY GLASS**

SALE ADDRESS: 1607 West Lynn
Drive, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-816**Writ of Execution No. 2015-00221****DEBT \$1,681.96**

ALL THAT CERTAIN lot or piece of
ground, with the buildings and improvements
thereon erected, situate in East Bradford
Township, Chester County, Commonwealth of
Pennsylvania

TAX Parcel No. 51-7-273

PLAINTIFF: East Bradford Township

VS

DEFENDANT: **BRUCE E. TILLER**

SALE ADDRESS: 476 Lake George
Circle, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-817**Writ of Execution No. 2015-03875****DEBT \$5,549.41**

ALL THAT CERTAIN lot or piece of
ground located in the Township of Tredyffrin,
County of Chester, and Commonwealth of
Pennsylvania

TAX Parcel No. 43-10F-150

PLAINTIFF: Tredyffrin/Easttown
School District

VS

DEFENDANT: **MICHAEL P.
PATRICK**

SALE ADDRESS: 250 Wooded Way,
Berwyn, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-819**Writ of Execution No. 2015-06690****DEBT \$1,719.28**

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

SITUATE in the Township of
Honeybrook, County of Chester and State of

Pennsylvania

TAX Parcel No. 22-8-70.14

PLAINTIFF: Northwestern Chester
County Municipal Authority

VS

DEFENDANT: **DANIEL HAMIL-
TON and KIMBERLY HAMILTON**

SALE ADDRESS: 116 Goldfinch
Land, Honey Brook, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-820**Writ of Execution No. 2011-13155****DEBT \$1,795.21**

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

TAX Parcel No. 41-6N-19

PLAINTIFF: West Whiteland
Township

VS

DEFENDANT: **ANGIE LARER**

SALE ADDRESS: 561 E. Boot Road,
West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-822**Writ of Execution No. 2013-09388****DEBT \$1,782.73**

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

SITUATE in the Township of
Westtown, County of Chester and Commonwealth
of Pennsylvania

TAX Parcel No. 67-4C-180

PLAINTIFF: Westtown Township

VS

DEFENDANT: **GUY V. KILGORE
and SANDRA M. KILGORE**

SALE ADDRESS: 1592 S. Coventry
Lane, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, 484-690-9300**

SALE NO. 16-11-824
Writ of Execution No. 2015-08810
DEBT \$1,020.64

ALL THAT CERTAIN parcel of land
situate in the Township of West Whiteland, County
of Chester, Commonwealth of Pennsylvania

TAX Parcel No. 41-6-45.3B

PLAINTIFF: West Whiteland
Township

VS

DEFENDANT: **GLEN D. HALL and**
ANNETTE HALL

SALE ADDRESS: 4 Whitewoods
Lane, Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-825
Writ of Execution No. 2015-06884
DEBT \$1,739.51

ALL THAT CERTAIN lot or parcel of
land situated in the Township of West Bradford,
County of Chester and Commonwealth of
Pennsylvania

TAX Parcel No. 50-4-11.31

PLAINTIFF: West Bradford Township
VS

DEFENDANT: **BK BYUNGKON**
AHN and HYUN SOOK AHN

SALE ADDRESS: 1465 Alton Way,
Downingtown, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-826
Writ of Execution No. 2015-02393
DEBT \$2,346.17

ALL THAT CERTAIN lot or parcel of
land improved with a 2 story brick dwelling house,
known as No. 515 Washington Avenue, situate in
the 6th Ward of the Borough of Phoenixville,
County of Chester and State of Pennsylvania

TAX Parcel No. 15-13-42

PLAINTIFF: Borough of Phoenixville
VS

DEFENDANT: **R. BRIAN**
DENITHORNE and ALLANA F.
DENITHORNE

SALE ADDRESS: 515 Washington
Avenue, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J.**
LEININGER, ESQ., 484-690-9300

SALE NO. 16-11-827
Writ of Execution No. 2016-00118
DEBT \$414,287.62

PROPERTY situate in Township of
West Vincent

TAX Parcel #25-3-8

IMPROVEMENTS: A residential
dwelling.

PLAINTIFF: HSBC Bank USA, N.A.,
as Trustee for Structured Adjustable Rate
Mortgage Loan Trust Mortgage Pass-Through
Certificates, Series 2005-1

VS

DEFENDANT: **MARTON**
ZUBERECZ and MARY ZUBERECZ a/k/a
MARIA ZUBERECZ

SALE ADDRESS: 1349 Green Lane,
Chester Springs, PA 19425

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

SALE NO. 16-11-828
Writ of Execution No. 2016-02662
DEBT \$130,947.18

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

BLR# 29-04-0187.017

IMPROVEMENTS thereon: residential
dwelling

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

DEFENDANT: **DEAN CT BRATIS**
a/k/a DEAN C.T. BRATIS and ELAINE
BRATIS

SALE ADDRESS: 19 Glenview Drive,
Glenmoore, PA 19343-1201

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

SALE NO. 16-11-829
Writ of Execution No. 2016-05128
DEBT \$160,100.77

ALL THAT CERTAIN lot or trace of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Caln, Chester County, State of Pennsylvania, bounded and described according to a Plan of Property known as "Phase II" Chesco Associates, Inc., made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 10/07/1974, last revised 05/16/1975, as follows, to wit:

BEGINNING at a point on the northwesterly side of Karen Circle which point is measured the 6 following courses and distance from a point of curve on the northwesterly side of Jodi Drive (as shown on said plan): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet the arc distance of 41.26 feet to a point of tangent; (2) north 75 degrees 37 minutes 25 seconds west, 336.93 feet to a point of curve; (3) on a line curving to the right having a radius of 175 feet the arc distance of 274.89 feet to a point of tangent; (4) north 14 degrees 22 minutes 35 seconds east, 78.38 feet to a point of curve; (5) on a line curving to the right having a radius of 175.00 feet the arc distance of 169.15 feet to a point of tangent and (6) north 69 degrees 25 minutes 38 seconds east, 256.77 feet to the point and place of beginning; thence extending from said beginning point along Lot #27, north 20 degrees 34 minutes 22 seconds west, 227.28 feet to a point in line of lands now or late of Perry E. Phillips; thence extending along the same, north 72 degrees 12 minutes 45 seconds east, 180.30 feet to a point a corner of Lot #5; thence extending along the same, south 20 degrees 34 minutes 22 seconds east, 218.51 feet to a point on the northwesterly side of Karen Circle, aforesaid; thence extending along the same, south 69 degrees 25 minutes 38 seconds west, 180.09 feet to the first mentioned point and place of beginning.

CONTAINING 40,141 square feet of land, more or less.

PARCEL No. 2808J00110000

UPI 28-8J-11

BEING the same premises which Frances Rae Flannery and Karen L. Hurst, by her attorney-in-fact, Frances Rae Flannery, by Deed dated May 24, 1999 and recorded June 4, 1999 in the Office of the Recorder of Deeds in and for

Chester County in the State of Pennsylvania in Deed Book 4574 Page 1762 conveyed and granted unto Joseph E. Matonak, Jr.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates, Series 2007-HE7 c/o Ocwen Loan Servicing, LLC
VS
DEFENDANT: **JOSEPH E. MATONAK, JR.**

SALE ADDRESS: 110 Karen Circle, Coatesville, PA 19320

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

SALE NO. 16-11-830
Writ of Execution No. 2014-11761
DEBT \$298,742.97

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

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of "Elk Creek Reserve" drawn by Concord Land Planners and Surveyors, Inc., dated 11/13/98 and last revised 3/24/00, said Plan recorded in Chester County as Plan No. 15342, as follows, to wit:

BEGINNING at a point on the southeasterly side of Stella Street (50 feet wide), said point being a corner of Lot No. 30 on said Plan; thence extending from said point of beginning along the southeasterly side of Stella Street the two following courses and distances: (1) northeasterly along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 28.53 feet to a point of tangent, and (2) north 15 degrees 28 minutes 30 seconds east 61.71 feet to a point, a corner of Lot No. 32 on said Plan; thence extending along Lot No. 32 the two following courses and distances: (1) south 74 degrees 32 minutes 43 seconds east 300.00 feet to a point, a corner, and (2) south 15 degrees 28 minutes 30 seconds west 155.00 feet to a point, a corner of Lot No. 30 on said Plan; thence extending along Lot No. 30 the two following courses and distances: (1) north 74 degrees 32 minutes 42 seconds west 223.64 feet to a point, a corner; and (2) north 36

degrees 21 minutes 07 seconds west 107.20 feet to the first mentioned point and place of beginning.

BEING Lot No. 31 as shown on the abovementioned Plan.

BEING UPI Number 69-7-32-6G

PARCEL No.: 69-7-32-6G

BEING known as: 223 Stella Street, Oxford, PA 19363

Lee Jarmon Jr. and Alisa T. Jarmon, husband and wife, by Deed from Wilmer L. Hostetter and Joyce L. Hostetter, husband and wife, record owner and Keystone Custom Homes, Inc., equitable owner, dated November 5, 2001, recorded November 28, 2001 in the Chester County Clerk's/Register's Office in Deed Book 5124, Page 1942.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, N.A. as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-WWF1

VS

DEFENDANT: **ALISA T. JARMON and LEE JARMON, JR.**

SALE ADDRESS: 223 Stella Street, Oxford, PA 19363

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

SALE NO. 16-11-831

Writ of Execution No. 2015-03578

DEBT \$348,939.46

PROPERTY situate in East Fallowfield Township

TAX Parcel #47-07-0076

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: Citibank, N.A., as Trustee for WAMU Series 2007-HE3 Trust

VS

DEFENDANT: **THOMAS J. BRATCHER and SHAUNA M. BRATCHER**

SALE ADDRESS: 206 Glenrose Road, Coatesville, PA 19320

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

SALE NO. 16-11-832

Writ of Execution No. 2015-01921

DEBT \$3,183.69

ALL THAT CERTAIN two parcels of land herein after described as one lot with the buildings and improvements thereon erected, situated on the south side of Mary Street in Valley Township, Chester County, Pennsylvania

TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-833

Writ of Execution No. 2015-06438

DEBT \$1,146.95

ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania

TAX Parcel No. 38-1-114

PLAINTIFF: Township of Valley

VS

DEFENDANT: **KRISTINA M. SNYDER and BRANDON RHONE**

SALE ADDRESS: 26 Tuxford Lane, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-834

Writ of Execution No. 2015-00088

DEBT \$1,293.50

ALL THAT CERTAIN lot or piece of land situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania

TAX Parcel No. 38-5F-167

PLAINTIFF: Township of Valley

VS

DEFENDANT: **ROSELINE SARNOR**

SALE ADDRESS: 114 Oak Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-839**Writ of Execution No. 2014-08278****DEBT \$1,573.70**

ALL THAT CERTAIN lot or parcel of land situate in the Township of Caln, County of Chester, State of Pennsylvania.

TAX Parcel No. 39-3M-13

PLAINTIFF: Caln Township
Municipal Authority and Township of Caln
VS

DEFENDANT: **TAMMY A. JARETT**

SALE ADDRESS: 41 Johnson Avenue,
Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J.
LEININGER, ESQ., 484-690-9300**

SALE NO. 16-11-840**Writ of Execution No. 2015-09625****DEBT \$206,160.05**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Spring Hill Farm, made by Comstock and Stapleton, Registered Land Surveyors, Glen Moore, Pennsylvania, dated 8/7/1974, revised 8/27/1975, recorded 7/26/1979 in Plan File No. 2494, as follows, to wit:

BEGINNING at a point on the easterly side of Arrow Point Drive (50 feet wide) said point also being a corner of Lot No. 14; thence extending from said beginning point and along Lot No. 14 north 74 degrees 21 minutes 40 seconds east 490.44 feet to a point in line of Philadelphia Electric Company; thence extending along same south 24 degrees 39 minutes 45 seconds west, 462.76 feet to a point on the easterly side of a cul-de-sac at the end of Arrow Point Drive; thence extending along the easterly, northerly and westerly sides of a cul-de-sac at the end of Arrow Point Drive the three following courses and distances: (1) north 45 degrees 20 minutes west, 1.76 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 94.41 feet to a point of reverse curve; and (3) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 21.03 feet to a point on the easterly side of Arrow Point Drive; thence extending along the easterly and

westerly sides of Arrow Point Drive the two following courses and distances: (1) north 48 degrees 20 minutes west, 137.37 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 330 feet the arc distance of 151.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 as shown on said Plan.

BEING the same premises which Richard A. Miller and Kelly A. Miller, by Deed dated November 30, 1995 and recorded December 7, 1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3970, Page 2102, granted and conveyed unto Charles R. Miller.

BEING known as: 90 Arrowpoint Drive, Glenmoore, PA 19343

PARCEL No.: 31-3-76.17

IMPROVEMENTS: Residential property.

PLAINTIFF: Pennymac Holdings,
LLC

VS

DEFENDANT: **JULIA LYNN MILLER, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, WILLIAM T. FOWLER a/k/a BILL FOWLER, IN HIS CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, AMANDA MILLER, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, MELISSA MILES a/k/a MELISSA COMEGYS, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, SHANNON MILES, IN HIS CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED, NOEL LEE MILLER, IN HER CAPACITY AS HEIR OF CHARLES R. MILLER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER CHARLES R. MILLER, DECEASED**

SALE ADDRESS: 90 Arrowpoint Drive, Glenmoore, PA 19343

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

SALE NO. 16-11-841
Writ of Execution No. 2015-02721
DEBT \$85,070.42

PROPERTY situate in South Coventry
 Township
 TAX Parcel #20-3-14.2/20-3-14.5
 IMPROVEMENTS: A residential
 dwelling.
 PLAINTIFF: Green Tree Servicing,
 LLC

VS
 DEFENDANT: **ERIKA BUDD PAN-
 FILE, SOLELY IN HER CAPACITY AS HEIR
 OF SHARON L. SAND, DECEASED**

SALE ADDRESS: 210 Birch Lane,
 Pottstown, PA 19465

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

SALE NO. 16-11-842
Writ of Execution No. 2013-07623
DEBT \$83,484.53

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

ALL THAT CERTAIN lot or piece of
 ground with the north half of a brick and stucco
 dwelling house erected thereon known as N. 39
 South 5th Avenue, in the City of Coatesville,
 County of Chester and State of Pennsylvania, more
 particularly bounded and described as follows:

BEGINNING at a point on the east
 curb line of South Fifth Avenue 102.85 feet south
 of the point of intersection of the east curb line
 aforesaid with the south curb line of Harmony
 Street; thence north 85 degrees, 02 minutes east,
 150 feet to the west side of Penrose Lane; thence
 along the latter south 04 degrees 58 minutes east,
 22.80 feet to a point; thence south 85 degrees 02
 minutes, west, passing through the center of the
 division wall dividing the within conveyed prop-
 erty from that adjoining it on the south, 150 feet to a
 point in the said east curb line of south 5th Avenue
 aforesaid; thence along the same north 04 degrees
 58 minutes west, 22.80 feet to the point or place of
 beginning.

CONTAINING 3,420 square feet of
 land, be the same more or less.

BEING UPI Number 16-06-0445.0000
 PARCEL No.: 16-06-0445.0000

BEING known as: 39S Fifth Avenue,
 Coatsville, PA 19320

BEING the same property conveyed to
 Hedrick D. Cheung and Rita A. Cheung, husband
 and wife, who acquired title by Virtue of a Deed
 from Carolyn B. Leike, Executrix under the will of
 F. Virginia Bee, deceased, dated October 5, 1993,
 recorded October 14, 1993, at Deed Book 3639,
 Page 785, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.,
 Successor by Merger to Wells Fargo Home
 Mortgage, Inc.

VS
 DEFENDANT: **RITA A. CHEUNG;
 HEDRICK D. CHEUNG**

SALE ADDRESS: 39 S Fifth Avenue,
 Coatesville, PA 19320

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

SALE NO. 16-11-843
Writ of Execution No. 2011-13042
DEBT \$192,489.49

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

ALL THAT CERTAIN lot of land, with
 the message thereon erected, situate in the
 Second Ward of the Borough of Phoenixville,
 known as No. 4 Anderson Avenue, and being Lot
 No. 6, subdivision A, on a plan of building lots
 known as Pickering Knoll, which said plan has
 been duly recorded in the Office of the Recorder of
 Deeds, more particularly bounded and described as
 follows, to wit:

BEGINNING at a point on the north-
 east side of Anderson Avenue, which said Street is
 laid out sixty feet wide and at a corner of Lot No.
 5, Subdivision A, on said Plan; thence in a north-
 easterly direction along the southeast side of Lot
 No. 5, subdivision A, one hundred twenty five feet
 to the southwest side of Truman D. Wade's land;
 thence along the said side of lands now or late of
 Truman D. Wade, in a southeasterly direction, sev-
 enty five feet to the northwest side of Lot No. 7;
 thence along the said side of Lot No. 7, in a south-
 westerly direction, one hundred and twenty five
 feet to the northeast side of Anderson Avenue
 aforesaid; thence along the said side of said street
 in a northwesterly direction, seventy five feet to

the place of beginning.

CONTAINING nine thousand three hundred and seventy five square feet of land be the same more or less.

BEING UPI Number 15-17-54

PARCEL No.: 15-17-54

BEING known as:. 4 Anderson Avenue, Phoenixville, PA 19460

BEING the same property conveyed to Alexandra Tindall who acquired title by virtue of a deed from Philip D. Hurt and Nikki L. Hurt, husband and wife, dated August 26, 2008, recorded September 2, 2008, at Deed Book 7508, Page 1499, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ALEXANDRIA TINDALL**

SALE ADDRESS: 4 Anderson Avenue, Phoenixville, PA 19460

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

SALE NO. 16-11-844

Writ of Execution No. 2013-03975

DEBT \$177,324.52

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

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described according tot a Habitat for Humanity Subdivision Plan dated 9/8/1993 last revised 11/3/1993 and recorded in Plan File #12505 as follows, to wit;

BEGINNNG at a point on the northerly side of East Emmett Street said point also being a corner of 35 E. Emmett St.; thence extending from said beginning point and along 35 E. Emmett St., north 09 degrees 35 minutes 00 seconds east 94.00 feet to a point in line of land N/L T. DiMarco Construction; thence extending along same and also along land N/L of Steve & Assunta Tammorra south 83 degrees 45 minutes 00 seconds east 25.00 feet to a point a corner of land N/L of Marie R. Shalkowski; thence extending along same south 09 degrees 35 minutes 00 seconds west 94.00 feet to a point on the northerly side of East Emmett Street; thence extending along same north 83 degrees 45

minutes 00 seconds west 25.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.054 acres of land be the same more or less.

BEING UPI Number 15-5-380

PARCEL No.: 15-5-380

BEING known as:. 33 Emmett Street, Phoenixville, PA 19460

Michelle Rymarowicz, by Deed from Joseph Rymarowicz and Michelle Rymarowicz, dated December 28, 2010, recorded January 3, 2011 in the Chester County Clerk's/Register's Office in Deed Book 8088, Page 1846.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **MICHELLE RYMAROWICZ and JOSEPH RYMAROWICZ**

SALE ADDRESS: 33 Emmett Street, Phoenixville, PA 19460

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

SALE NO. 16-11-845

Writ of Execution No. 2014-05092

DEBT \$141,334.05

PROPERTY situate in Township of Uwchlan

TAX Parcel #33-4-83

IMPROVEMENTS: A residential dwelling.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **GARVEY JONAS- SAINT and TRACY ROCK JONASSAINT**

SALE ADDRESS: 519 West Uwchlan Avenue, Downingtown, PA 19335

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

SALE NO. 16-11-846

Writ of Execution No. 2016-00031

DEBT \$236,791.88

ALL THAT CERTAIN message and lot of land, hereditaments and appurtenances.

SITUATE in the City of Coatesville, Chester County, Pennsylvania, being all of Lot No. 86 and the north 1/2 of Lot No. 87 on a Plan of Lots laid out by A.D. Harian and lying being on the west side of Chester Avenue at a point 80 feet

south of the south line of Walnut street.

CONTAINING on said Chester Avenue 60 feet and extending back westward between parallel lines of that width at right angles to said Chester Avenue 160 feet from the west curb line of Chester Avenue Star Alley.

BOUNDED on the north by Lot No. 85 on the south by the south half of Lot No. 87, on the east by the west curb line of Chester Avenue on the west by the east line of Star Alley.

CONTAINING 9600 square feet of land.

BEING the same premises that W. Arthur White, III and Jacquelyn E. White by Deed dated 12/20/2002 and recorded on 01/02/2003 in the Office of Recorder of Deeds in and for Chester County, as Book 5516 and Page 1642, and Instrument No. 10169224, conveyed unto Mary Beth Chadkiewicz, Grantee herein.

PARCEL NO. 16-6-1079.

PLAINTIFF: LSF8 Master Participation Trust

VS

DEFENDANT: **MARY BETH CHODKIEWICZ**

SALE ADDRESS: 114 Chester Avenue, Coatesville, PA 19320

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

SALE NO. 16-11-847

Writ of Execution No. 2016-00829

DEBT \$148,517.41

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

BLR# 29-07L-0082.050

IMPROVEMENTS thereon: residential dwelling

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

VS

DEFENDANT: **MARION L. BRESSLER**

SALE ADDRESS: 165 Old Spring Road, Coatesville, PA 19320-1421

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

SALE NO. 16-11-848

Writ of Execution No. 2015-11713

DEBT \$196,400.53

PROPERTY situate in the Kennett Square Borough, Chester County, Pennsylvania

BLR# 3-6-2.6

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **JENNIFER B. IAVARONE a/k/a JENNIFER B. LORUSSO a/k/a JENNIFER B. LORUSSO IAVARONE and JOSEPH A. IAVARONE**

SALE ADDRESS: 615 Oak Avenue, Kennett Square, PA 19348-3430

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

SALE NO. 16-11-849

Writ of Execution No. 2016-01495

DEBT \$175,029.47

ALL THAT CERTAIN lot or piece of ground situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Property owned by Paul E. Jones, Jr. and Bernice T. Jones, dated March 18, 1993 last revised May 19, 1993 and recorded in the Recorder of Deeds Office at West Chester, Pennsylvania in Plan No.12112 as follows, to wit:

BEGINNING at a point on the title line in the bed of Fremont Road (T-305) a corner of land now or formerly of Thomas E. and Melissa A. Price, thence from the beginning and extending along Fremont Road south 8 degrees 6 minutes 46 seconds west, 163.12 feet to a point a corner of Lot 2, thence leaving Fremont Road, crossing the westerly side thereof and extending along said lot, north 76 degrees 13 minutes 00 seconds west, 291.48 feet to a point in line of lands now or formerly of Riley and Mary J. Greer, thence extending along said lands, north 43 degrees 31 minutes 9 seconds east, 295.35 feet to an iron pipe in line of lands of Thomas E. and Melissa A. Price, aforesaid, thence extending along said lands, south 40 degrees 4 minutes 8 seconds east, re-crossing Fremont Road, 159.58 feet to the first mentioned point and place of beginning.

BEING Lot 1 on said Plan.

CONTAINING 1.0807 acres more or less

BEING Parcel #68-5-34.1

ALSO known as 558 Fremont Road, Nottingham, PA 19362

BEING the same premises which Dannette Rentas and Luis O. Rentas, wife and husband by Deed dated October 20, 2006 and recorded November 8, 2006 in the Office of the Recorder of Deeds in and for Chester County in the State of Pennsylvania in Deed Book 7002 Page 117, conveyed and granted unto Dannette Rentas.

PLAINTIFF: U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of June 1, 2006, GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: **DANNETTE**

RENTAS and LUIS O. RENTAS

SALE ADDRESS: 558 Fremont Road, Nottingham, PA 19362

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

SALE NO. 16-11-850

Writ of Execution No. 2015-03902

DEBT \$141,272.95

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

ALL THAT CERTAIN message and tract of land, known as No. 19 Townview Drive, in the Borough of West Grove, County of Chester and State of Pennsylvania, described according to a Plan of Heather Heights, Building Group C made by George E. Regester Jr. and Sons Inc. Registered Land Surveyors, Kennett Square Pa. dated July 22, 1976 and revised September 21, 1976 and recorded as Chester County Plan No 682 as follows to wit:

BEGINNING at a point on the north-west corner of this lot and in line of other lands of Heather Heights, which point is measured the three following courses and distances from the south-west corner of lands of H. Martin; (1) south 89 degrees 38 minutes 55 seconds east 111 feet to a point (2) south 00 degrees 27 minutes 00 seconds east 77.65 feet to a point (3) south 89 degrees 38 minutes 55 seconds east 132.43 feet to the begin-

ning point; thence along the other lands of Heather Heights south 89 degrees 38 minutes 55 seconds east 20 feet to a point a corner of C-20; thence along C-20 south 00 degrees 21 minutes 05 seconds west through a division wall 90 feet to a point on the north side of Townview Drive; thence along the same north 89 degrees 38 minutes 55 seconds west 20 feet to a point a corner of C-18, thence along C-18 north 00 degrees 21 minutes 05 seconds east through a division wall 90 feet to the first mentioned point and place of beginning.

CONTAINING 1,800 square feet of land be the same more or less

BEING within building Group C as shown on the above named plan of Heather Heights

BEING UPI Number 05-004-0505.0000

PARCEL No.: 05-004-0505.0000

BEING known as: 19 Townview Drive, West Grove, PA 19390

BEING the same property conveyed to Benerando Martinez Jr., who acquired title by virtue of a Deed from Household Finance Consumer Discount Co., dated May 26, 1995, recorded July 30, 1996, at Deed Book 4063, Page 2219, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA Successor by Merger to Wachovia Bank, National Association

VS

DEFENDANT: **BENERANDO MARTINEZ, JR.**

SALE ADDRESS: 19 Townview Drive, West Grove, PA 19390

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

SALE NO. 16-11-851

Writ of Execution No. 2013-00290

DEBT \$384,411.69

PROPERTY situate in the Wallace Township, Chester County, Pennsylvania BLR# 31-2-14.7

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **KATHLEEN JAMESON and RANDY LEE JAMESON**

SALE ADDRESS: 91 Sycamore Lane,

Glenmoore, PA 19343-1814

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

SALE NO. 16-11-852

Writ of Execution No. 2015-03865

DEBT \$209,608.32

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

BLR# 69-3-3.4C

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: JPMorgan Chase Bank,
N.A.

VS

DEFENDANT: **FRANCISCO
LOPEZ and MARIA GUADALUPE LOPEZ**

SALE ADDRESS: 257 Brick Road,
Oxford, PA 19363-1566

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

SALE NO. 16-11-853

Writ of Execution No. 2014-10812

DEBT \$387,368.35

PROPERTY situate in London Grove
Township

TAX Parcel #59-08-0551.0000

IMPROVEMENTS: A residential
dwelling.

PLAINTIFF: U.S. Bank, National
Association, as Trustee, Successor in Interest to
Bank of America, National Association as
Successor by Merger to LaSalle Bank National
Association, as Trustee for Certificateholders of
Bear Stearns Asset Backed Securities I LLC,
Asset-Backed Certificates, Series 2007-HE1

VS

DEFENDANT: **GREGORY P. RUS-
SELL**

SALE ADDRESS: 51 Abby Road,
Avondale, PA 19311

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

SALE NO. 16-11-854

Writ of Execution No. 2015-06218

DEBT \$243,516.57

ALL THAT CERTAIN message and
tract of land, with the buildings and improvements
thereon erected, situate on the north side of Locust
Street, and numbered 363 Locust Street, in the
Borough of Oxford, Chester County,
Pennsylvania, bounded and described in accor-
dance with survey made June 17, 1942, by Arthur
Crowell, Registered Surveyor, as follows:

TAX I.D. #: 6-4-152

PLAINTIFF: Fifth Third Mortgage
Company

VS

DEFENDANT: **WILLIAM J. BAIL-
LIE and REBECCA A. BAILLIE**

SALE ADDRESS: 29 West Locust
Street, Oxford, Pennsylvania 19363

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

SALE NO. 16-11-855

Writ of Execution No. 2015-10425

DEBT \$178,670.21

PROPERTY situate in the Charlestown
Township, Chester County, Pennsylvania

BLR# 35-3-355

IMPROVEMENTS thereon: residential
dwelling

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

VS

DEFENDANT: **FRANCIS R. WIN-
TER, IN HIS CAPACITY AS ADMINISTRA-
TOR AND HEIR OF THE ESTATE OF
TRACEY T. HERB a/k/a TRACEY T. WIN-
TER and UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER TRACEY
T. HERB a/k/a TRACEY T. WINTER,
DECEASED**

SALE ADDRESS: 116 Avon Court,
Malvern 19355-8526

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

SALE NO. 16-11-856
Writ of Execution No. 2016-03026
DEBT \$139,689.00

ALL THAT CERTAIN lot or parcel of land situate on the north side of Strasburg Road in East Goshen Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan prepared for C. Wilmer Supplee by Stapleton & Leisey, Professional Land Surveyors, dated September 13, 2001, last revised January 2, 2002, and recorded on January 17, 2002 as Plan No. 16075 in the Office of the Recorder of Deeds of Chester County, as follows, to wit:

BEGINNING at a point on the north ultimate right-of-way line of Strasburg Road, S.R. 2010, in line of land of Norbert P. and Linda A. Breslin; thence along the north ultimate right-of-way of Strasburg Road by a line curving to the left having a radius of 2,382.53 feet, a chord of 151.48 feet, and a chord bearing of south 78° 43' 11" west for an arc distance of 151.51 feet to a point, a corner of Lot No. 1 and the southeast corner of the driveway easement; thence along Lot No. 1 for the following three courses and distances: (1) north 19° 18' 37" west, 179.95 feet to a point, (2) north 70° 41' 24" east, 86.90 feet to a point, and (3) north 19° 18' 36" west, 239.39 feet crossing an existing water line and sanitary sewer line serving Lot No. 1 to a point in line of land of Paul and Cecelia Kollias; thence along said Kollias land north 70° 39' 50" east, 63.10 feet to a point, a corner of land of Norbert P. and Linda A. Breslin; thence along said Breslin's land and re-crossing an existing sanitary line south 19° 18' 36" east, 440.53 feet to the point and place of beginning.

CONTAINING 1.000 acres of land be the same more or less.

SUBJECT to a 20 feet wide water line and well easement (the terms of which are set forth in an easement agreement between Supplee and Jackson dated even date herewith) which extends through Lot No. 2 and services Lot No. 1 as shown on the above mentioned subdivision plan and described as follows, to wit:

BEGINNING at an interior point in the line between Lots Nos. 1 and 2, said point being located by a bearing of south 19° 18' 36" east and a distance of 143.26 feet from the northwest corner of Lot No. 2; thence passing through Lot No. 2 north 88° 53' east 66.42 feet to a point in line of land of Norbert P. and Linda A. Breslin; thence along said Breslin's land south 19° 18' 36" east,

21.05 feet to a point; thence passing through Lot No. 2 south 88° 53' west, 66.42 feet to a point in line of Lot No. 1; thence along Lot No. 1 north 19° 18' 36" west, 21.05 feet to the point and place of beginning.

ALSO SUBJECT to a 20 feet wide sanitary sewer line easement (the terms of which are set forth in an easement agreement between Supplee and Jackson dated even date herewith) shared with Lot No. 1 which extends through Lot No. 2 as shown on the above mentioned subdivision plan and described as follows, to wit:

BEGINNING at an interior point in the line between Lots Nos. 1 and 2, said point being located by a bearing of south 19° 18' 36" west and a distance of 87.98 feet from the northwest corner of Lot No. 2; thence passing through Lot No. 2 by the following two courses and distances: (1) north 33° 26' 55" east, 53.46 feet to a point, and (2) north 35° 36' 18" east, 25.10 feet to a point in line of land of Norbert P. and Linda A. Breslin; thence along said Breslin's land south 19° 18' 36" east, 24.44 feet to a point; thence passing through Lot No. 2 for the following two courses and distances: (1) south 35° 36' 18" west, 10.67 feet to a point, and (2) south 33° 26' 55" west, 68.29 feet to a point in line of Lot No. 1; thence along Lot No. 1 north 19° 18' 36" west, 25.12 feet to the point and place of beginning.

TOGETHER with 20 feet wide sanitary sewer line easement (the terms of which are set forth in an easement agreement with Breslin) shared with Lot No. 1 which extends through land of Norbert P. and Linda A. Breslin as shown on the above mentioned subdivision plan and described as follows, to wit:

BEGINNING at an interior point in the line between Lot No. 2 and lands of Norbert P. and Linda A. Breslin, said point being located by a bearing of south 19° 18' 36" east and a distance of 41.22 feet from the northeast corner of Lot No. 2; thence passing through land of Norbert P. and Linda A. Breslin north 35° 36' 18" east, 51.58 feet to a point in line of land of the Township of East Goshen; thence along said land of the Township of East Goshen south 65° 48' 28" east, 20.40 feet to a point; thence passing through said Breslin's land south 35° 36' 18" west, 69.67 feet to a point in line of Lot No. 2; thence along Lot No. 2 north 19° 18' 36" west, 24.44 feet to the point and place of beginning.

SAID portion of the 20 feet wide sanitary sewer line easement passing through Breslin's

land having been granted by an easement agreement recorded in record book 5358 page 299.

ALSO TOGETHER with a triangular driveway easement (the terms of which are set forth in an easement agreement between Supplee and Jackson dated even date herewith) for access from the existing gravel driveway over Lot No. 1 to Lot No. 2 as shown on the above mentioned subdivision plan and described as follows, to wit:

BEGINNING at a point on the north ultimate right-of-way of Strasburg Road the southwest corner of Lot No. 2; thence along said ultimate right-of-way and crossing the existing gravel driveway by a line curving to the left having a radius of 2,382.53 feet, a chord of 55.26 feet, and a chord bearing of south 76° 14' 1" west for an arc distance of 55.26 feet to a point; thence re-crossing the said driveway and passing through Lot No.1 north 25° 51' 59" east, 77.54 feet to a point in line of Lot No. 2; thence along Lot No.2 south 19° 18' 37" east, 60 feet to the point and place of beginning.

BEING Lot No. 2 as shown on the above mentioned subdivision plan.

BEING known as 1333 East Strasburg Road, West Chester, PA 19380

BEING the same premises which C. Wilmer Supplee, by Deed dated 7/2/2002 and recorded 10/9/2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5415, Page 297, granted and conveyed unto Richard L. Jackson and Diane K. Jackson.

PARCEL No.: 53-6A-56.1

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania
VS

DEFENDANT: **RICHARD L. JACKSON and DIANE K. JACKSON**

SALE ADDRESS: 1333 East Strasburg Road, West Chester, PA 19380

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

SALE NO. 16-11-857

Writ of Execution No. 2015-04666

DEBT \$460,547.74

ALL THAT CERTAIN lot or piece of ground, situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to the Final Subdivision Plan of

"Auburn Hills", made by Hillcrest Associates, Inc., dated September 23, 2002, last revised November 21, 2002, and recorded in Chester County as Plan No. 16614, as follows, to-wit;

BEGINNING at a point on the north-easterly side of Lavender Hill Lane the four following courses and distances:

(1) On the arc of a circle curving to the left, having a radius of 85.00 feet the arc distance of 64.39 feet to a point of reverse curve;

(2) On the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 59.19 feet to a point of tangent;

(3) North 01 degrees 47 minutes 26 seconds east 69.55 feet to a point of curve; and

(4) On the arc of a circle curving to the right having a radius of 675.00 feet the arc distance of 133.26 feet to a point a corner of Open Space, thence extending along same the two following courses and distances:

(1) South 89 degrees 42 minutes 52 seconds east 110.60 feet to a point;

(2) South 60 degrees 34 minutes 48 seconds east 132.46 feet to a point a corner of Lot 19, thence extending along said Lot, south 40 degrees 36 minutes 45 seconds west 217.64 feet to the first mentioned point and place of beginning.

CONTAINING 0.906 acres more or less.

BEING Lot 18 on said Plan.

BEING the same premises as Wilkinson Heritage, L.L.C., a Pennsylvania Limited Liability Company, by Deed dated April 13, 2005 and recorded on April 19, 2005, by the Chester County Recorder of Deeds in Deed Book 6466, at Page 1556, granted and conveyed unto F. Peter Jordan, Jr., and Sydney Lickle Jordan, as Tenants by the Entireties.

BEING known and numbered as 114 Lavender Hill Lane, Landenberg, PA 19350.

TAX Parcel No. 60-005-0015.1200.

PLAINTIFF: Wilmington Savings Fund Society FSB
VS

DEFENDANT: **SYDNEY L. JORDAN a/k/a SYDNEY LICKLE JORDAN and F. PETER JORDAN, JR., a/k/a FREDERICK PETER JORDAN**

SALE ADDRESS: 114 Lavender Hill Lane, Landenberg, Pa. 19350

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

SALE NO. 16-11-858
Writ of Execution No. 2016-03807
DEBT \$106,998.49

PROPERTY situate in Coatesville City
 TAX Parcel #16-06-0657
 IMPROVEMENTS: A residential
 dwelling.

PLAINTIFF: Nationstar Mortgage
 LLC

VS

DEFENDANT: **DALE GADSDEN**
a/k/a DALE E. GADSDEN

SALE ADDRESS: 414 Maple Avenue,
 Coatesville, PA 19320

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

SALE NO. 16-11-859
Writ of Execution No. 2015-09106
DEBT \$105,247.94

ALL THAT CERTAIN message, tene-
 ment and tract of land, with the buildings and
 improvements thereon erected, known as and num-
 bered 26 South Fourth Street (formerly number 20
 South Fourth Street) situate in the Borough of
 Oxford, County of Chester, Pennsylvania, as fol-
 lows:

BEGINNING at a stone in the middle
 of the Philadelphia and Baltimore Central
 Railroad, a corner of land of Joseph C. Strickland,
 and land late of Extra Kimble, and running thence
 by land of John H. Wilson, south 70.75 degrees
 east 7.92 perches to a stone in Fourth Street;
 thence along said Fourth Street south 15.50
 degrees west about 50 feet to a stone in said street;
 thence by land late of Semiramis Baldwin, north
 70.75 degrees west 9 perches to a stone in the cen-
 ter of said Railroad, being a corner of land late of
 said Joseph C. Strickland; thence along the center
 of said Railroad north 34 degrees east 3.3 perches
 to the place of beginning.

CONTAINING 27 square perches of
 land, more or less.

PARCEL No. 6-4-258

BEING the same premises which
 David J. Gallagher and Cynthia H. Gallagher by
 Deed dated March 30, 2004, and recorded on April
 12, 2004 with the Chester County Recorder of
 Deeds Office in Deed Book 6117, Page 57, grant-
 ed and conveyed unto Cathy Leah Roberts [now
 deceased].

PLAINTIFF: Citizens Bank of
 Pennsylvania

VS

DEFENDANT: **ANY AND ALL**
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER CATHY
LEAH ROBERTS, DECEASED MORT-
GAGOR AND LAST REAL OWNER

SALE ADDRESS: 26 South Fourth
 Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **KML LAW**
GROUP, P.C., 412-837-1164

SALE NO. 16-11-860
Writ of Execution No. 2016-01001
DEBT \$703,732.99

PROPERTY situate in the Chester
 County, Pennsylvania

BLR# 43-11B-37

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: Bank of America,
 National Association

VS

DEFENDANT: **JOSEPH GLEASON**
and SARA GLEASON

SALE ADDRESS: 425 Woodcrest
 Road, Wayne, PA 19087

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

SALE NO. 16-11-861
Writ of Execution No. 2016-03857
DEBT \$493,638.51

PROPERTY situate in the Willistown
 Township, Chester County, Pennsylvania

BLR# 54-2C-122

IMPROVEMENTS thereon: residential
 dwelling

PLAINTIFF: JPMorgan Chase Bank,
 National Association S/B/M to Chase Home
 Finance LLC

VS

DEFENDANT: **CAROL WALD-**
MANN and DAVID WALDMANN

SALE ADDRESS: 6 Robin Road,
 Malvern, PA 19355-2822

PLAINTIFF ATTORNEY: **PHELAN**

HALLINAN DIAMOND & JONES, LLP, 215-563-7000**SALE NO. 16-11-862****Writ of Execution No. 2016-04002****DEBT \$65,614.43**

PROPERTY situate in the Coatesville City, Chester County, Pennsylvania

BLR# 16-6-1115, 16-6-1105

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **CORINNE M.****MCDEVITT**

SALE ADDRESS: 114 South 8th Avenue, a/k/a 114 S. Eighth Avenue, a/k/a 123 Palmer Ave, Coatesville City, PA 19320-3631

PLAINTIFF ATTORNEY: **PHELAN****HALLINAN DIAMOND & JONES, LLP, 215-563-7000****SALE NO. 16-11-864****Writ of Execution No. 2014-12146****DEBT \$110,830.60**

PROPERTY situate in the Downingtown Borough, Chester County, Pennsylvania

BLR# 11-8-148

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PHILIP M.****MASCHERINO**

SALE ADDRESS: 211 Brandywine Avenue, Downingtown, PA 19335-2929

PLAINTIFF ATTORNEY: **PHELAN****HALLINAN DIAMOND & JONES, LLP, 215-563-7000****SALE NO. 16-11-865****Writ of Execution No. 2015-05933****DEBT \$309,766.54**

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Caln, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Property for Joseph A. Betes

and Richard T. Schulze, Phase II, made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA, dated 3-7-1974, as follows, to wit:

BEGINNING at a point on the south-westerly side of Karen Circle (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 28.92 feet from a point on the southeasterly side of Jodi Drive (as shown on said plan); thence extending from said beginning point along the southwesterly side of Karen Circle, south 48 degrees 11 minutes 18 seconds east, 158.68 feet to a point; thence extending south 65 degrees 32 minutes 35 seconds west, 250 feet to a point; thence extending south 75 degrees 39 minutes 25 seconds west, 121.39 feet to a point on the easterly side of Jodi Drive, aforesaid; thence extending along the same and the southeasterly side of Jodi Drive the 3 following courses and distances: (1) north 18 degrees 56 minutes 35 seconds east, 126.55 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 150 feet, the arc distance of 121.99 feet to a point of tangent and (3) north 65 degrees 32 minutes 35 seconds east, 86.62 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 28.92 feet to the first mentioned point and place of beginning.

CONTAINING 42,561 square feet of land be the same, more or less.

BEING Lot #9 as shown on said Plan.

TITLE to said premises vested in Robert S. Saul and Martha J. Saul by Deed from Donald and Lysleen Hunter dated July, 26 1985 and recorded July 30, 1985 in the Chester County Recorder of Deeds in Book 28, Page 212.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of the Credit Suisse First Boston Mortgage Securities Corp., Home Equity Pass Through Certificates, Series 2007-1

VS

DEFENDANT: **ROBERT S. SAUL**
aka ROBERT SAUL and MARTHA J. SAUL
aka MARTHA SAUL

SALE ADDRESS: 134 Karen Circle, Coatesville, PA 19320

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

SALE NO. 16-11-866
Writ of Execution No. 2016-00300
DEBT \$153,475.77

PROPERTY situate in the South
Coatesville Borough, Chester County,
Pennsylvania

BLR# 9.10.89

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **RANDY T.**
McGONIGAL, SR.

SALE ADDRESS: 27 Wood Street,
Coatesville, PA 19320

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

SALE NO. 16-11-867
Writ of Execution No. 2015-05735
DEBT \$324,505.54

PROPERTY situate in the Upper
Uwchlan Township, Chester County, Pennsylvania

BLR# 32-1-7.40

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **CAROLYN J.**
SCHRUM and CAROLYN CALHOUN a/k/a
CAROLYN L. CALHOUN

SALE ADDRESS: 114 Fawn Drive,
Glenmoore, PA 19343-9525

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

SALE NO. 16-11-868
Writ of Execution No. 2015-08336
DEBT \$199,854.23

PROPERTY situate in the New London
Township, Chester, County, Pennsylvania

BLR# 71-1-14

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **RACHEL HOPE**
MALOLIE, IN HER CAPACITY AS HEIR OF

JERRY G. MALOLIE, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER JERRY G.
MALOLIE, DECEASED

SALE ADDRESS: 2107 Newark Road,
West Grove, PA 19390-9553

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

SALE NO. 16-11-869
Writ of Execution No. 2013-01183
DEBT \$203,049.59

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

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, known as Lot N-5, Page 1 Rapps
Dam Bridge Townhouses.

SITUATE in East Pikeland Township,
Chester County, Pennsylvania as shown on said
Plan prepared by Serdy and Bursich, Inc.,
Pottstown, PA., Drawing No. 00683-2, last revised
8/14/1981 and being more fully bounded and
described as follows:-

BEGINNING at a point on the south-
westerly side of Denise Circle which point is
measured the Six following courses and distances
from the intersection of the center line of Denise
Circle with the center line of Dawn Way: (1) south
63 degrees, 25 minutes, 27 seconds east, 70 feet to
a point; (2) south 72 degrees, 41 minutes, 43 sec-
onds east, 13.862 feet to a point; (3) south 35
degrees, 37 minutes, 00 seconds east, 146 feet to a
point on the said southwesterly side of Denise
Circle; (5) along the same on the arc of a circle
curving to the left having a radius of 140 feet, the
arc distance of 49.399 feet to a point of tangent and
(6) south 55 degrees, 50 minutes, 00 seconds east,
8.147 feet to a point, being said beginning point
and also being a corner of Lot N-01; thence
extending from said point of beginning along the
said southwesterly side of Denise Circle, south 55
degrees, 50 minutes, 00 seconds east, 34.633 feet
to a point, a corner of Lot N-4; thence extending
south 34 degrees, 10 minutes, 00 seconds west
along same partly passing through the common

partition wall between houses N-4 and N-5 and partly passing through the bed of a certain 40 feet wide sanitary sewer easement, 94.095 feet to a point in the bed of said sanitary sewer easement; thence extending north 49 degrees, 41 minutes, 00 seconds west, through the bed of said sanitary sewer easement 34.833 feet to a point, a corner of Lot N-01; thence extending north 34 degrees, 10 minutes, 00 seconds east along same, partly passing through the bed of said sanitary sewer easement and partly passing through the common partition wall between houses N-5 and N-01, 90.363 feet to a point on the said southwesterly side of Denise Circle, being the first mentioned point and place of beginning.

CONTAINING 3,194 square feet of land.

BEING UPI Number 26-03J-0033.0000

PARCEL NO.: 26-03J-0033.0000

BEING known as: 1405 Denise Circle, Phoenixville, PA 19460

BEING the same property conveyed to Nancy T. Major who acquired title by virtue of a deed from Nancy T. Major and Stephanie Major, dated April 17, 2012, recorded April 26, 2012, at Deed Book 811, Page 1229, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **NANCY T. MAJOR**

SALE ADDRESS: 1405 Denise Circle, Phoenixville, PA 19460

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

SALE NO. 16-11-870

Writ of Execution No. 2016-00938

DEBT \$143,790.23

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

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania being shown as Lot 20 on a Plan of Property for Miller Hill Corporation dated June 15, 1959, last revised February 12, 1973, by Henry S. Conrey Inc. Division of Chester Valley Engineers, 159 W. Lancaster Ave. Paoli PA being more fully described as follows:

BEGINNING at a point in the west line of Buchanan Avenue 50 feet wide said point being the northeast corner of Lot 21 and being also the following 3 courses and distances of a point marking the intersection of the center line of Buchanan Avenue (50 feet wide), with the center line of Adams Avenue (50 feet wide); (1) along the center line of Buchanan Avenue north 33 degrees 53 minutes 00 seconds east 100.00 feet to a point; (2) crossing to the west line of Buchanan Avenue north 56 degrees 07 minutes 00 seconds west 25.00 feet to a point; (3) along the west line of Buchanan Avenue along a line curving to the left having a radius of 437.19 feet, an arc distance of 13.35 feet and a chord bearing north 33 degrees 00 minutes 30 seconds east 13.35 feet to the point of beginning; thence leaving Buchanan Avenue and along the north line of Lot 21 and in part of lot 22, north 57 degrees 52 minutes 00 seconds west 195.00 feet to a point in the south line of Lot 29; thence along the south line of Lot 29 and Lot 30, north 70 degrees 48 minutes 10 seconds east 68.80 feet to a point the southwest corner of Lot 19; thence along the south line of Lot 19 south 68 degrees 32 minutes 00 seconds east 147.00 feet to a point in the west line of Buchanan Avenue; thence along west line of Buchanan Avenue along a curve to the right having a radius of 437.19 feet, an arc distance of 81.39 feet and a chord bearing south 26 degrees 48 minutes 00 seconds west 81.27 feet to the point and place of beginning.

BEING UPI Number 16-05-0009.040

PARCEL No.: 16-05-0009.040

BEING known as: 302 Buchannan Drive, Coatesville, PA 19320

BEING the same property conveyed to John F. Brunner, Jr. who acquired title by Virtue of a Deed from Kathleen Stirling and Terry Walker, Co-Executors of the Estate of Frank W. Walker, dated August 14, 2009, recorded August 18, 2009, at Instrument Number 10954901, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **JOHN F. BRUNNER, JR.**

SALE ADDRESS: 302 Buchannan Drive, Coatesville, PA 19320

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

SALE NO. 16-11-871
Writ of Execution No. 2016-04319
DEBT \$154,580.53

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

ALL THAT CERTAIN lot of land situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey made by Edgar H.R. Laub, Registered Surveyor October 3, 1975 as follows:

BEGINNING at a point in the center of Humpton Road (33') and corner of lands of Arnold W. Rhodes; thence by said Humpton Road, south eighty-eight degrees twenty-one minutes west, one hundred sixty-one feet to a point; thence by remaining lands of the Grantors, north two degrees fifty-two minutes fifty seconds east (passing over an iron pin twenty-five feet from last mentioned point) two hundred fifty-six and thirty-one hundredths feet to an iron pin on the south right-of-way line of the Costesville-Downingtown by-pass L.R. 1004; thence by said by-pass the following two courses and distances: (1) north eighty-eight degrees forty minutes fifteen seconds east, one hundred twenty-five and nine hundredths feet to an iron pin; thence (2) north eighty-one degrees forty-six minutes east, thirty-five and thirty-seven hundredths feet to an iron pin on the east side of a ten feet drainage easement, and in line of lands of Arnold W. Rhodes; thence by said A. W. Rhodes and along the east side of said easements, south two degrees thirty-nine minutes twenty seconds west, (passing over an iron pin sixteen and five tenths feet from the next mentioned point) two hundred fifty nine and fifty-nine hundredths feet to the point of beginning.

CONTAINING 41,007 square feet.

BEING UPI Number 3904 003602B0

PARCELNo.: 3904 003602B0

BEING known as:. 3647 Humpton Road, Downingtown, PA 19335

BEING the same property conveyed to June Humpton Wagner, no marital status shown who acquired title by virtue of a deed from Rachel R. Humpton, single woman, Sara Sue Humpton, single woman, Leonard W. Humpton Jr., single-man and Eleanor D. Humpton, single woman, dated October 15, 1975, recorded October 18, 1975, at Deed Book R46, Page 195, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes, Series 2013-3

VS

DEFENDANT: **JUNE HUMPTON WAGNER, aka JUNE S. HUMPTON**

SALE ADDRESS: 3647 Humpton Road, Downingtown, PA 19335

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

SALE NO. 16-11-872
Writ of Execution No. 2016-00867
DEBT \$519,744.35

PROPERTY situate in Township of Easttown

TAX Parcel: 55-5B-30

IMPROVEMENTS: A residential dwelling

SOLD as property of: Paul J. Miller and Nina L. Miller

PLAINTIFF: TruMark Financial Credit Union

VS

DEFENDANT: **PAUL J. MILLER and NINA L. MILLER**

SALE ADDRESS: 227 Church Road, Devon, PA 19333

PLAINTIFF ATTORNEY: **CRAIG H. FOX, ESQ., 610-275-7990**

SALE NO. 16-11-873
Writ of Execution No. 2016-05698
DEBT \$48,418.61

PROPERTY situate in Borough of Phoenixville

TAX Parcel #15-05-0290

IMPROVEMENTS: A residential dwelling.

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

VS

DEFENDANT: **BARBARA E. BRUNNER**

SALE ADDRESS: 237 St. Mary Street, Phoenixville, PA 19460

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

SALE NO. 16-11-874
Writ of Execution No. 2016-04433
DEBT \$223,465.85

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

BLR# 41-5-202

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: The Bank of New York
Mellon, f/k/a The Bank of New York, Successor in

Interest to JPMorgan Chase Bank, N.A. as Trustee
for Structured Asset Mortgage Investments II Inc.,
Bear Stearns Alt-A Trust, Mortgage Pass-Through
Certificates, Series 2005-5

VS

DEFENDANT: **REYNA H. VILLAL-**

VA

SALE ADDRESS: 1443 Ship Road,
West Chester, PA 19380-1338

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