

NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-01786**

NOTICE IS HEREBY GIVEN that the name change petition of David E. Sharp and Andrea L. Sharp f/b/o Rosemary Laura Sharp Lucia, a minor, was filed in the above-named court and will be heard on May 20, 2013, at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 28, 2013

Name to be changed from: Rosemary Laura Sharp Lucia to: Rosemary Laura Sharp

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

E. CRAIG KALEMJIAN, Attorney for
Petitioner

535 North Church Street
West Chester, PA 19380

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-01868**

NOTICE IS HEREBY GIVEN that the name change petition of Anne Laim Simpson was filed in the above-named court and will be heard on June 3, 2013, at 9:30 AM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 1, 2013

Name to be changed from: Anne Laim Simpson to: Anne Laird Simpson

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 11, 2013 for JL Plumbing and Heating, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

DONALD F. KOHLER, JR., Solicitor
27 South Darlington Street
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 1, 2013 for JORGE AND ABRAHAM CORP., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose for which it was organized is to conduct business in Chester County, PA.

JORGE HEREDIA, Solicitor
6 Quarry Street
Coatesville, PA 19320

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for THE NEW BOOK CZARS, INC. under the provisions of the Pennsylvania Business Corporation Law of 1988. ERIC L. RING., Solicitor
2335 Darby Road
Havertown, PA 19083

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania effective February 28, 2013, for the purpose of incorporating Christine D. Ferrell, D.D.S., P.C., pursuant to the Business Corporation Law of 1988.
MCGILL AND HASSAN, P.A., Solicitors
8816 Red Oak Blvd., Ste. 220
Charlotte, NC 28217

LEONARD C. GIUNTA	:	IN THE COURT OF COMMON PLEAS
401 West Ashbridge Street		
West Chester, PA 19380	:	CHESTER COUNTY, PENNSYLVANIA
Plaintiff	:	CIVIL ACTION – LAW
vs.	:	NO. 12-13292-CT
EMAN A. TWEREET	:	
333 Birmingham Way		
Exton, PA 19341	:	
and		
LOI QUI TRAM	:	
290 East Lincoln Highway		
Exton, PA 19341	:	
Defendants		

SERVICE PURSUANT TO SPECIAL ORDER OF COURT

This is an action to dissolve a limited liability company filed the by Plaintiff against Defendants Eman A. Twereet and Loi Qui Tram. All parties are members of the Exton Trading and Investment Group, LLC, the limited liability company that Plaintiff seeks to dissolve.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL AND INFORMATION SERVICE

Chester County Bar Association
15 West Gay Street – Second Floor
West Chester, PA 19381-3191
(610) 429-1500

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

ARCHY, Albert K., late of Darby. Kimberly Miller, 152 6th Avenue, Phoenixville, PA 19640, Administratrix.

BROWN, Helen D., late of Penn Township. Thomas J. Brown and Kathleen Ann Gebhart, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

CAPRIOTTI, Theresa M., late of Caln Township. Donna Capriotti, 325 Bondsville Road, Downingtown, PA 19335, Executrix. PHILIP J. EDWARDS, Esquire, Linton, Distasio & Edwards, P.C., 1720 Mineral Spring Road, P.O. Box 461, Reading, PA 19603-0461, atty.

DONLEVIE, Ella H., late of West Chester, East Goshen Township. John C. Donlevie, 531 S. Waterloo Road, Devon, PA 19333, Executor.

EVERETT, Isabell J., late of Honey Brook Township. Maureen E. Stanishevski, 30 Beaver Run Road, Downingtown, PA 19335, Executrix. KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FLANIGAN, John P., late of East Nantmeal Township. Joanne M. Flanigan and Robert P. Flanigan, care of DENIS A. GRAY, Esquire, 301 Lindenwood Drive, Suite 217, Malvern, PA 19355, Executors. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 301 Lindenwood Drive, Suite 217, Malvern, PA 19355, atty.

HALL, Margaret A., late of Atglen. Albert L. Hall, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

HINZE, Florence B., late of East Goshen Township. Diane H. Moore, 136 Springton Road, Glenmoore, PA 19343 and John S. Hinze, 102 Garnet Lane, Coatesville, PA 19320, Executors. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

HULME, William R., late of East Bradford Township. Nellie K. Hulme, 1113 Copeland School Road, West Chester, PA 19380, Executrix. GERALD K. MCOSCAR, Esquire, 1070 Copeland School Road, West Chester, PA 19380, atty.

MANIERI, Agnes M., late of West Chester/Westtown. Michael Manieri, 1126 Kolbe Lane, West Chester, PA 19382, Executor.

MASTRIPPOLITO, Nicholas, late of East Fallowfield Township. Joseph I. Mastrippolito, 2236 Strasburg Road, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

MATTIS, Charles R., III, a/k/a Charles Richard Mattis, III and Charles Richard Mattis and Charles R. Mattis, late of East Brandywine Township. Charles R. Mattis, IV, care of JOHN H. POTTS, Esquire, Strafford Office Bldg., No. 2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Administrator. JOHN H. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Bldg., No. 2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

MCFALLS, Rose V., late of Coatesville City/East Brandywine Borough. Kathryn A. Kozura, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administratrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

NEAFCY, Thomas James, Sr., late of East Pikeland Township. Barbara Yost, care of JACQUELINE J. SHAFER, Esquire, 11 Duane Road & Route 611, P.O. Box 885, Doylestown, PA 18901, Executrix. JACQUELINE J. SHAFER, Esquire, Elliott, Magee & Shafer, LLP, 11 Duane Road & Route 611, P.O. Box 885, Doylestown, PA 18901, atty.

PIEPER, Georgine R., late of East Goshen Township. Richard D. Pieper, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, Mac Elree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

POVEY, Joseph, late of New London Township. Virginia P. Peck, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SCHMOYER, Margaret R., a/k/a Margaret Reynolds Schmoyer, late of West Grove, Penn Township. Gary C. Burgmuller, 26 Burton Ave., New Castle, DE 19720, Executor.

WHITACRE, Mary H., late of Malvern. David H. White, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executor. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

2nd Publication

AYLLON-ORTIZ, Martin, late of Oxford. Jose Tapia Mendiola, care of JOHN A. NOVELLO, ESQUIRE, Esquire, 221 N. Olive Street, Media, PA 19063, Administrator. JOHN A. NOVELLO, ESQUIRE, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

BORNEMAN, Ann E., late of Tredyffrin Township. John Borneman, 590 Richards Rd., Wayne, PA 19087, Executor. DANIELLE FRIEDMAN, Esquire, Palmarella & Curry PC, 1255 Drummers Lane, Ste. 105, Wayne, PA 19087, atty.

BURNER, James E., late of West Bradford Township. Basil Thomas Woodroffe, care of D. SELAINE KEATON, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, Executor. D. SELAINE KEATON, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, atty.

CERULLO, Vail William, late of West Pikeland Township. William W. Cerullo and Lisabeth M. Belinn, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Administrators. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

CHANCE, Lilian S.L., late of East Whiteland Township. Gerard B. Lucas and Lilian C. Chance, care of MAURICE D. LEE, III, Esquire, Centre Square West, 1500 Market Street, 38th Fl., Philadelphia, PA 19102, Executors. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, Centre Square West, 1500 Market Street, 38th Fl., Philadelphia, PA 19102, atty.

DIPIETRO, Humbert J., Jr., late of Westtown. John M. Moon, 204 Lexington, Media, PA 19063, Executor. SCOTT D. GALLOWAY, ESQ., Esquire, 1215 West Baltimore Pike, Ste. 14, Media, PA 19063, atty.

EDWARDS, Clifford N., late of Kennett Square. Melanie L. Hanick, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GARNER, Marie, late of East Whiteland Township. Vincent F. Garner, care of EDWARD R. DOUGHERTY, Esquire, 614 Darby Road, Havertown, PA 19083, Executor. EDWARD R. DOUGHERTY, Esquire, 614 Darby Road, Havertown, PA 19083, atty.

GILL, Winnifred H., late of East Marlborough Township. D. Steven Gill and M. Susan Weiss, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KARMERZE, Ruth H., late of Penn Township. Sandra L. Grimm, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

MC NAMARA, Robert G., a/k/a Robert Mc Namara and Robert Gerald Mc Namara, late of Tredyffrin Township. William J. Mc Namara, care of SAMUEL A. ROSSITTO, Esquire, 86 Bethlehem Pike, Ste 200, Philadelphia, PA 19118, Executor. SAMUEL A. ROSSITTO, Esquire, Dessen, Moses & Rossitto, 86 Bethlehem Pike, Ste 200, Philadelphia, PA 19118, atty.

MCEWING, Frances L., late of Sadsbury Township. Walter James McEwing, care of THE LAW FIRM OF BARRY S. RABIN, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MILLER, Carleen L., late of Easttown Township. David C. Miller, care of F. HARRY SPIESS, JR., Esquire, 130 West Lancaster Avenue, Wayne, PA 19087-0191, Executor. F. HARRY SPIESS, JR., Esquire, David Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

PERRY, Thomas F., Jr., late of North Coventry Township. Steven Perry and Tamara Perry, care of MICHAEL F. ROGERS, Esquire, 510 Township Line Rd, Ste. 150, Blue Bell, PA 19422, Executors. MICHAEL F. ROGERS, Esquire, Salvo Rogers & Elinski, 510 Township Line Rd, Ste. 150, Blue Bell, PA 19422, atty.

ROACH, Dean W., late of East Goshen. Roberta Alice Heid, 11 Craig Lane, Malvern, PA 19355, Executrix. GARRETT SPANGLER, Esquire, 20 S. Valley Road, Ste. 103, Paoli, PA 19301, atty.

SCHAFER, Russell R., late of West Grove. David Schaffer, 144 Marcella Road, Wilmington, DE 19803, Executor. SOCRATES GEORGEADIS, Esquire, 4 Park Plaza, 2nd Floor, Wyomissing, PA 19610, atty.

STONG, Neil P., late of East Goshen Township. Susan S. Callahan, care of TIMOTHY F. SULLIVAN, Esquire, 216 South Orange Street, Media, PA 19063, Executrix. TIMOTHY F. SULLIVAN, Esquire, 216 South Orange Street, Media, PA 19063, atty.

STRUBLE, Alma D., a/k/a Alma Davis Struble, late of Kennett Square Borough. Robert G. Struble, Jr. and Thomas A. Struble, care of LOUIS N. TETI, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executors. LOUIS N. TETI, Esquire, Mac Elree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

TAYLOR, James Harlan, a/k/a James H. Taylor, late of Kennett Township. Patricia D. Taylor, 602 Chandler Mill Road., Avondale, PA 19311, Executrix. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey LTD., 211 East State Street, Kennett Square, PA 19348-3111, atty.

THOMAS, Charles W., late of West Brandywine Township. Judith E. Sicoli, care of NIKOLAOS I. TSOUROS, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. NIKOLAOS I. TSOUROS, Esquire, Mac Elree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

TOWNSEND, Jane E., late of Valley Township. Harvard F. Townsend, 908 W. Charles Street, Coatesville, PA 19320, Executor. BRETT B. WEINSTEIN, Esquire, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

WARD, Wirt C., late of Downingtown, East Caln Township. Leland A. Dickerman, 209 La Vida Via, Downingtown, PA 19335, Executor.

3rd Publication

ANZALDO, Anthony I., late of West Brandywine Township. ALEXANDER B. GIACOBETTI, Esquire, Two Penn Center, Ste. 1205, 1500 JFK Boulevard, Philadelphia, PA 19102, Executor. ALEXANDER B. GIACOBETTI, Esquire, Two Penn Center, Ste. 1205, 1500 JFK Boulevard, Philadelphia, PA 19102, atty.

BENTE, Paul F., Jr., late of London Britain Township. Paul F. Bente, III, care of STEPHEN D.M. ROBINSON, Esquire, 910 Foulk Road, Suite 200, Wilmington, DE 19803, Executor. STEPHEN D.M. ROBINSON, Esquire, Robinson Grayson & Ward, P.A., 910 Foulk Road, Suite 200, Wilmington, DE 19803, atty.

DEAVER, Elaine G., late of West Goshen Township. Deborah L. Deaver and Gary J. Deaver, care of JANET E. AMACHER, Esquire, 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19454, Executors. JANET E. AMACHER, Esquire, 311 N. Sumneytown Pike, Suite 1A, North Wales, PA 19454, atty.

DOUGHERTY, James E., late of City of Coatesville. M. Susan Burke and Christina A. Dougherty-Dolan, 15 Rittenhouse Place, Ardmore, PA 19003, Executrices.

MAUCHER, Mary L., late of Chester County. Mary E. Toewe, care of DAVID M. FREES, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MEST, Kelly A., late of Spring City. Cynthia A. Meng, care of SUSAN N. DENARO, Esquire, 501 Park Road North, P.O. Box 6263, Wyomissing, PA 19610, Executor. SUSAN N. DENARO, Esquire, Rabenold Koestel Scheidt, 501 Park Road North, P.O. Box 6263, Wyomissing, PA 19610, atty.

STERLING, Virginia Marie, a/k/a Virginia M. Sterling, Virginia Callahan Sterling and Virginia C. Sterling, late of West Chester Borough. Michael J. Sterling and Timothy M. Sterling, care of MAURICE D. LEE, III, Esquire, 1500 Market Street, 38th Fl. West, Philadelphia, PA 19102, Executors. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Market Street, 38th Fl. West, Philadelphia, PA 19102, atty.

STUART, Mary E., late of Phoenixville. Kevin D. Stuart, 1210 Natalie Road, Phoenixville, PA 19460, Executor.

TOWERS, Jeanette M., late of East Goshen Township. Theodore C. Towers, care of JEFF L. LEWIN, Esquire, 15 East Front Street, Media, PA 19063, Executor. JEFF L. LEWIN, Esquire, 15 East Front Street, Media, PA 19063, atty.

TRUITT, William A., III, late of West Caln Township. William H. Truitt and Susan M. Truitt, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Administrators. C.T.A. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, 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

MetroAlert, with its principal place of business at 435 Devon Park Drive, Suite 510, Wayne, PA 19087.

The application has been (or will be) filed on: March 22, 2013 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Metro Technology Services, Inc., 435 Devon Park Drive, Suite 510, Wayne, PA 19087. FRANK J. BONINI, JR., Solicitor Harding, Earley, Follmer & Frailley, P.C. PO Box 750 Valley Forge, PA 19482-0750

PSM CAPITAL GROUP, with its principal place of business at 1025 Waltham Road, Berwyn, PA 19312.

The application has been (or will be) filed on: February 13, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: MARKETLINK HOLDINGS LLC, 1025 Waltham Road, Berwyn, PA 19312.

Eagle Structures, with its principal place of business at 480 Pottstown Pike, Chester Springs, PA 19425.

The application has been (or will be) filed on: February 28, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: James B. Stoltzfus, 480 Pottstown Pike, Chester Springs, PA 19425. This was filed in accordance with 54 PaC.S. 311.

Power House Landscaping, with its principal place of business at 353 Yorklyn Rd, Oxford, PA 19363.

The application has been (or will be) filed on: February 25, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Christopher L. Morris, 353 Yorklyn Rd., Oxford, PA 19363. This was filed in accordance with 54 PaC.S. 311.

Phoenixville Music Group, with its principal place of business at 1020 Bailey Drive, Phoenixville, PA 19460.

The application has been (or will be) filed on: February 28, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Matthew Spencer Taddei, 7 Bryan Avenue, Malvern, PA 19355 and John Michael Piljer III, 1020 Bailey Drive, Phoenixville, PA 19460. This was filed in accordance with 54 PaC.S. 311.

1st Publication

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Amendment – Domestic Corporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, for the purpose of changing the name of Mex Mushrooms, Inc. to First Generation Farms, Inc. for a business corporation organized under the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended. The amendment was effective on March 14, 2013.

This notice is given pursuant to Section 1307 of the Business Corporation Law of 1988.

Vicky Ann Trimmer, Esq.
Persun & Heim, P.C.
Attorneys at Law
1700 Bent Creek Boulevard
Suite 160
Mechanicsburg, PA 17050

NOTICE

Caln Township Municipal Authority and Township of Caln vs. Stephen A. Bosna and Margaret A. Bosna, Docket No. 11-04384, Court of Common Pleas of Chester County, PA.

Notice is given that the above were named as defendants in a civil action by Plaintiffs to recover 2009 sewer and trash fees for property located at 145 Gallagherville Road, Downingtown, PA, Tax Parcel No. 39-5-24.2. A Writ of Scire Facias for \$954.50 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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

Lawyer Referral and Information Service,
Chester County Bar Association, 15 W. Gay St.,
West Chester, PA 19380, (610) 429-1500

Portnoff Law Associates, Ltd., P.O. Box 391,
Norristown, PA 19404-0391, (866) 211-9466

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

GMAC MORTGAGE, LLC

Plaintiff

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

JASON R. JUDY

CHESTER COUNTY

DENISE R. JUDY

No. 12-10192

Defendants

NOTICE

To JASON R. JUDY

You are hereby notified that on September 25, 2012, Plaintiff, GMAC MORTGAGE, LLC, 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. 12-10192. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 334 TOWNSHIP LINE ROAD, ELVERSON, PA 19520-9124 whereupon your property would be sold by the Sheriff of CHESTER County.

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

NOTICE

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

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

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

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

NOTICE OF ACTION IN EJECTMENT
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA

SECRETARY OF VETERANS AFFAIRS

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

vs.

CHESTER County

No. 12-10593

ADAM JOCKEL Or occupants
Defendant

CIVIL ACTION-LAW
NOTICE

TO: ADAM JOCKEL or occupants:

You are hereby notified that on October 5, 2012, Plaintiff SECRETARY OF VETERANS AFFAIRS filed an Ejectment Complaint endorsed with Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed at 12-10593. Wherein Plaintiff seeks to Evict all occupants at the property 411 3RD AVENUE, PARKESBURG, PA 19365 whereupon your property was sold by the Sheriff of CHESTER County.

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

****This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property**

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within (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 and 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 or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PA
Civil Division – NO. 11-01363

RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp,
Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right,
Title or Interest From or Under James E. Miller; James E. Miller, III; Tiffany Miller and Timothy Miller,
Defendant(s).

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS
LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title
or Interest From or Under James E. Miller, Defendant(s) 435 Cedar Springs Road, Kennett Square ,PA
19348 (60-2-21) . Your house (real estate) at 435 Cedar Springs Road, Kennett Square, PA 19348 (60-2-
21) is scheduled to be sold at Sheriff's Sale on July 18, 2013 at Office of the Sheriff, Chester County
Justice Center, 201 West Market Street, Suite 1201, P.O. Box 2748, West Chester, PA 19382-2947 at
11:00 am to enforce the Court Judgment of \$111,307.75 obtained by RBS Citizens, N.A. successor in
interest to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay
back to RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp
the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys
fees due. To find out how much you must pay, you may call:(610)278-6800. 2.You may be able to stop the
sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly
entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the
sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you con-
tact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attor-
ney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out
the price bid by calling (610)278-6800. 6.You may be able to petition the Court to set aside the sale if the
bid price was grossly inadequate compared to the value of your property. 7.The sale will go through only
if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call
(610)344-6850. 8.If the amount due from the buyer is not paid to the Sheriff, you will remain the owner
of the property as if the sale never happened. 9. You have a right to remain in the property until the full
amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring
legal proceedings to evict you. 10.You may be entitled to a share of the money, which was paid for your
house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than
thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will
be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is
wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may
also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP. Chester County Lawyer Referral Service, Chester
County Bar Assn., 15 W. Gay Street, 2nd Fl., West Chester, PA 19380, 610-429-1500
LEONARD J. MUCCI, III, Atty. for Plaintiff
SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., St. 150
King of Prussia, PA 19406
(610)278-6800

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 12-03455

GMAC MORTGAGE, LLC

Vs.

ROSEMARY MURPHY, AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT M. MURPHY, JR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT M. MURPHY, JR, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT M. MURPHY, JR, DECEASED

Being Premises: 2851 CHESTNUT HILL ROAD, POTTSTOWN, PA 19465-8556

Being in TOWNSHIP OF SOUTH COVENTRY, County of CHESTER, Commonwealth of Pennsylvania, 20-1-20

Improvements consist of residential property.

Sold as the property of ROSEMARY MURPHY, AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT M. MURPHY, JR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT M. MURPHY, JR, DECEASED

Your house (real estate) at 2851 CHESTNUT HILL ROAD, POTTSTOWN, PA 19465-8556 is scheduled to be sold at the Sheriff's Sale on 07/18/2013 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$295,856.23 obtained by, GMAC MORTGAGE, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

MECHELLE SPEELHOFFER	:
Plaintiff,	:
V.	: No. 2012-02856CV
SHANNON FLANAGAN,	:
HEATHER FLANAGAN, AND	:
FRAN FLANAGAN	:
Defendants.	:

NOTICE

TO: SHANNON FLANAGAN; HEATHER FLANAGAN; AND FRAN FLANAGAN
YOU HAVE BEEN SUED BY MECHELLE SPEELHOFFER IN A CIVIL ACTION SEEKING
UNPAID RENT.

You are required to attend an Arbitration Hearing.

The said Arbitration has been scheduled for a Hearing on Friday, May 17, 2013 at 9:00 am
Please report to the Jury Assembly Room, 5th Floor, Chester County Justice Center,
West Chester, PA.

This matter will be heard by a Board of Arbitrators at the time, date and place specified but,
if one or more of the parties is not present at the hearing, the matter may be heard at the same time and
date before a judge of the court without the absent party or parties. There is no right to a trial de novo on
appeal from a decision entered by a judge

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

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

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

Lawyer Referral and Information Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
610-429-1500

3rd Publication**TRUST NOTICE**

NOTICE IS HEREBY GIVEN of the existence of the Francis P. McKenna Living Trust Under Agreement dated June 14, 1994, Trustee: Thomas F. McKenna. All persons having claims or demands against said trust are requested to make known the same, and all persons indebted to said trust are requested to make immediate payment without delay to the Trustee or his attorney as set forth below:

FRANCIS P. MCKENNA LIVING TRUST
UNDER AGREEMENT DATED JUNE 14, 1994

Trustee: Thomas F. McKenna
c/o W. Front Street, P.O. Box 1970
Media, PA 19063

D. SELAINE KEATON, ESQUIRE
21 W. Front Street
P.O. Box 1970
Media, PA 19063

SHERIFF SALE OF REAL ESTATE

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, April 18, 2013** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, May 21, 2013**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 13-4-231

Writ of Execution No. 12-06133

DEBT \$171,549.92

BY virtue of a Writ of Execution No. 12-06133

OWNER(S) of property situate in the Caln Township, Chester County, Pennsylvania, being 3713 Hazelwood Avenue, Downingtown, PA 19335-2035

UPI No. 39-04H-0077

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$171,549.92

PLAINTIFF: JPMorgan Chase Bank
VS

DEFENDANT: **JOSEPH P. & STACEY B. McGANN**

SALE ADDRESS: 3714 Hazelwood Ave., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 13-4-232

Writ of Execution No. 11-13460

DEBT \$292,113.77

BY virtue of a Writ of Execution No. 11-13460

OWNER(S) of property situate in the Township of West Nottingham, Chester County, Pennsylvania, being 216 Veterans Drive, Nottingham, PA 19362-9156

UPI No. 68-6-2.3L

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$292,113.77

PLAINTIFF: US Bank, National Association (Trustee) AKA RASC 2006-EMX1
VS

DEFENDANT: **THOMAS CAULEY aka THOMAS JOSEPH CAULEY III & CAROL LEE CAULEY aka CAROL LEE McMULLIN**

SALE ADDRESS: 216 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-233

Writ of Execution No. 12-09284

DEBT \$238,075.76

PREMISES "A"

ALL THAT CERTAIN lot of land, situate in Valley Township, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner thereof, a spike in a public road known as Rock Run Road, a corner of land of prior grantors and land of Lester and Myrl Helm; thence by said land north 79 degrees 56 minutes west 212.12 feet to a stake; thence by land retained by John B. Wenger, north 12 degrees east 100 feet to a stake; thence by Lot 2, south 79 degrees 56 minutes east 200.12 feet to a point in the aforesaid road; thence along in the same by land of Ambrose Slaymaker, south 12 degrees west 100 feet to the place of beginning.

BEING Chester County UPI #38-2-12
PREMISES "B"

ALL THAT CERTAIN lot of land situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner

thereof a point in the public road known as Rock Run Road leading from the Old Philadelphia Road to the Lincoln Highway, said point being located a distance of 100 feet northward from an original corner of premises of the said John Wenger of which these premises was a part; thence extending by a lot conveyed by John Wenger to the said Ned G. Helm, north 79 degrees 56 minutes west 200.12 feet to a stake; thence by land retained by John Wenger north 12 degrees east 100 feet to a stake; thence by land retained by John Wenger south 79 degrees 56 minutes east 200.12 feet to a point in the aforesaid road; thence along in said road by land of Ambrose Slaymaker, south 12 degrees west 100 feet to the place of beginning.

BEING Chester County UPI #38-2-11.1

BOTH premises being known as 122 Mount Airy Road, Coatesville, PA 19320

BEING the same premises which David F. Miller and Donna Parisi granted and conveyed unto David F. Miller by Deed dated April 9, 2001 and recorded on April 13, 2001 in the Office of the Recorder of Deeds of Chester County, Commonwealth of Pennsylvania in Book 4932, Page 1756 as Instrument No. 0020842.

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **DAVID F. MILLER**

SALE ADDRESS: 122 Mount Airy Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CRAIG OPPENHEIMER, 215-886-8791**

SALE NO. 13-4-234

Writ of Execution No. 10-03858

DEBT \$125,000.00

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Thornbury, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan made by James R. Pennell Surveyor of Wawa Pennsylvania, on August 3, 1951, as follows:

BEGINNING at a drill hole in the title line of the cement paving the Cheyney Road marking a point in the westerly line now or formerly of the Cheyney Training School for Teachers, extending thence along the course of the said road south fifteen degrees, thirty-four minutes, west one hundred fifty-eight and eighty-seven one-hundredths

feet to a point; thence along the easterly line of a proposed thirty feet wide road to lead to other lands now or formerly of the Grantors, passing over a stake on the side of the Cheyney Road, south eighty-three degrees, thirty minutes west one hundred ten feet to a stake, and continuing along the easterly side of the side proposed road north twenty-eight degrees, five minutes, west five hundred four and fifty-six one-hundredths feet to a stake, and north twenty-five degrees forty-five minutes, west three hundred ninety-six feet to a stake; thence still by other lands now or formerly of the Grantors leaving the side road line, north sixty-four degrees, fifteen minutes, east two hundred thirty feet to a stake; thence by the aforesaid lands now or formerly of the Cheyney Training School for Teachers south twenty-five degrees forty-five minutes, east eight hundred seventeen and ten one-hundredths feet to a drill hole in the course of the Cheyney Road marking the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid proposed thirty feet wide road (which road is laid out on the aforesaid survey of Joseph R. Pennell, on August 3, 1951) as tenants and occupiers of the lots of ground bounding thereon, and entitled to the use thereof, subject however, to the proportionate part of the expense of keeping said roadway in good order and repair.

BEING UPI #66-2-65

TITLE to said premises vested in Ralph Cherry and Sylvia Cherry, his wife, as tenants by entireties by Deed from Samuel Rudley and Eva Rudley, his wife dated 06/17/52 and recorded 06/18/52 in the Chester County Recorder of Deeds in Book U 24, Page 273.

AND the said Ralph Cherry died on January 1, 1979.

AND the said Sylvia Cherry died on February 26, 2009 leaving Will probated and registered at Chester County as Will No. 1509-042, wherein she appointed Gordon Brick Cherry as Executor, to whom Letters Testamentary were granted on April 17, 2009.

BEING known as 676 Cheyney Road, Cheyney, PA 19319

TAX Parcel Number: 62-02-0065 & 66-02-65.1

RESIDENTIAL dwelling

PREMISES "B"

ALL THAT CERTAIN tract of ground situate in the Township of Thornbury, County of

Chester, Commonwealth of Pennsylvania, and described in accordance with a survey thereof made by James R. Pennell, Registered Surveyor, dated August 12, 1958, as follows, to wit:

BEGINNING at a stake marking a point in the title line between lands now or formerly of the Estate of Eva Rudley (deceased) and lands now or formerly of the Cheyney State Teachers College, the said point measured along the said title line being north twenty-five degrees forty-five minutes west eight hundred seventeen and ten one-hundredths feet from the iron spike that marks the center line of the public road that leads from Cheyney to Markham, the said point of beginning being a corner of lands now or formerly of Ralph Cherry, the Grantee; thence by the last named lands south sixty-four degrees fifteen minutes west two hundred thirty feet to a point in the easterly line of a private road (thirty feet wide) leading from the said Cheyney Rod to this and other lands formerly of the said Eva Rudley; thence still by the said lands now or formerly of the Grantee, passing along the easterly line of the said private road south twenty-five degrees forty-five minutes east twenty-three and fifty-one one-hundredths feet to a point; thence crossing the said private road and by lands now or formerly of Robert Friedman south sixty-four degrees fifteen minutes west seventy-five and one one-hundredths feet to a stake; thence by other lands now or formerly of the Grantors, passing along the easterly edge of the woodland on the said lands late of Eva Rudley, the three following courses and distances, to wit: (1) north eighteen degrees fourteen minutes west one hundred forty-two and seventy one-hundredths feet to a stake; thence (2) north eleven degrees thirteen minutes west four hundred ten and ninety-six one-hundredths feet to a stake, and thence (3) passing over a stake on the southerly side of the P.B.&W. Railroad (West Branch) north sixteen degrees twenty-three minutes west three hundred sixty and thirty-two one-hundredths feet to a point in the center line of the said railway; thence along the center line of the said railroad curving to the left an arc distance of one hundred forty feet to a point; thence by the aforesaid lands now or formerly of the Cheyney State Teachers College, passing over a stake on the southerly side of the said railroad south twenty-five degrees forty-five minutes east eight hundred seven and sixty-five one-hundredths feet to the stake marking the place of beginning.

RESERVING unto the Grantor, his suc-

cessors and assigns the free and uninterrupted right, liberty and privilege to use a certain thirty feet wide strip of ground which extends south-westwardly from said thirty feet wide private road, along lands now or late of Robert Friedman to premises about to be conveyed to Camp Cherrydale, Inc., now or formerly, as a means of ingress and egress to and from said thirty feet wide private road in common with the Grantees, his heirs and assigns at all times hereafter forever.

BEING UPI #66-2-65.1

TITLE to said premises vested in Ralph Cherry by Deed from I. Edward Master, Executor of the Will of Eva Cherry Rudley, deceased dated 02/09/59 and recorded 02/13/59 in the Chester County Recorder of Deeds in Book W 30, Page 154.

AND the said Ralph Cherry died on January 1, 1979.

AND the said Sylvia Cherry died on February 26, 2009 leaving a Will probated and registered at Chester County as Will No. 1509-0420, wherein she appointed Gordon Brick Cherry as Executor, to whom Letters Testamentary were granted on April 17, 2009.

BEING known as 676 Cheyney Road, Cheyney, PA 19319

TAX Parcel Number: 62-02-0065 & 66-02-65.1

RESIDENTIAL dwelling

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: **GORDON BRICK CHERRY, EXECUTOR OF THE ESTATE OF SYLVIA P. CHERRY a/k/a SYLVIA SHERRY**

SALE ADDRESS: 676 Cheyney Road, Cheyney, PA 19319

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 13-4-235

Writ of Execution No. 10-04452

DEBT \$193,997.37

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, last revised 7/2/2004 and recorded in Chester County as Plan

No 17236 as follows, to wit:

BEGINNING at a point on the southerly side of Dare Lane, a corner of Lot #53 as shown on said Plan; thence from said point of beginning, along the said side of Dare Lane south 37 degrees 18 minutes 45 seconds east 20.00 feet to a corner of Lot #51; thence along Lot #51 south 52 degrees 41 minutes 15 seconds west 105.90 feet to a point in line of Open Space; thence along said Open Space north 31 degrees 18 minutes 45 seconds west 20.00 feet to a corner of Lot #53; thence along Lot #53 north 52 degrees 41 minutes 15 seconds east 105.90 feet to the first mentioned point and place of beginning.

BEING Lot #52

BEING Parcel 18-1-247

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes by Indenture dated 10/28/2005 and recorded 11/10/2005 as Document ID 10595178 granted and conveyed to Jeffrey R. Michaels.

PLAINTIFF: Bank of America

VS

DEFENDANT:

JEFFREY

MICHAELS

SALE ADDRESS: 61 Dare Lane,
Pottstown, PA 19465

PLAINTIFF

ATTORNEY:

CHRISTOPHER ARTHUR DeNARDO, 610-278-6800

SALE NO. 13-4-236

Writ of Execution No. 10-00070

DEBT \$390,391.59

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

SITUATE in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision for F. and C. Realty Investment Corp. made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pennsylvania, dated March 19, 1974, as follows:

BEGINNING at a point on the northwesterly side of Seven Stars Road, said point being located the four following courses and distances from a point of intersection at the title line of Seven Stars Road with the title line of Ridge Road (Route No. 23); (1) extending along the title line of Seven Stars Road, north 25 degrees 51 minutes east 417.16 feet to a point; (2) leaving the title line

and extending through the bed of Seven Stars Road, north 26 degrees 44 minutes 40 seconds west, 25.62 feet to a point on the northwesterly side of Seven Stars Road; (2) along the northwesterly side of Seven Stars Road, north 25 degrees 51 minutes east, 578.53 feet to a point of curve; (4) extending northeastwardly on the arc of a circle curving to the right having a radius of 200 feet, the arc distance of 77.76 feet to the point of beginning; thence extending from said point along Lot No. 8, the 3 following courses and distances; (1) north 34 degrees 41 minutes 33 seconds west, 103 feet to a point; (2) north 64 degrees 9 minutes west, crossing over a stream of water 477.38 feet to a point; and (3) north 16 degrees 15 minutes 23 seconds west, 384.99 feet to a point; a corner of Lot No. 7; thence extending along the same, north 40 degrees 30 minutes east (incorrectly described in prior deed as west), 225 feet to a point, a corner of land now or late of Irvin G. Kolb; thence extending along the same south 54 degrees 1 minute 10 seconds east 383.60 feet to a point, a corner of Lot No. 5; thence extending along the same, the three following courses and distances; (1) south 22 degrees 46 minutes 55 seconds west, 326.50 feet to a point; a corner; (2) south 64 degrees 9 minutes east recrossing over the aforesaid stream of water 223 feet to a point; a corner and (3) south 34 degrees 41 minutes 33 seconds east, 108 feet to a point on the northwesterly side of Seven Stars Road; thence extending along the same southwestwardly on the arc of a circle curving to the left having a radius of 200 feet, the arc distance of 25.06 feet (the chord of said arc being south 51 degrees 43 minutes 2 seconds west, 25.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TAX Parcel #: 21-5-102.1C

BEING known as: 91 West Seven Stars Road, Spring City, PA 19475

BEING the same premises which Walter S. Capper, Jr. by Deed dated 6/16/03 recorded 6/26/03 in Chester County in Book 5758 Page 167 then granted and conveyed to Eric D. Strand and Jennifer L. Smith, in fee.

PLAINTIFF: Bank of New York Mellon The (D/B/A)

VS

DEFENDANT: **ERIC D. STRAND and JENNIFER L. SMITH**

SALE ADDRESS: 91 W. Seven Stars Rd, Spring City, PA 19475

PLAINTIFF ATTORNEY: **MICHAEL**

TIMOTHY MCKEEVER, 866-413-2311**SALE NO. 13-4-237****Writ of Execution No. 08-09126****DEBT \$244,525.77**

ALL THAT CERTAIN unit or parcel of ground, situate in Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania and designated and shown on title plan of "Wood Gate" made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pennsylvania, dated February 18, 1977, last revised September 22, 1977 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, in Plan File No. 1383 and designated as Unit No. 15.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking area, playground areas and streets or avenues as shown on Plan of Woodgate, dated February 18, 1977, last revised September 22, 1977 and recorded in Plan File No. 1383 as a means of Ingress, egress and regress from the property herein described to the said playground, parking areas streets or avenues in common with the other owners, tenants and occupiers of the other lots or tracts of ground in the said Plan of Woodgate.

BEING UPI #43-9R-46.15

BEING the same premises which Claire C. Cantano and Fronfield Crawford, Jr., Executors of the Estate of William I. Taylor, deceased by Deed dated 5/29/1998 and recorded 6/4/1998 in Chester County in Record Book 4359 Page 1981 conveyed unto Gary Polao, in fee.

BEING known as: 125 Woodgate Lane, Paoli, PA 19301

PLAINTIFF: EMC Mortgage Corporation
VS

DEFENDANT: **GARY POLAO**

SALE ADDRESS: 125 Woodgate Ln, Paoli, PA 19301

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY MCKEEVER, 866-413-2311**

SALE NO. 13-4-238**Writ of Execution No. 12-09330****DEBT \$133,876.51**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon

erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised October 17, 2000 and recorded as Plan No. 15673 (Sheets 1 to 5 inclusive) as follows, to wit:-

BEGINNING at a point of curve on the southeasterly side of County Run Drive (50 feet wide) said point also marking a corner of Lot No. 159 on said Plan; thence from said beginning point and extending along the southeasterly side of Country Run Drive the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 28.98 feet to a point of tangency; and (2) north 57 degrees 00 minutes 00 seconds east 10.53 feet to a point, a corner of Lot No. 161; thence leaving said side of Country Run Drive and extending along said Lot No. 161 south 32 degrees 40 minutes 53 seconds east crossing a twenty-five feet wide "buffer area" on said Plan 130.06 feet to a point in line of lands now or late of Christine Williams; thence extending along said lands of Christine Williams south 57 degrees 19 minutes 07 seconds west 57.92 feet to a point, a corner of aforesaid Lot No. 159; thence extending along said Lot No. 159 north 24 degrees 41 minutes 57 seconds west recrossing the bed of said "buffer area" 133.23 feet to the first mentioned point and place of beginning.

CONTAINING 6,363 square feet of land more or less.

BEING Lot No. 160 on said Plan.

BEING Parcel No. 16-4-252.

TAX Parcel #: 16-4-252

BEING known as: 125 County Run Drive, Coatesville, PA 19320

BEING the same premises which Coatesville Communities Corporation by Deed dated 10/3/01 and recorded 10/19/01, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 5091 Page 1613, granted and conveyed unto Wesley H. Lowery, Jr. and Patricia A. Townsend-Lowery, husband and wife.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **WESLEY H. & PATRICIA A. TOWNSEND LOWERY, JR.**

SALE ADDRESS: 125 Country Run Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL
TIMOTHY MCKEEVER, 866-413-2311**

SALE NO. 13-4-239
Writ of Execution No. 07-11827
DEBT \$329,215.31

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Map of Properties of Dr. E. W. Powell, made by MR and JB Yerkes, Civil Engineers and Surveyors, Bryn Mawr, PA dated May 20, 1954 as follows, to wit:

LOCATION OF PROPERTY: 2074
Dutton Mill Road, Newtown Square, PA 19073
PIN Number: 54-8-37

THE improvements thereon are: residential dwelling

SEIZED and taken in execution as the property of Stephen C. Devito and Renee A. McWilliams

PLAINTIFF: HSBC Bank USA Inc
VS
DEFENDANT: **RENEE A.
McWILLIAMS and STEPHEN DEVITO**
SALE ADDRESS: 2074 Dutton Mill
Road, Newtown Square, PA 19073
PLAINTIFF ATTORNEY: **JENINE
REBECCA DAVEY, 215-563-7000**

SALE NO. 13-4-241
Writ of Execution No. 11-11580
DEBT \$877,837.44

PREMISES 'A'

ALL THAT CERTAIN lot or parcel of ground situate in West Pikeland Township, Chester County Pennsylvania, bounded and described according to a survey and plan thereof made by Thomas G. Colesworthy, County Surveyor, dated April 24, 1958, as follows, to wit:

BEGINNING at a point in the middle line of public road, known as Martins Lane, said point being the common corner of land of Aline T. Martin hereby being conveyed and land of Donald M. Livingstone; thence extending along the middle of said road the two following courses and distances to wit; (1) north 79 degrees 24 minutes west 100 feet; (2) south 87 degrees 14 minutes west 100 feet; thence leaving the road and extending along another land of Aline T. Martin north 2 degrees 46 minutes west 240.64 feet to an iron pin; thence

continuing along other land of Aline T. Martin north 48 degrees 17 minutes east 230.73 feet to an iron pin; thence continuing along other land of Aline T. Martin south 64 degrees 42 minutes east 271.55 feet to an iron pin set in a line of land belonging to Donald M. Livingstone; thence extending along land of Livingstone, the remaining two courses and distances to wit; (1) south 48 degrees 17 minutes west 285.17 feet; thence (2) south 2 degrees 46 minutes east 101.77 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN lot or piece of ground situate in West Pikeland Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the title line in the bed of Martins Lane, a corner of this and other land of Pechstein; thence from said beginning point leaving the title line in the bed of Martins Lane, by land of Pechstein, the two following courses and distances; (1) north 2 degrees 46 minutes west 101.77 feet to a point (2) north 48 degrees 17 minutes east 285.17 feet to a point; thence by other land of Donald M. Livingston south 28 degrees 9 minutes 20 seconds west 354.03 feet to a point on the title line in the bed Martins Lane; thence by said title line the two following courses and distances; (1) north 62 degrees 49 minutes west 45 feet to a spike (2) north 79 degrees 24 minutes west, 89 feet to the first mentioned point and place of beginning.

PREMISES 'B'

ALL THAT CERTAIN interior tract or piece of ground situate in the Township of West Pikeland, County, State of Pennsylvania and described according to a Plan of part of Estate of Aline T. Martin, said Plan made by T.C. Colesworthy, County Surveyor dated March 23, 1966, as follows, to wit:

BEGINNING at an iron pin set at an interior point, said point being a corner of Estate of Aline T. Martin, and being at the distance of 651.92 feet measured long the last mentioned land south 10 degrees 19 minutes east from an iron pin set on the southeasterly right of way line of the Pennsylvania Turnpike (200 feet wide); thence extending from said point of beginning south 45 degrees 46 minutes 10 seconds east along land about to be conveyed to Hugh Kenworthy, Jr., 450 feet to an iron pin, a corner of land of David R. Appenzeller, thence extending along the last mentioned land south 52 degrees 52 minutes 20 seconds west 110 feet to an iron pin a corner of lane

of Walter R. Sparks, thence extending along the last mentioned land the two following courses and distances; (1) north 61 degrees 9 minutes 50 seconds west 271.55 feet to a point and (2) south 51 degrees 49 minutes 10 seconds west 230.73 feet to an iron pin in line of Estate of Aline T. Martin aforesaid; thence extending along the last mentioned north 24 degrees 49 minutes east 424.53 feet to the first mentioned iron pin, the point and place of beginning.

BEING BLR #34-6-4.1

BEING the same premises which Walter A. Cubberley by Deed dated 4-1-1993 and recorded 4-8-1993 in Chester County in Record Book 3536 Page 61 conveyed unto Leslie L. Bear and Wendy E. Bear, husband and wife, in fee.

TITLE to said premises is vested in Wendy E. Bear, by Deed from Leslie L. Bear and Wendy E. Bear, h/w, dated 09/25/2006, recorded 10/04/2006 in Book 6972, Page 855.

PLAINTIFF: Hudson City Savings Bank

VS

DEFENDANT: **GALE WALLS and WENDY E. aka WENDY E. BEAR EISEN-HOUR aka WENDY E. BEAR**

SALE ADDRESS: 225 Prospect Avenue, Downingtown, PA 19335 and 527 Worthington Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

SALE NO. 13-4-242

Writ of Execution No. 12-10180

DEBT \$72,871.82

ALL THAT CERTAIN message and tract of land situate in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described in accordance with a survey made by Thomas G. Colesworthy, County Surveyor, under date of January 16, 1962.

BEGINNING at a point in the middle of Prospect Avenue at a corner of land belonging to Lottie Wilkerson; thence leaving Prospect Avenue and extending along land of Lottie Wilkerson, passing over a drill in the curb of Prospect Avenue, north 14 degrees 30 minutes west 140 feet, passing over an iron pin set on the south side of Johnson Alley, to a point in the middle of Johnson Alley; thence extending along the middle of Johnson Alley, north 75 degrees 30 minutes east, 25 feet to a point; thence leaving the

alley and extending along other land belonging to Grant Burton, passing over an iron pin set on the south side of the above mentioned alley, south 14 degrees 30 minutes east, passing through the center line of the division wall dividing the message erected on the herein described premises from the message erected to the east, 140 feet passing over a drill hole in the curb, to the middle of Prospect Avenue; thence extending along the middle of Prospect Avenue south 75 degrees 30 minutes west 25 feet to the first mentioned point and place of beginning.

CONTAINING three thousand five hundred (3,500) square feet of land be the same more or less.

PARCEL No. 11-11-80.1

BEING the same premises which Andrew Harden, Executor of the Estate of Violet Hammond, by Deed dated April 28, 1997 and recorded in the Chester County Recorder of Deeds Office on May 9, 1997 in Deed Book 4174, Page 1526, granted and conveyed unto Gale Walls.

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **GALE WALLS**

SALE ADDRESS: 225 Prospect Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHRISTOPHER ARTHUR DENARDO, 610-278-6800**

SALE NO. 13-4-243

Writ of Execution No. 10-14766

DEBT \$49,608.90

ALL THAT CERTAIN lot of land, hereditaments and appurtenances, situated in the City of Coatesville, County of Chester and State of Pennsylvania, which is located on the east end of a block of two brick dwelling homes, designated as No. 354 Walnut Street bounded and described as follows:

BEGINNING at a point on the south curb line of Walnut Street 103 feet and 1/4 of an inch of the west curb line of 4th Avenue, a corner of land of Randolph N. Millard, thence by said Millard's land south 9° 15' east, 114 feet and 1 1/2 inches to land now or late of H. Graham Rambo; thence by the same south 80° 45' west, 20 feet 5 5/8 inches to a corner of land of Frank B. Keyser; thence by said Keyser's land and passing through the center of the middle dividing partition in said

block of two brick dwelling houses north 9° 15' west, 114 feet 1 1/2 inches to the south curb line of Walnut Street; thence by the same north 80° 45' east, 25 feet 5/8 inches to the place of beginning.

CONTAINING 2,336 square feet, more or less.

BEING the same premises which Lisa E. Moore, by Deed dated July 21, 1997 and recorded July 24, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4207, Page 1, granted and conveyed unto Bryan A. Clark.

BEING known as: 354 Walnut Street, Coatesville, PA 19320

PARCEL No.: 16-5-343

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **BRYAN A. CLARK**

SALE ADDRESS: 354 Walnut Street, Coatesville, PA 19320

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

SALE NO. 13-4-244

Writ of Execution No. 12-02544

DEBT \$299,486.13

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final Subdivision and Land Development Plan for Octorara Glen prepared by Chester Valley Engineers, Inc., dated 1-17-2003 last revised 2-27-2004 and recorded 5-6-2004 as Plan No. 17023, as follows, to wit:

BEGINNING; at a point on the southwesterly side of Wick Drive (50 feet wide), a corner of Lot No. 20 on said Plan; thence from said beginning point leaving Wick Drive and extending along Lot 20, south 50 degrees 44 minutes 10 seconds west, 195.00 feet to a point in line of Lot No. 19 on said Plan; thence extending along same and along Open Space, north 39 degrees 15 minutes 50 seconds west, 102.56 feet to a point, a corner of Lot No. 22 on said Plan; thence extending along Lot 22, north 50 degrees 44 minutes 10 seconds east, 195.00 feet to a point on the southwesterly side of Wick Drive; aforesaid; thence extending along Wick Drive, south 39 degrees 15 minutes 50

seconds east, 102.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 on said Plan.

BEING County Parcel No. 37-4-209

BEING known as: 3 Wick Drive, Parkersburg, PA 19365

BEING the same premises which Octorara Glen, LLC, by Deed dated 12/22/05 and recorded 1/4/06, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6729 Page 2176, granted and conveyed unto Jane Baynum, a single woman and Bridget M. Thompson, a single woman.

PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **BRIDGET M. THOMPSON and JANE BAYNUM**

SALE ADDRESS: 3 Wick Drive, Parkersburg, PA 19365

PLAINTIFF ATTORNEY: **JOSHUA I. GOLDMAN, 215-563-7000**

SALE NO. 13-4-245

Writ of Execution No. 10-10150

DEBT \$183,839.11

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made by T.G. Colesworthy, County Surveyor, under date of January 12, 1953, as follows:

BEGINNING at an iron pin set 30 feet north of the centerline of a public road, being the continuation of Price Street, in the Borough of West Chester at a corner of land belonging to Blaise Joseph Giancola and being 650 feet west of the west line of land conveyed to Charles C. Armet; measured along the north line of Price Street extended thence leaving Price Street and extending along land of Blaise Joseph Giancola, thence north 25 degrees 27 minutes 30 seconds west, 150 feet to the south line of a proposed 16 feet wide alley, thence extending along the south line of the proposed 16 feet wide alley; south 66 degrees 00 minutes 30 seconds west, 191.16 feet to an iron pin a corner of other of land belonging to Marshall F. Brinton; thence extending along said other land of Marshall F. Brinton, south 23 degrees

59 minutes 30 seconds east, 149.95 feet to an iron pin set in the north line of the above mentioned extension of Price Street; thence extending along the north line of Price Street by a line parallel to and 30 feet north of the center line thereof, north 66 degrees 00 minutes 30 seconds east, 195 feet to the first mentioned point and place of beginning.

CONTAINING 28,952 square feet of land be the same more or less.

BEING Chester County Tax Parcel 51-5R-45

TAX PARCEL: #51-5R-45

BEING KNOWN AS: 731 Price Street, West Chester, PA 19382

BEING the same premises which Webster C. Moriarta and Joseph M. Battin, executors of the Estate of Charles H. Limberger, deceased, husband and wife, by Deed dated 9/4/98 and recorded 9/14/98, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4418 Page 354, granted and conveyed unto Dana A. Brinton.

PLAINTIFF: Beal Bank SSB

VS

DEFENDANT: **DANA A. BRINTON**

SALE ADDRESS: 731 Price Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

SALE NO. 13-4-246

Writ of Execution No. 11-13593

DEBT \$205,140.64

ALL THAT CERTAIN brick message and lot of land, with the hereditaments and appurtenances thereon erected, situate on the north side of West Gay Street, being #445, between Wayne and Brandywine Street, in the Borough of West Chester, Chester County, PA, bounded and described as follows, to wit:

BEGINNING at a point on the north side of West Gay Street at a distance of 422 feet west from the west line of Wayne Street, said point being also a corner of Lot of Louisa M. Fitzpatrick and extending thence northwardly along the line of said land and passing through a division wall dividing this message from the message adjoining on the east 157.5 feet to the south side of a 20 feet wide public alley; thence westwardly along the southern side of said alley 22.5 feet to a point in a line of other land belonging to the Estate of James T. Mullin, deceased; thence southwardly by

land of said Estate and by a line parallel with the first mentioned line 157.5 feet to the north line of West Gay Street, aforesaid; thence eastwardly along the north side of West Gay Street 22.5 feet to the place of beginning.

CONTAINING 3,543 square feet of land be the same more or less.

TAX Parcel #: 1-8-329

BEING known as: 445 West Gay Street, West Chester, PA 19380

BEING the same premises which Ronald N. Schneider and M. Eileen Schneider, his wife, by Deed dated 7/29/99 and recorded 8/10/99, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4615 Page 1887, granted and conveyed unto David N. Reece and Christine E. Reece.

PLAINTIFF: PNC Bank, National Association (S/B/M) FKA National City Mortgage Company (Subsidiary) FKA National City Bank

VS

DEFENDANT: **CHRITSINE E. REECE & DAVID N. REECE**

SALE ADDRESS: 445 West Gay Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

SALE NO. 13-4-247

Writ of Execution No. 12-10614

DEBT \$285,590.81

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt Phase III, drawn by Lake Roeder Hillard & Beers, dated 4/16/99 said Plan recorded in Chester County as Plan No. 14999, as follows to wit:

BEGINNING at a point of tangent on the northerly side of Meadow Drive (50 feet wide), said point being at the arc distance of 18.86 feet measured along the arc of a circle curving to the right having a radius of 12.00 feet from a point of curve on the westerly side of Darlington Circle (50 feet wide); thence extending from said point being south 82 degrees 09 minutes 30 seconds west along the northerly side of Meadow Drive, 38.02 feet to a point of curve; thence extending westerly and southwesterly along the northerly and northwesterly sides of Meadow Drive along the arc of a circle curving to the left having the radius of 275.00 feet the arc distance of 108.48 to a point of

tangent; thence extending south 59 degrees 33 minutes 22 seconds west along the northwesterly side of Meadow Drive 39.54 feet to a point, a corner of Lot No. 107 on said Plan; thence extending along same, north 19 degrees 07 minutes 34 seconds west and crossing a 20 feet wide drainage easement 276.47 feet to a point in line of Lot No. 105 on said Plan; thence extending along same, north 61 degrees 37 minutes 50 seconds east 89.11 feet to a point on the southwesterly side of Darlington Circle; thence extending along same, south 56 degrees 19 minutes 11 seconds east 138.70 feet to a point of curve; thence extending southeastwardly and southwardly along the southwesterly and westerly side of Darlington Circle along the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 147.96 feet to a point of tangent on the westerly side of Darlington Circle; thence extending along same, south 07 degrees 52 minutes 41 seconds east 31.19 feet to a point of curve; thence leaving Darlington Circle along the arc of a circle curving to the right having a radius of 12.00 feet the arc distance of 18.86 feet to the first mentioned point of tangent and place of beginning.

CONTAINING 1.10 acres of land.

BEING Lot No. 106 as shown on the abovementioned Plan.

BEING the same premises which Wilmer L. Hostetter and Joyce L. Hostetter, husband and wife; and Keystone Custom Homes, Inc., by Deed dated December 29, 2001, and recorded January 29, 2001 in the Office of the Recorder of Deeds for the County of Chester, in Book 4890, Page 511, granted and conveyed unto Mark S. Spena and Lesley F. Spena, husband and wife, in fee.

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **MARK S. & LESLEY F. SPENA**

SALE ADDRESS: 193 Darlington Circle, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **STEVEN KEITH EISENBERG, 215-572-8111**

SALE NO. 13-4-248

Writ of Execution No. 12-07505

DEBT \$197,204.90

ALL THAT CERTAIN message, tenement and tract of land situate in North Coventry

Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of the public road leading through the Village of Cedarville in a line of land now or late of Frank Brookes; thence along the middle of said road south sixty-one and one-half degrees west, six perches and fifty-seven hundredths to a stone, a corner of land now or late of Abram E. Levan; thence along said land north twenty-five and three quarter degrees west, eleven perches and forty-five hundredths to a stake in line of land now or late of Clarence M. Shaner; thence by said land south seventy-five degrees east, eight perches to a post; thence by land now or late of Daniel Kerlin south twenty-eight degrees east, five perches and nine-tenths to the place of beginning.

CONTAINING fifty-four perches of land, more or less.

BEING Parcel No. 17-3-51

BEING the same premises which David B. Foltz and Nancy D. Wade, now by marriage Nancy D. Foltz, by Deed dated 1/23/1998 and recorded 2/9/1998 in Record Book Volume 4298, Page 2370, Chester County records, granted and conveyed unto David B. Foltz and Nancy D. Foltz, husband and wife.

TITLE to said premises vested in Robert G. Roberts and Kristine K. Roberts, husband and wife by Deed from David B. Foltz and Nancy D. Foltz, husband and wife dated 07/19/00 and recorded 07/21/00 in the Chester County Recorder of Deeds in Book 4788, Page 2037.

BEING known as 983 West Cedarville Road, Pottstown, PA 19465

TAX Parcel Number: 17-3-51

RESIDENTIAL dwelling

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **ROBERT G. & KRISTINA K. ROBERTS**

SALE ADDRESS: 983 W. Cedarville Rd, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 13-4-249

Writ of Execution No. 12-06183

DEBT \$49,800.10

BY virtue of a Writ of Execution No. 2012-06183-RC

OWNER(S) of property situate in the

Coatesville City, Chester County, Pennsylvania, being 100 South 6th Avenue, Coatesville, PA 19320-3607

UPI No. 16-6-1006

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$49,800.10

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHARLOTTE E. WILLIAMS**

SALE ADDRESS: 100 South 6th Ave, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 13-4-251

Writ of Execution No. 12-07506

DEBT \$260,286.64

ALL THOSE TWO CERTAIN lots or parcels, pieces of ground, situate in Parkesburg Borough, Chester County, Pennsylvania, bounded and described as follows, to wit:

PARCEL No. 1

BEGINNING at an iron pin in the middle of the Strasburg Road, a corner of lands now or late of John Weaver and extending thence along said land, south 19 degrees, 28 minutes west, 172.55 feet to a stake on the north side of a 15 feet wide alley; thence along the north side of said alley, north 77 degrees, 32 minutes west 50 feet to a point, a new corner of land now or late of Floyd E. Weaver; thence along said land, north 19 degrees 28 minutes east, 172.55 feet to a point on the middle of the Strasburg Road; thence along the middle of the Strasburg Road, south 70 degrees, 32 minutes east, 50 feet to a point, the place of beginning.

CONTAINING 8,627.5 square feet of land by the same more or less.

PARCEL No. 2

BEGINNING at an iron pin in the middle of the Strasburg Road, the northwest corner of land now or late of John Griffith, and extending thence by the west line of said Griffith's Lot, south 19 degrees, 28 minutes west 172.55 feet to a stake on the north side of a 15 feet wide alley; thence along the north side of said alley, north 70 degrees 32 minutes west, 50 feet to a stake; thence along land now or late of Cassandra Smith, deceased, north 19 degrees 28 minutes east 172.50 feet to a point in the Strasburg Road aforesaid; thence along

the middle thereof, south 70 degrees, 32 minutes east, 50 feet to a point, the place of beginning.

CONTAINING 8,627.5 square of land, be the same more or less.

BEING Tax Parcel Number 8-3-78.

ALSO being known as 560 Strasburg Avenue.

TITLE to said premises vested in Robert M. Ziegler and Johanna C. Ziegler, husband and wife by Deed from Randy Collins and Kathleen Collins, husband and wife dated 07/30/04 and recorded 08/16/04 in the Chester County Recorder of Deeds in Book 6252, Page 1893.

BEING known as 560 Strasburg Avenue, Parkesburg, PA 19365

TAX Parcel Number: 8-3-78

RESIDENTIAL dwelling

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **JOHANNA C. ZIEGLER**

SALE ADDRESS: 560 Strasburg Ave, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 13-4-252

Writ of Execution No. 12-08767

DEBT \$176,416.36

ALL THAT CERTAIN parcel of land, situated in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Property of the Estate of H. Edwin Brown, made by George E. Regester, Jr. and Sons, Inc., dated June 14, 1982 and recorded as Plan #4061 as follows:

BEGINNING at a point in or near the bed of Public Road L.R. 15074 known as Marlboro Road, said point of beginning being the northwesterly corner of land now or late of George M. Cloud and the northeasterly corner of the about to be described parcel; thence from said point of beginning and extending along said land of Cloud, south 04 degrees 54 minutes 51 seconds west, 417.55 feet to a point indicated by a nail in a tree as on said Plan, a corner of land now or late of C.G.S. Corporation; thence along said land of said corporation, north 87 degrees, 50 minutes, 47 seconds west, 168.76 feet to an iron pin, a corner of Parcel B as shown on said Plan; thence extending along

said Parcel B north 00 degrees 30 minutes 11 seconds east, 547.77 feet to an iron pin in or near the bed of the aforementioned Marlboro Road; thence extending along or through said road, south 55 degrees 19 minutes 37 seconds east, 242.70 feet to the first mentioned point and place of beginning.

CONTAINING 2.070 acres be the same more or less.

BEING Parcel A on said Plan.

TITLE to said premises vested in Miles A. Schuman and Monica Herzog, husband and wife by Deed from Miles A. Schuman, a/k/a Miles Schuman and Monica Herzog, his wife recorded 04/03/97 in the Chester County Recorder of Deeds in Book 4159, Page 157.

BEING known as 312 Marlboro Road, Kennett Square, PA 19348 a/k/a Unionville, PA 19375

TAX Parcel Number: 61-02-0128.030

RESIDENTIAL dwelling

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MILES SCHUMAN a/k/a MILES A. SCHUMAN (orig mort owner) MILES SCHUMAN and MONICA (real owner) HERZOG**

SALE ADDRESS: 312 Marlboro Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 13-4-254

Writ of Execution No. 12-09197

DEBT \$13,274.53

BY virtue of a Writ of Execution No. 12-09197

OWNER(S) of property situate in London Grove Township, Chester County, Pennsylvania, being 307 Rosehill Road, West Grove, PA 19390-9701

UPI No. 59-8-156

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$13,274.53

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JANET & WILLIAM T. BODKIN**

SALE ADDRESS: 307 Rosehill Rd, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-563-7000**

SALE NO. 13-4-256

Writ of Execution No. 12-02379

DEBT \$144,749.43

BY virtue of a Writ of Execution No. 12-02379

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania, being 213 Thia Court, Coatesville, PA 19320-2762

UPI No. 38-4-83

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$144,749.43

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **KELLY A. & NICHOLAS E. CONSTANT**

SALE ADDRESS: 213 Thia Ct, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-4-257

Writ of Execution No. 12-10227

DEBT \$228,411.84

ALL THAT CERTAIN lot or piece of ground situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described according to a Plan of Millview made by G.D. Houtman and Son, Inc., dated 11/2/1998 revised 1/25/1999 recorded in Chester County as Plan No. 16144, as follows,, to wit:

BEGINNING at a point on the south-east side of Marquis Drive a corner of Lot 88 as shown on said Plan; thence from said point of beginning along Marquis Drive north 17 degrees 17 minutes 42 seconds east, 47.50 feet to a point a corner of Lot 86; thence along Lot 86, south 72 degrees 42 minutes 18 seconds east, 110 feet to a point in line of Lot 67; thence along Lot 67 and Lot 66 south 17 degrees 17 minutes 42 seconds west, 37.50 feet to a point a corner of Lot 66; thence along the same south 34 degrees 3 minutes 19 seconds east, 16.01 feet to a point a corner of Lot 88; thence along Lot 88, north 72 degrees 42 minutes 18 seconds west, 122.50 feet to the first mentioned point and place of beginning.

BEING Lot 87 on said Plan.

UPI # 16-4-367

BEING the same premises which Robert M. Williams and Jennifer A. Williams, husband and wife, by Deed dated January 8, 2006 and

recorded January 25, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6747 Page 2072, granted and conveyed unto Lee Smith

PLAINTIFF: US Bank National Association (Trustee) DBA Structured Asset Investment Loan Trust DBA Ocwen Loan Servicing LLC (Atty in fact)

VS

DEFENDANT: **LEE SMITH**

SALE ADDRESS: 102 Marquis Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 13-4-258

Writ of Execution No. 12-08569

DEBT \$257,577.30

BY virtue of a Writ of Execution No. 2012-08569-RC

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 926 Hollyview Lane, West Chester, PA 19380-1376

UPI No. 41-6P-39

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$257,577.30

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **SCOTT & ROBIN JAMIE ALLEN**

SALE ADDRESS: 926 Hollyview Ln, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-260

Writ of Execution No. 12-11085

DEBT \$244,263.02

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of proposed lots in "Grand View Acres" made by Roeder, Magarity, and Bryant, Professional Engineers, Upper Darby, Pennsylvania, dated April 3, 1953, as follows, to wit:

BEGINNING at a point in the center

line of Overhill Road (fifty feet wide) at the distance of ten hundred fifty feet measured south sixty four degrees, fifty two minutes west along the said center line of Overhill Road from its intersection with the center line of Chester Road, as shown on said Plan; thence extending from said beginning point, south twenty five degrees, eight minutes east, crossing the southeasterly side of Overhill Road, three hundred sixty nine feet and fifteen one-hundredths feet to a point; thence extending south sixty three degrees seven minutes west, one hundred feet and four one-hundredths feet to a point; thence extending north twenty five degrees, eight minutes west, recrossing the southeasterly side of Overhill Road, three hundred seventy two feet and twenty one one-hundredths feet to a point in the center line of Overhill Road aforesaid; thence extending along the same north sixty four degrees, fifty two minutes east, one hundred feet to the first mentioned point and place of beginning.

BEING Lot #192 as shown on said Plan.

BEING Parcel #67-03-0114.

BEING UPI #67-3-114.

IMPROVEMENTS: residential dwelling

BEING the same premises which John A. Tussie and Barbara A. Tussie, his wife, granted and conveyed unto Michael R. Stark, a married man, by Deed dated February 25, 2011 and recorded April 8, 2011 in Chester County Record Book 8157, Page 1146 for the consideration of \$240,000.00.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MICHAEL R. STARK**

SALE ADDRESS: 1538 Overhill Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **HEATHER RILOFF, 610-328-2887**

SALE NO. 13-4-261

Writ of Execution No. 11-10237

DEBT \$127,457.82

BY virtue of a Writ of Execution No. 11-10237

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 559 Cricket Lane, Downingtown, PA 19335-4852

UPI No. 33-4-8.5Q
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$127,457.82
PLAINTIFF: Citimortgage Inc
(S/B/M) AKA ABN AMRO Mortgage Group Inc
VS
DEFENDANT: **TIMOTHY D. & GINA A. RINGGOLD**
SALE ADDRESS: 559 Cricket Lane, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **WILLIAM EDWARD MILLER, 215-563-7000**

SALE NO. 13-4-262
Writ of Execution No. 12-04543
DEBT \$168,851.51

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

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

BEING Chester County Tax Parcel 53-6-736

BEING known as 2924 Eagle Road, East Goshen Township aka West Chester, PA 19382.

BEING the same premises which Lisa M. Palka granted and conveyed unto Amy D. Currie by Deed dated October 12, 1999 and recorded on October 29, 1999 in the Office of the Recorder of Deeds of Chester County, Commonwealth of Pennsylvania in Book 4659, Page 1190.

PLAINTIFF: US Bank Trust NA
VS
DEFENDANT: **AMY D. CURRIE**
SALE ADDRESS: 2924 Eagle Rd, West Chester, PA 19382
PLAINTIFF ATTORNEY: **CRAIG OPPENHEIMER, 215-885-8791**

SALE NO. 13-4-263
Writ of Execution No. 11-07417
DEBT \$168,716.82

ALL THAT CERTAIN message, tenement and tract of land situate in the Village of South Pottstown, in North Coventry Township, County of Chester, Commonwealth of Pennsylvania bounded limited and described as follows, to wit:

BEGINNING at a point in the east line of Hanover Street at the distance of 244 feet from the north line of Main Street, a corner of this land and John Robright's property; thence along the same eastwardly 140 feet to a 20 feet wide alley; thence along the same northwardly 30 feet to a point, a corner of this and land recently conveyed to W. Roy Sigman; thence along the same westwardly 140 feet to Hanover Street aforesaid; thence along the same southwardly 30 feet to the place of beginning.

BEING Lot No. 13 in a Plan of Lots as laid out by Joseph S. Haws, the buildings since thereon erected.

KNOWN as 240 South Hanover Street, Pottstown, PA 19465

PARCEL No.: 17-3D-94

BEING the same premises which Ronald T. Guinan granted and conveyed unto Louise Grondin as sole owner, by Deed dated January 20, 2009 and recorded on February 6, 2009 in the Office of the Recorder of Chester County, Commonwealth of Pennsylvania in Book 7585, page 1527.

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **LOUISE GRONDIN**

SALE ADDRESS: 240 S. Hanover St,
Pottstown, PA 19465

PLAINTIFF ATTORNEY: **CRAIG
OPPENHEIMER, 215-886-8791**

SALE NO. 13-4-265**Writ of Execution No. 10-15677****DEBT \$41,687.00**

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements, thereon erected, designated and known as No. 12 West Fifth Avenue, in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a new description made by D.H. Rogers, R.S., as follows:

BEGINNING at a point on the west curb line of West Fifth Avenue, at distance of 262 feet north from the north curb line of Madison Street; thence along Novack's land and through the center line of the middle dividing partition between No. 10 West Fifth Avenue and No. 12 West Fifth Avenue south 71 degrees 13 minutes west, 110 minutes west 14.166 feet to a point; thence along Bartone's land and through the center line of the middle dividing partition between No. 12 West Fifth Avenue and No. 14 West Fifth Avenue north 71 degrees 13 minutes east, 110 feet to a point on the west curb line of West Fifth Avenue; thence along the west curb line of West Fifth Avenue south 18 degrees 47 minutes east, 14.166 feet to a place of beginning.

BEING the same premises which Thomas Patrick Burns and Mary Beth Burns, husband and wife, by Deed dated 12-15-1994 and recorded 12-22-1994 in Chester County in Record Book 3844 Page 1924 conveyed unto Marie A. Celii, in fee.

KNOWN as: 12 West Fifth Avenue,
Coatesville, PA 19320

BEING UPI No. 16-9-118.

PLAINTIFF: Citadel Federal Credit
Union

VS

DEFENDANT: **MARIE A. CELII**

SALE ADDRESS: 12 W. 5th Ave,
Coatesville, PA 19320

PLAINTIFF ATTORNEY:
CHRISTOPHER J. PIPPETT, 610-458-6703

SALE NO. 13-4-266**Writ of Execution No. 11-03694****DEBT \$113,877.18**

ALL THAT CERTAIN frame messuage and lot of land, situate on the south side of Prospect Street, being known as No. 302 Prospect Street in the Third Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point a marble monument in the south property line of Prospect Street; thence south along said property line on said side of said street eighty-four degrees, ten minutes west, eighteen feet eleven and three-quarter inches to corner in line of lands of the property known as No. 304 Prospect Street, land now or late of E.H. Stissler; thence along the same, south six degrees thirteen minutes east, a distance of sixty-nine feet and eleven and three-fourths inches to a corner of land now or late of Nathan B. Broomal Estate; thence along the same, north eighty-five degrees east eighteen feet eleven and three-fourths inches to a corner of lands belonging now or late to Frank J. Phippe; thence along the same north six degrees thirteen minutes west seventy feet and two-sevenths inches to a point on the south side of Prospect Street, the place of beginning.

BEING UPI #15-9-294.

BEING the same premises which Richard D. Bergami, Jr., by Deed dated 6/29/2006 and recorded in the Chester County Recorder of Deeds Office on 7/5/2006 in Book 6888 Page 586, granted and conveyed unto Chris Hipwell.

PLAINTIFF: One West Bank FSB

VS

DEFENDANT: **CHRIS HIPWELL**

SALE ADDRESS: 302 Prospect St,
Phoenixville, PA 19460

PLAINTIFF

ATTORNEY:

**CHRISTOPHER ARTHUR DENARDO, 610-
278-6800**

SALE NO. 13-4-267**Writ of Execution No. 07-03250****DEBT \$655,701.63**

BY virtue of a Writ of Execution No.
07-03250

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 421 Byers Road, Chester

Springs, PA 19425

UPI No. 32-4-33.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$655,701.63

PLAINTIFF: US Bank National Association (Trustee)

VS

DEFENDANT: **PHILLIP & LINDA SILVERSTONE**

SALE ADDRESS: 421 Byers Rd, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-268

Writ of Execution No. 12-05162

DEBT \$360,305.37

BY virtue of a Writ of Execution No. 12-05162

OWNER(S) of property situate in the Township of Willstown, Chester County, Pennsylvania, being 727 Hillview Road, Malvern, PA 19355-3430

UPI No. 54-3-334.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$360,305.37

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **KURT R. & MARY R. RAVENFIELD**

SALE ADDRESS: 727 Hillview Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-563-7000**

SALE NO. 13-4-269

Writ of Execution No. 12-00153

DEBT \$285,213.96

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Darlington, Hunt Phase III, made by Lake Roeder Hillard and Beers, Oxford, PA., dated 4/16/1999 and recorded as Plan File #14999 bounded and described as follows to wit:

BEGINNING at a point on the northwesterly side of Beaver Drive, a corner of Lot 65

on said Plan, thence extending along said side of Beaver Drive the following two courses and distances (1) south 71 degrees 41 minutes 41 seconds west 21.91 feet to a point of curve (2) along the arc of a circle curving to the left having a radius of 500.00 feet the arc distance of 88.89 feet to a point and corner of Lot 67 on said Plan, thence extending along said side of Lot 67, south 59 degrees 50 minutes 09 seconds west 295.45 feet to a point and corner of lands now or late of William Leech, north 19 degrees 07 minutes 25 seconds west 98.54 feet to point a corner of Lot 60 on said Plan, thence extending along said of Lot 60 north 22 degrees 44 minutes 07 seconds east 327.85 feet to a point and corner of Lot 65 on said Plan, thence extending along said side of Lot 65 south 51 degrees 19 minutes 45 seconds east 268.14 feet to the first mentioned point and place of beginning.

CONTAINING 1.49 acres gross more or less 1.10 acres net more or less

BEING Lot 66 on said Plan

BEING the same premises which Wilmer L. Rostetter and Joyce L. Rostetter, by Deed dated April 20, 2000 and recorded May 12, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4753 Page 1094, granted and conveyed unto Edward A. Burnside and Mary Burnside, as tenants by the entireties.

PARCEL No. 69-3-188

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Novastar Mortgage Funding Trust, Series 2006-5...

VS

DEFENDANT: **EDWARD A. & MARY E. BIRNSIDE**

SALE ADDRESS: 304 Beaver Drive, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 13-4-270

Writ of Execution No. 12-09230

DEBT \$245,540.86

BY virtue of a Writ of Execution No. 12-09230

OWNER(S) of property situate in the Township of Elk, Chester County, Pennsylvania, being 8 Windsong Drive, Oxford, PA 19363

UPI No. 70-4-33.2A

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$245,540.86

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **CRAIG & SANDRA**

A. DIXON

SALE ADDRESS: 8 Windsong Drive,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **ALLISON**

F. ZUCKERMAN, 215-563-7000

SALE NO. 13-4-271

Writ of Execution No. 11-12540

DEBT \$253,737.01

BY virtue of a Writ of Execution No.
11-12540

OWNER(S) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 528 Onward Avenue,
Phoenixville, PA 19460-5928

UPI No. 15-9-928

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$253,737.07

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **MICHAEL ORGAN-**

SKI

SALE ADDRESS: 528 Onward Ave,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MERED-**

ITH WOOTERS, 215-563-7000

SALE NO. 13-4-272

Writ of Execution No. 12-09817

DEBT \$511,852.27

ALL THAT CERTAIN tract or parcel
of land, situated in the Township of East
Marlborough, County of Chester and
Commonwealth of Pa., bounded and described
according to a Final Land Development Plan pre-
pared for Delicious Development LLC, Inc. by
Kelly Engineers in the year 2005 as follows:

BEGINNING at a point set on the title
line in the bed of Baltimore Pike, S.R. 0001 (50
feet wide right of way) said point being the
Northwestern property corner of tax map parcel
61-06Q-0025-010; thence the following four
courses and distances; (1) north 58 degrees 47
minutes 00 seconds east 124.92 feet to a point;
thence; (2) north 58 degrees 05 minutes 00 seconds
east 75.0 feet; thence; (3) south 27 degrees 10 min-
utes 00 seconds east 250.00 feet to a point; thence;

(4) south 58 degrees 05 minutes 00 seconds 200.0
feet to a point; thence; (5) north 27 degrees 10
minutes 26 seconds west 251.53 feet to a point;
and place of beginning.

TOGETHER with the privilege to use
in common with other owners and occupiers of lots
comprising South Garden Terrace, as shown on
Plan entitled South Garden View Terrace, dated
September, 1925 and recorded in the Office of the
Recorder of Deeds in and for Chester County and
Commonwealth of PA, in Plan Book 1-5 Page 231,
the avenues and roads or streets on said Plan, and
subject to the right of owners and occupiers of said
lots to use said avenues and roads or streets, as
found in Deed Books H-17 Page 54, P-18 Page 112
and L-22 Page 435.

BEING Chester County UPI No. 61-
6Q-25.1.

BEING the same premises which
Delicious Development, LLC, by Deed dated
06/01/2009, and recorded on 06/04/2009 in the
Office of the Recorder of Deeds, in and for the
County of Chester, Pennsylvania in Deed Book
7684, Page 2313, granted and conveyed unto
Mary's Ice Cream Place, LP.

PLAINTIFF: Manufacturers and
Traders Trust Co

VS

DEFENDANT: **MARY'S ICE
CREAM PLACE LP**

SALE ADDRESS: 940 East Baltimore
Pike, Kennett Square, PA 19348

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

SALE NO. 13-4-273

Writ of Execution No. 11-12181

DEBT \$223,257.67

BY virtue of a Writ of Execution No.
11-12181

OWNER(S) of property situate in the
Borough of Parkesburg, Chester County,
Pennsylvania, being 423 5th Avenue, Parkesburg,
PA 19365-1440

UPI No. 8-5-363.100

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$223,257.67

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JOHN SOFIANIDIS
and KARI D. aka KARI SOFIANIDIS**

SALE ADDRESS: 423 5th Avenue,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-274

Writ of Execution No. 08-10911

DEBT \$524,718.26

BY virtue of a Writ of Execution No.
08-10911

OWNER(S) of property situate in the
Township of Tredyffrin, Chester County,
Pennsylvania, being 425 Woodcrest Road, Wayne,
PA 19087-5444

UPI No. 43-11B-37
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$524,718.26

PLAINTIFF: National City Mortgage
VS

DEFENDANT: **JOSEPH & SARAH
GLEASON**

SALE ADDRESS: 425 Woodcrest Rd,
Wayne, PA 19087

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-563-7000**

SALE NO. 13-4-275

Writ of Execution No. 12-04648

DEBT \$158,862.67

BY virtue of a Writ of Execution No.
12-04648

OWNER(S) of property situate in the
Borough of Kennett Square, Chester County,
Pennsylvania, being 534 Southview Avenue,
Kennett Square, PA 19348-3624

UPI No. 3-5-262.1
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$158,862.67

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JOAN M.
McCONNELL**

SALE ADDRESS: 534 Southview
Avenue, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-276

Writ of Execution No. 12-00874

DEBT \$115,711.62

BY virtue of a Writ of Execution No.
12-00874

OWNER(S) of property situate in the
Township of Penn, Chester County, Pennsylvania,
being 2 Ledum Run Road, West Grove, PA 19390-
9411

UPI No. 58-5-6.11
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$115,711.62

PLAINTIFF: Citimortgage Inc
(Assignee) DBA Mortgage Electronic Registration
Systems Incorporation DBA Irwin Mortgage
Corporation (D/B/A) DBA IFC Mortgage
Corporation

VS

DEFENDANT: **DAVITA M. CAVAL-
LARO**

SALE ADDRESS: 2 Ledum Run Road,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-277

Writ of Execution No. 10-06713

DEBT \$76,535.65

BY virtue of a Writ of Execution No.
10-06713

OWNER(S) of property situate in the
City of Coatesville, Chester County, Pennsylvania,
being 25 North 7th Avenue, Coatesville, PA
19320-3301

UPI No. 16-6-223.2B
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$76,535.65

PLAINTIFF: PHH Mortgage
Corporation (FKA)
VS

DEFENDANT: **JASON P. WALSH**
SALE ADDRESS: 25 North 7th Ave,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-278**Writ of Execution No. 10-12418****DEBT \$240,144.27**

BY virtue of a Writ of Execution No. 2010-12418

OWNER(S) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 2452 Horseshoe Trail, Chester Springs, PA 19425-3111

UPI No. 25-7-69.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$240,144.27

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **DARIA L. KILLINGER**

SALE ADDRESS: 2452 Horseshoe Trail, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-279**Writ of Execution No. 12-06493****DEBT \$249,843.69**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania and described according to a Plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated 1/21/1958, as follows, to wit:

BEGINNING at a point on the north-easterly side of Nolan Drive cul-de-sac, as shown on said Plan, which point is measured the four following courses and distance from the point formed by the intersection of the center line of Nolan Drive (50 feet wide) with the center line of King Street (as shown on said Plan); (1) extending from said point of intersection, south 25 degrees 24 minute east, 185.20 feet to a point; (2) north 64 degrees 36 minutes east, 25 feet to a point; (3) south 25 degrees 24 minutes east, 197.52 feet to a point of curve; and (4) on a line curving to the left having a radius of 80 feet, the arc distance of 44.78 feet to the point and place of beginning; thence extending from said beginning point, north 64 degrees, 36 minutes east, 132.02 feet to a point; thence extending south 46 degrees 26 minute 15

seconds east, 16.07 feet to a point; thence extending south 25 degrees 24 minute east, 45 feet to a point; thence extending south 64 degrees 36 minutes west, 100 feet to a point on the northeasterly side of Nolan Drive cul-de-sac, aforesaid; thence extending along the same, the two following courses and distances: (1) on a line curving to the left having a radius of 50 feet, the arc distance of 45.41 feet to a point of reverse curve; and (2) on a line curving to the right having a radius of 80 feet, the arc distance of 27.86 feet to the first mentioned point and place of beginning.

PARCEL: 2-6-69.5

BEING the same premises which Joseph F. Geiger, by Deed dated July 30, 1999 and recorded in the Office of the Recorder of Deeds of Chester County on August 11, 1999 at Deed Book Volume 4616, Page 1603 granted and conveyed unto William Sallander and Vicki Sallander, husband and wife.

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **WILLIAM & VICKI SALLANDER**

SALE ADDRESS: 9 Nolan Dr, Malvern, PA 19355

PLAINTIFF ATTORNEY: **KRISTINE M. ANTHOU, 412-281-7650**

SALE NO. 13-4-280**Writ of Execution No. 12-03359****DEBT \$98,349.35**

ALL THAT CERTAIN tract of land situate in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, together with the improvements thereon erected, more particularly bounded and described as follows:

BEGINNING at a point on the west curb line of West Fifth Avenue, which point is ninety-eight feet south of the point where the south curb line of Lemon Street intersects with the west curb line of Valley Road;

THENCE along the same westwardly one hundred and five feet to the eastern line of Spruce Street;

THENCE by the same northwardly sixty-one and one-half feet to a point, a corner of land now or late of Marvin W. Gillespie, et ux;

THENCE eastwardly along the said land a distance of approximately one hundred and ten feet more or less in a straight line parallel to the

line of Valley Road to the point of beginning.

BLR No.: 16-9-284

BEING known as: 80 West 5th Avenue,
Coatesville, PA 19320-2949.

BEING the same premises which
Manufacturers & Traders Trust Company as
trustee for Securitization Series 1995-4, agreement
dated 11/1/95, by Deed dated May 29, 2002 and
recorded July 18, 2002 in and for Chester County,
Pennsylvania, in Deed Book Volume 5333, Page
1715, granted and conveyed unto Sheila Lindsay.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **SHEILA LINDSAY**

SALE ADDRESS: 80 West 5th
Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOEL A.
ACKERMAN, 908-233-8500**

SALE NO. 13-4-281

Writ of Execution No. 12-01036

DEBT \$163,854.00

ALL THAT CERTAIN lot of land situ-
ated in West Sadsbury Township Chester County,
Pennsylvania, bounded and described according to
a Plan of Hillside Farm made by John D.
Stapleton, III, dated 07/12/84 and recorded as Plan
#5751 as follows:

BEGINNING at a point in the bed of
Cemetery Road (T-416) said point being the north-
westerly corner of Lot #4 on said Plan, and the
northeasterly corner of the about to be described
lot;

THENCE from said point of beginning,
and extending along said Lot #4, south 23 degrees
02 minutes 25 seconds east, 315.00 feet to a point
in line of Lot #7; thence extending along said Lot
#7, south 68 degrees 57 minutes 35 seconds west,
150.00 feet to a point a corner of Lot #2;

THENCE extending along said Lot #2
north 23 degrees 02 minutes 26 seconds west,
315.00 feet to a point in the aforementioned bed of
Cemetery Road;

THENCE extending through the bed of
said road, north 86 degrees 57 minutes 35 seconds
east, 160.00 feet to the first mentioned point and
place of beginning.

CONTAINING 1.085 acres, be the
same more or less.

BEING Lot #3 on said Plan.

PARCEL No.: 36-05-0075.0400

BEING known as: 3528 Cemetery

Road, Parkesburg, PA 19365-1794.

BEING the same premises which
Hervey M. Painter, Furman H. Gyger, Jr., Robert
M. McIlvain, Donald L. Marshman and Stephen E.
Cushman, trading as Hillside Partnership, by Deed
dated November 8, 1985 and recorded November
12, 1985 in and for Chester County, Pennsylvania,
in Deed Book Volume 130, Page 474, granted and
conveyed unto Daniel M. MacDonald and Cathy
R. MacDonald, his wife.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DANIEL & CATHY
MacDONALD**

SALE ADDRESS: 3528 Cemetery Rd,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JAIME R.
ACKERMAN, 908-233-8500**

SALE NO. 13-4-282

Writ of Execution No. 11-03942

DEBT \$1,050,021.73

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, situate in the Township of
Easttown, County of Chester, Commonwealth of
Pennsylvania and described according to a Plan
thereof made for Philip N. Kniskern, said Plan
made by Chester Valley Engineers, Inc., dated
February 18, 1955 and last revised March 12, 1956
as follows, to wit:

BEGINNING at a point on the north-
westerly side of Exeter Road (50 feet wide), said
point being the six following courses and distances
from a point of compound curve on the southwest-
erly side of Fairfield Road (50 feet wide); (1) leav-
ing Fairfield Road on the arc of a circle curving to
the right having a radius of 25 feet the arc distance
of 40.65 feet to a point of tangent on the north-
westerly side of Exeter Road; (2) south 58 degrees
37 minutes west measured along the said side of
Exeter Road 38.61 feet to a point of curve in the
same; (3) southwestwardly measured still along
the said side of Exeter Road on the arc of a circle
curving to the right having a radius of 210.46 feet
the arc distance of 88.08 feet to a point of tangent
in the same; (4) south 82 degrees 35 minutes 20
seconds west measured still along the said side of
Exeter Road 38.49 feet to a point of curve in the
same; (5) southwestwardly measured still along
the said side of Exeter Road on the arc of a circle
curving to the left having a radius of 498.62 feet

the arc distance of 104.89 feet to a point of tangent in the same; and (6) south 70 degrees 10 minutes west measured still along the said side of Exeter Road 200.56 feet to the point of beginning; thence extending from said point of beginning south 70 degrees 32 minutes 14 seconds west measured along the said side of Exeter Road, crossing a stream of 159 feet to a point; thence extending north 20 degrees 45 minutes west 292.57 feet to a point in line of land now or late of Easttown School District; thence extending north 69 degrees 15 minutes east along the last mentioned land 149.96 feet to a point; thence extending south 20 degrees 45 minutes east re-crossing the aforesaid stream 295.93 feet to the first mentioned point and place of beginning.

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

PARCEL No.: 55-3-32

BEING known as: 321 Exeter Road, Devon, PA 19333.

BEING the same premises which Pennfield Knoll Associates, Inc., by Deed dated August 16, 2005 and recorded August 31, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6603, Page 689, granted and conveyed unto Richard Jameison and Nancy Jameison, as tenants by the entirety.

PLAINTIFF: Bank of America National Association (A/K/A) AKA Wells Fargo Bank NA (Servicing Agent)

VS

DEFENDANT: **RICHARD & NANCY JAMEISON**

SALE ADDRESS: 321 Exeter Rd, Devon, PA 19333

PLAINTIFF ATTORNEY: **ASH-LEIGH LEVY, 908-233-8500**

SALE NO. 13-4-283

Writ of Execution No. 11-10514

DEBT \$254,171.63

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto situate in the East Fallowfield Township, County of Chester, Pennsylvania,

BEING Unit Number 49 in Branford Village, a Planned Community, as established by the filling of Declaration of Covenants, Restrictions, Easements and Establishment of homeowners Association for Branford Village, a

Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book 4888 Page 85 (referencing subdivision plan 9015651)

BLR No.: 47-4-224

BEING known as: 72 North Danbury Circle, Coatesville, PA 19320.

BEING the same premises which James P. Whalen, Sr., by Deed dated October 23, 2009 and recorded November 6, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7805, Page 654, granted and conveyed unto Lakthamma Sphabmixay and Le Quach, as tenants in common.

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **LAKTHAMMA T. SPHABMIXAY and LE QUACH**

SALE ADDRESS: 72 N Danbury Circle, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ASH-LEIGH LEVY, 908-233-8500**

SALE NO. 13-4-284

Writ of Execution No. 11-05244

DEBT \$1,045,995.87

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

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

1. North 59 degrees 40 minutes 45 seconds west 74.01 feet to a point; thence

2. North 68 degrees 06 minutes 36 seconds west 77.67 feet to a point; thence

3. North 72 degrees 50 minutes 54 seconds west 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, et ux;

Thence by remaining lands of

Limberger the following 3 courses and distances:

4. North 14 degrees 30 minutes 47 seconds east 200.65 feet to an iron pin set; thence

5. North 80 degrees 04 minutes 46 seconds east 379.86 feet to an iron pin set; thence

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

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

CONTAINING 3.468 acres

PARCEL No...: 51-7-113

BEING known as: 595 Birmingham Road, Westchester, PA 19382.

BEING the same premises which Robert F. Morris and Glenn Kinckner, by Deed dated November 14, 2005 and recorded November 22, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6690, Page 707, granted and conveyed unto Robert A. Powers and Anne K. Powers, husband and wife.

PLAINTIFF: HSBC Bank USA

VS

DEFENDANT: **ROBERT A. & ANNE K. POWERS**

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

PLAINTIFF ATTORNEY: **ASH-LEIGH LEVY, 908-233-8500**

SALE NO. 13-4-286

Writ of Execution No. 11-03197

DEBT \$234,981.67

ALL THAT CERTAIN unit designated as Unit No. 7 and being a Unit in Red Oak Court Condominiums, situate in the Borough of Honeybrook, Chester County and Pennsylvania which has been submitted to the Provisions of the Pennsylvania Uniform Condominium Act 68 P.S.A. 3101 Et. Seq. by recording of the Declaration of Red Oak Court, a condominium including plats and plans, in the Office of the Recorder of Deeds of Chester County, Pennsylvania, on the 4th day of October 2004 and in Record Book 6296 Page 1177, as amended by the First Amendment to the Declaration of Condominium recorded on September 29th 2005 in Record Book 6635 Page 2194.

TOGETHER with all the right, title and interest, being (3.846%) undivided interest, of in and to the common elements as set for the Declaration of Condominium.

BLR No.: 12-1-114

BEING known as: 122 Red Oak Court, Unit 7, Honey Brook, PA 19344.

BEING the same premises which Birch Run Capital L.P., a Pennsylvania Limited Partnership, by Deed dated November 30, 2006 and recorded December 26, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7041, Page 1543, granted and conveyed unto Ronald Mondgock and Theresa M. Mondgock, as tenants by the entirety.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **RONALD & THERESA M. MONDGOCK**

SALE ADDRESS: 122 Red Oak Court, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, 908-233-8500**

SALE NO. 13-4-287

Writ of Execution No. 10-11607

DEBT \$393,460.02

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

BEGINNING at a point on or near the centerline of the Street Road, said point being south 66 degrees 17 minutes west two hundred seventy four and seventy five hundredths feet from the point of intersection of the centerline of the said road with the center line of the public road leading to Thornton, known as the Concord Road, a corner of lands of S. Francis Nicholson and Evelyn R. Nicholson, his wife; thence by said lands passing over a stone set in thirty feet from the point in the said street road south 23 degrees 43 minutes east three hundred eighty seven and thirty five hundredths feet to a stone and north 65 degrees 54 minutes east one hundred twelve and six tenths feet to a marble stone, corner of land of Edith H. Haines; thence along the same north 23 degrees 43 minutes west three hundred eighty six and six tenths feet to a point in or near the centerline of the Street Road; thence along the course of said road on or near the centerline south 66 degrees

17 minutes west one hundred twelve and six tenths feet to the first mentioned point and place of beginning.

CONTAINING one acre of land more or less.

UNDER AND SUBJECT to certain conditions and restrictions as now of record.

AND ALSO ALL THAT CERTAIN lot or piece of ground situate in the Township of Thornbury, County of Chester and Commonwealth of Pennsylvania, and described as follows, to wit:

BEGINNING at a point on or near the centerline of the Street Road, said point being south 66 degrees 17 minutes west 324.75 feet from the point of intersection of the centerline of the said road with the centerline of the public road leading to Thornton, known as Concord Road, said point being a corner of other lands formerly of the Grantors, extending thence by said lands south 23 degrees 43 minutes east 200 feet to a point east of a hemlock hedge; thence extending on a course approximately due east to a point in the westerly line of lands of said Harold Smithson, which is at a point 230 feet from the centerline of Street Road, thence north 23 degrees 43 minutes west 230 feet to a point in or near the centerline of said Street Road; thence along the said centerline of Street Road south 66 degrees 17 minutes west 50 feet to the first mentioned point and place of beginning.

BEING Parcel Number 66-2-12

BEING the same premises which Jeffrey A. Smith and Karen A. Smith, husband & wife, by fee simple deed dated January 19, 2000 and recorded February 2, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4707 Page 562, granted and conveyed unto Christopher J. Coppola and Briana L. Coppola, husband and wife, in fee.

PLAINTIFF: Household Finance
Consumer Discount
VS

DEFENDANT: **CHRISTOPHER J. &
BRIANA L. COPPOLA**

SALE ADDRESS: 880 East Street
Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN
KEITH EISENBERG, 215-572-8111**

SALE NO. 13-4-288

Writ of Execution No. 12-04591

DEBT \$260,712.17

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Parkesburg, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Parkesburg Knoll made by Edward B. Walsh and Associates, Inc., dated 10/21/1994, last revised 12/13/2005 and recorded in Chester County as Plan Number: 17708, as follows, to wit:

BEGINNING at a point on the southeasterly side of Eighth Avenue, a corner of Lot 155 on said Plan; thence extending along Eighth Avenue, on the arc of a circle curving to the left, having a radius of 50.00 feet, the arc distance of 59.41 feet to a point a corner of Lot 153; thence extending along Lot 153, north 56 degrees 42 minutes 00 seconds east, 253.58 feet to a point in line of lands now or late of construction and design services; thence extending along same, south 56 degrees 36 minutes 00 seconds east, 165.00 feet to a point in line of lands now or late of Philadelphia Electric Company; thence extending along same, the (2) following courses and distances: (1) south 33 degrees 24 minutes 00 seconds west, 210.01 feet to a point; (2) south 73 degrees 13 minutes 46 seconds west, 96.60 feet to a point a corner of Lot 155, aforesaid; thence extending along Lot 155, north 55 degrees 13 minutes 22 seconds west, 173.27 feet to the point and place of beginning.

BEING Lot 154 on said Plan.

UNDER AND SUBJECT to the reservations, restrictions and obligations created by the Declaration of Covenants, Restrictions and Easements for Parkesburg Knoll, Phase II dated January 30, 2006, filed and record in the Office of the Recorder of Deeds at Record Book 6755, Page 842, as amended by First Amendment to Declaration of Covenants, Restrictions and Easements for the reserve at Parkesburg Knoll, L.L.C. dated May 24, 2007 was recorded on May 25, 2007 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 7170 Page 40 and as may be further amended.

PARCEL No.: 8-5-429

BEING known as: 300 West 8th Avenue a/k/a West 8th Street, Parkesburg, PA 19365-1358.

BEING the same premises which

Chetty Builders, Inc., by Deed dated May 22, 2009 and recorded June 11, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7691, Page 803, granted and conveyed unto Adam Rud and Allison Cruz, as joint tenants with right of survivorship and not as tenants in common.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **ADAM RUD and
ALLISON CRUZ**

SALE ADDRESS: 300 West 8th Ave,
Parkesburg, PA 19365 ; 300 West 8th Avenue,
a/k/a West 8th Street, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JOEL A.
ACKERMAN, 908-233-8500**

SALE NO. 13-4-289

Writ of Execution No. 12-08240

DEBT \$122,611.35

BY virtue of a Writ of Execution No.
12-08240

OWNER(S) of property situate in Caln
Township, Chester County, Pennsylvania, being
404 Adams Street, Coatesville, PA 19320-2380

UPI No. 39-4F-27

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$122,611.35

PLAINTIFF: Nationstar Mortgage
LLC

VS

DEFENDANT: **WILLIAM &
SARAH McCAFFERTY**

SALE ADDRESS: 404 Adams Street,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-563-7000**

SALE NO. 13-4-290

Writ of Execution No. 12-02473

DEBT \$226,412.68

BY virtue of a Writ of Execution No.
12-02473

OWNER(S) of property situate in the
Borough of Parkesburg, Chester County,
Pennsylvania, being 427 5th Avenue, a/k/a 427
West 5th Ave., Parkesburg, PA 19365-1440

UPI No. 8-5-363.8

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$266,412.68

PLAINTIFF: Bank of America
VS

DEFENDANT: **ANDREW P. &
CAROL L. LEWIS**

SALE ADDRESS: 427 5th Avenue,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ALLISON
F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-4-291

Writ of Execution No. 12-07930

DEBT \$188,591.32

BY virtue of a Writ of Execution No.
12-07930

OWNER(S) of property situate in the
Township of West Whiteland, Chester County,
Pennsylvania, being 100 Wayne Court, West
Chester, PA 19380-1377

UPI No. 41-5R-100

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$188,591.32

PLAINTIFF: HSBC Bank USA
National Association

VS

DEFENDANT: **SUELLEN SMITH**

SALE ADDRESS: 100 Wayne Court,
West Chester, PA 19380

PLAINTIFF ATTORNEY:
MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 13-4-292

Writ of Execution No. 12-08763

DEBT \$206,633.35

BY virtue of a Writ of Execution No.
12-08763

OWNER(S) of property situate in the
North Coventry Township, Chester County,
Pennsylvania, being 1084 Keim St, a/k/a 1084 S.
Keim St, Pottstown, PA 19465-7785

UPI No. 17-4-20.2

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$206,633.35

PLAINTIFF: LPP Mortgage Ltd

VS

DEFENDANT: **CHARLES &
BOBBI-JOI VASZILY**

SALE ADDRESS: 1084 Keim Street,
Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PATRICK**

J. WESNER, 856-482-1400

SALE NO. 13-4-293

Writ of Execution No. 12-10280

DEBT \$112,139.73

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, by recording in the Office of the Recording of Deeds, in a and for the County of Chester, Pennsylvania of the Declaration dated 12/7/1984 and recorded 12/07/1984, in Miscellaneous Deed Book 633, Page 352.

TOGETHER with an undivided interest in the common areas and together with other rights and easements, and subject to other easements, terms and conditions as disclosed and incorporated by Deed recorded November 12, 1986 in book 518, Page 433.

TAX ID # 53-6-768

BEING the same premises which Robert J. Rafferty and Deborah A. Rafferty, husband and wife, by Deed dated March 29, 1991 and recorded in the Office of the Recorder of Deeds of Chester County on April 1, 1991 in Deed Book Volume 2357, Page 520, granted and conveyed unto Joseph P. Yori, Jr.

PLAINTIFF: US Bank National Association ND
VS

DEFENDANT: **JOSEPH P. YORI, JR.**

SALE ADDRESS: 2208 Eagle Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **BRIAN B. DUTTON, 412-281-5197**

SALE NO. 13-4-294

Writ of Execution No. 12-07213

DEBT \$412,967.78

BY virtue of a Writ of Execution No. 2012-07213-RC

OWNER(S) of property situate in Caln Township, Chester County, Pennsylvania, being 2964 Honeymead Road, Downingtown, PA 19335-6022

UPI No. 39-4-462

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$412,967.78

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **DANTE P. & JAMIE M. PILERI**

SALE ADDRESS: 2964 Honeymead Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-4-295

Writ of Execution No. 11-12178

DEBT \$323,441.79

ALL THAT CERTAIN lot or tract of land situate on the easterly side of St. Peters Road, Warwick Township, Chester County, State of Pennsylvania, bounded and described in accordance with a Plan made for John S. Beam by Ralph E. Shaner & Son Engineering Co., Pottstown, PA, dated August 18, 1962 as revised September 28, 1967 as follows, to wit:

BEGINNING at a corner of lands now or late of Paul Chonka and Joyce K. Chonka, his wife, said point being in the bed of St. Peters Road, legal width of 33 feet, also known as Pennsylvania Legislative Route 15131, said point being distant along and in said road from a corner lands of now or late William McClimon, north 38 degrees 00 minutes east, 22.07 feet; thence from said point of beginning along and in St. Peters Road, north 38 degrees 00 minutes east, 117.18 feet to a corner of lands previously conveyed to Ronald Horosky and Donna Horosky, his wife; thence along said lands leaving St. Peters Road, south 80 degrees 17 minutes east, 445.00 feet to a corner on line of lands of now or late Paul Chonka and Joyce K. Chonka; thence along said lands the next three (3) courses and distances; (1) south 08 degrees 00 minutes west, 51.25 feet to a point; (2) south 38 degrees 00 minutes west, 89.98 feet to a point marking the easterly terminus of a 20 foot wide joint easement for a means of ingress and egress to St. Peters Road granted by Paul Chonka and Joyce K. Chonka, his wife and Florence McClimon, Executrix under the Will of Peter Chonka, deceased, to John S. Beam and Lois B. Beam, his wife; (3) along the northerly side of said 20 foot wide easement, north 77 degrees 00 minutes west, 460.71 feet to the place of beginning.

CONTAINING 1.239 acres of land.

TOGETHER with the joint use of a 20 foot wide right of way extending in an easterly direction from St. Peters Road along the southerly side of the herein described premises granted by Paul Chonka and Joyce K. Chonka, his wife, and Florence McClimon, Executrix under the Will of Peter Chonka, deceased, to John S. Beam and Lois B. Beam, his wife, dated August 23, 1984 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Misc. Book 658, Page 354.

TITLE to said premises vested in Billy J. Moore, Jr. and Sandra L. Moore, husband and wife by Deed from Harvey J. Fisher and Doris J. Fisher, his wife dated 12/30/94 and recorded 01/10/95 in the Chester County Recorder of Deeds in Book 3850, Page 959.

BEING known as 2468 St. Peters Road, Pottstown, PA 19465

TAX Parcel Number: 19-2-43

RESIDENTIAL dwelling

PLAINTIFF: LPP Mortgage LTD

VS

DEFENDANT: **SANDRA & BILLY MOORE**

SALE ADDRESS: 2468 St Peters Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 13-4-296

Writ of Execution No. 12-07931

DEBT \$224,011.40

BY virtue of a Writ of Execution No. 12-07931

OWNER(S) of property situate in the Second Ward of the Borough of Phoenixville, Chester County, Pennsylvania, being 240 1st Avenue, Phoenixville, PA 19460-3704

UPI No. 15-13-395

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$224,011.40

PLAINTIFF: Wells Fargo Bank N A

VS

DEFENDANT: **MICHAEL A. JR. & MARGARET MARY FILOROMO**

SALE ADDRESS: 240 1st Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MELISSA JUSTINE CANTWELL, 215-563-7000**

SALE NO. 13-4-297

Writ of Execution No. 07-02551

DEBT \$346,375.91

ALL THAT CERTAIN messuage and tract of land in Honey Brook Township, Chester County, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone in a public road, thence along the same by David White's land and others, south 14.5 degrees east 36 perches to a stone; thence by the white school house lot, south 67.5 degrees west, 7 perches to a stone and south 14.5 degrees east to a stone in public road; thence along the same south 67.5 degrees west, 22.3 perches to a stone; thence by JNO. Graham's land, north 14.25 degrees west, 47.5 perches to a stone and north 67 degrees east, 29 perches to place of beginning.

FOR information purposes only: The APN is shown by the County Assessor as 22-4-51;

SOURCE of title is Book 6046, Page 1685 (recorded 01/22/2004)

BEING known as: 913 White School Road, Honey Brook, PA 19344

BEING the same premises which Melissa Miller, an unmarried woman by Deed dated 09/20/06 and recorded 02/15/07 in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7083 Page 1631, granted and conveyed unto Marjorie Sly and Kenneth Sly, wife and husband.

PLAINTIFF: Washington Mutual Bank (Successor) aka Long Beach Mortgage Company
VS

DEFENDANT: **KENNETH & MARJORIE SLY**

SALE ADDRESS: 913 White School Rd, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

SALE NO. 13-4-298

Writ of Execution No. 10-04689

DEBT \$396,352.29

ALL THAT CERTAIN lots or tracts of land situate in the Township of Charlestown, County of Chester, Pennsylvania, bounded and described in accordance with survey made by Earl R. Ewing, as follows, to wit:

BEGINNING at an iron pipe in the northwesterly side of forty feet wide private road

leading southwesterly from Coldstream Road, being south forty-one degrees, west 1921.14 feet from the side of said Coldstream Road (thirty-three feet wide), and corner of Lot No. 86; thence along the first mentioned road south forty-one degrees, forty-one minutes west one hundred and ten feet to an iron pipe, a corner of Lot No. 83; thence along said Lot, north forty-eight degrees, nineteen minutes west two hundred feet to an iron pipe; thence along other lands now or late of the grantors being Lots 42-43, north forty-one degrees forty-one minutes east one hundred and ten feet to an iron pipe and corner of Lot No. 86; thence along said Lot, south forty-eight degrees, nineteen minutes east two hundred feet to the place of beginning.

CONTAINING 22,000 square feet of land, more or less.

BEING Tax Parcel No. 35-2E-23

BEING the same premises which Margaret Q. Garofolo and Eugene O'Hara by Deed dated 11/3/06 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on 12/1/06, in Deed Book 7022 Page 76, granted and conveyed unto Harry F. Bell, Jr.

PLAINTIFF: Arch Bay Holdings LLC
VS

DEFENDANT: **HARRY F. BELL, JR.**

SALE ADDRESS: 35 Benburb Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **THOMAS M. FEDERMAN, 215-563-7000**

SALE NO. 13-4-299

Writ of Execution No. 12-09198

DEBT \$208,909.57

BY virtue of a Writ of Execution No. 2012-09198-RC

OWNER(S) of property situate in the West Goshen Township, Chester County, Pennsylvania, being 1238 Spring Valley Lane, West Chester, PA 19380-5174

UPI No. 52-6A-85.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$208,909.57

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JANE E. GOODE and ROBERT V. CROW**

SALE ADDRESS: 1238 Spring Valley

Ln, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-563-7000**

SALE NO. 13-4-300

Writ of Execution No. 12-12407

DEBT \$711,623.58

ALL THAT CERTAIN lot or piece of ground, situate in the Township of New Garden, Chester County, Pennsylvania, bounded and described according to a Plan of Property owned by Leamore M. Patterson made by George E. Regester, Jr., & Sons, Inc., Registered Surveyors, dated April 1, 1976, as follows, to wit:

BEGINNING at a point on the title line in the bed of Newport Lancaster Pike (Route #41) a corner of lands of Brence Supply Co., thence from the beginning and extending along the title line in the bed of Newport – Lancaster Pike, south forty-four degrees, fifty-five minutes, zero seconds east, two hundred ten feet to a point, a corner of other lands of Leamore M. Patterson; thence leaving Newport – Lancaster Pike crossing the southwesterly side thereof and extending along said lands the two following courses and distances to wit: (1) south forty-four degrees, twenty-nine minutes, zero seconds west, four hundred eighty-five feet to an iron pin; (2) north forty-four degrees, fifty-five minutes, zero seconds west, two hundred ten feet to an iron pin a corner of lands of Brence Supply Co. aforesaid; thence extending along said lands north forty-four degrees, twenty-nine minutes, zero seconds east, four hundred eighty-five feet to the first mentioned point and place of beginning.

BEING Chester County UPI 60-4-66.2

BEING the same premises which James D. Cameron and Dorothy Cameron, his wife, by Deed dated 12/29/1992 and recorded 1/4/1993 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 3434, Page 221, granted and conveyed unto Dorothy Cameron, in fee.

PLAINTIFF: DNB First NA
VS

DEFENDANT: **LAUGHLIN ASSOCIATES LLC**

SALE ADDRESS: 9020 Newport Gap Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ANTHONY BRICHTA, 610-436-4400**

SALE NO. 13-4-301**Writ of Execution No. 12-02649****DEBT \$195,424.55**

BY virtue of a Writ of Execution No.
12-02649

OWNER(S) of property situate in the
Township of Lower Oxford, Chester County,
Pennsylvania, being 131 West Branch Road,
Oxford, PA 19363-2503

UPI No. 56-9-20

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$195,424.55

PLAINTIFF: Bank of America

VS

DEFENDANT: **JAMES NORMAN
and ROBERT & ANTHIA JACKSON**

SALE ADDRESS: 131 West Branch
Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-305**Writ of Execution No. 09-10874****DEBT \$2,271.13**

DOCKET NO. 09-10874

LOT No. 10 on a map entitled
"Brandywine Homes" Caln Township, Chester
County, Pennsylvania.

TAX Parcel No. 39-3M-38

PROPERTY address: 2-8 Toth Avenue,
Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **WILLIAM H. &
LENA MAE HOLMES CAMPBELL**

SALE ADDRESS: 2-8 Toth Ave,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R.
WOOD, 866-211-9466**

SALE NO. 13-4-306**Writ of Execution No. 11-02422****DEBT \$1,555.84**

DOCKET NO. 11-02422

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

TAX Parcel No. 38-2M-27

PROPERTY address: 382 Harry Road,

Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township of

VS

DEFENDANT: **IRIS L. THOMAS**

SALE ADDRESS: 382 Harry Rd,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R.
WOOD, 866-211-9466**

SALE NO. 13-4-309**Writ of Execution No. 11-11565****DEBT \$273,091.36**

BY virtue of a Writ of Execution No.
11-11565

OWNER(S) of property situate in the
Township of Unchlan, Chester County,
Pennsylvania, being 400 Howell Road, Exton, PA
19341-1716

UPI No. 33-5N-67.5

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$273,091.36

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **THADDEUS &
DANIELLE PICKLO**

SALE ADDRESS: 400 Hoewll Rd,
Exton, PA 19341

PLAINTIFF ATTORNEY: **ANDREW
MARLEY, 215-563-7000**

SALE NO. 13-4-310**Writ of Execution No. 11-06036****DEBT \$1,052.51**

DOCKET NO. 11-06036

ALL THAT CERTAIN tract of land sit-
uated in the Township of Caln, County of Chester
and State of Pennsylvania.

TAX Parcel No. 39-3-33

PROPERTY address: 819 Barley Sheaf
Road, Caln Township, Pennsylvania.

PLAINTIFF: Caln Township of

VS

DEFENDANT: **ATL VENTURES
LLC**

SALE ADDRESS: 819 Barley Sheaf
Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R.
WOOD, 866-211-9466**

SALE NO. 13-4-311**Writ of Execution No. 12-05259****DEBT \$278,039.03**

BY virtue of a Writ of Execution No. 12-05259

OWNER(S) of property situate in the Penn Township, Chester County, Pennsylvania, being 125 Reynolds Lane, West Grove, PA 19390-1371

UPI No. 58-3-163

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$278,039.03

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **WILLIAM & CAROLINE ESBJORNSON**

SALE ADDRESS: 125 Reynolds Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-312**Writ of Execution No. 12-02285****DEBT \$202,139.29**

BY virtue of a Writ of Execution No. 12-02285

OWNER(S) of property situate in the Township of New Garden, Chester County, Pennsylvania, being 116 Heatherly Lane, Avondale, PA 19311-9706

UPI No. 60-3-105

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$202,139.29

PLAINTIFF: JPMorgan Chase Bank National Association (S/B/M) DBA Chase Home Financial LLC (S/B/M) DBA Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **MARK COOKS aka MARK A. COOKS**

SALE ADDRESS: 116 Heatherly Lane, Avondale, PA 19311

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-313**Writ of Execution No. 12-09206****DEBT \$380,570.90**

BY virtue of a Writ of Execution No. 12-09206

OWNERS of property situate in the Township of Willistown, Chester County, Pennsylvania, being 195 Wyllpen Drive, West Chester, PA 19382

UPI No. 54-8-1.3

IMPROVEMENTS: residential dwelling

JUDGMENT amount: \$380,570.90

SALE address: 195 Wyllpen Drive, West Chester, PA 19380

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **THERESA & GEZA TACACS**

SALE ADDRESS: 195 Wyllpen Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQUIRE (610) 889-0700**

SALE NO. 13-4-314**Writ of Execution No. 12-09297****DEBT \$256,720.64**

ALL THAT CERTAIN lot of land, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of land of George Wall, also 170.5 feet from the intersection of Valley Road with Limestone Road; thence northward ___ feet more or less along the middle of Limestone Road to a point 40 feet south of land of Robert L. Speed; thence eastward parallel with south side of land of Robert L. Speed, 170 feet; thence southward parallel with Limestone Road to a land of Robert Clavier; thence westward by land of the same and by land of the said George Wall to the middle of Limestone Road, the place of beginning.

BECAUSE of elevation this land above street level, this right of way to Limestone Road is give to Marie Speed – beginning at the northeast corner of this lot of land; thence northward parallel with Limestone Road 40 feet to land of Robert L. Speed; thence westward along his land to the middle of Limestone Road; thence southward 20

feet; thence eastward 155 feet.

BEING the same premises which Joseph H. Prekup, by Indenture dated March 25, 2005 and recorded June 9, 2005 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6515 Page 395, granted and conveyed unto Charles N. Burnett, Jr. and Michael R. Short, in fee.

BEING UPI No. 8-3-177.

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **CHARLES N. BURNETT, JR. and MICHAEL R. SHORT**

SALE ADDRESS: 175 N. Limestone Road, Parkesbury, PA 19365

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-458-6703**

SALE NO. 13-4-315

Writ of Execution No. 09-14690

DEBT \$120,955.23

ALL THAT CERTAIN unit situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, described in accordance with a road and property plan of Barley Sheaf Farm, made by Berger & Hayes, Inc. consulting engineers and surveyors dated September 17, 1973.

BEING Building Group 25 Unit A as shown on the above Plan.

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

ALSO being known as: 344 Barclay Street, Coatesville, PA 19320.

PARCEL No.: 39-4E-306

IMPROVEMENTS: building

BEING the same premises which Stacy Harvey-Occhuzzo, by Deed dated December 17, 2004 and recorded on January 4, 2005 in and for Chester County, in Deed Book 6380, Page 520, granted and conveyed unto John Larney and Ikisha Trowery, joint tenants and not as tenants in common, the survivor of them.

PLAINTIFF: Nationstar Mortgage LLC (F/K/A)

VS

DEFENDANT: **IKISHA TROWERY and JOHN LARNEY**

SALE ADDRESS: 344 Barclay Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SCOTT A. DIETTERICK, 908-233-8500**

SALE NO. 13-4-316

Writ of Execution No. 12-10220

DEBT \$113,080.80

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

BEING known as 1602 Saint Johnsbur Court, Chester Springs, PA 19425

PARCEL Number: 33-2-251

IMPROVEMENTS: residential property

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **CHRISTOPHER & CRYSTAL ROBERTSON**

SALE ADDRESS: 1602 Saint Johnsbur Court, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MARK J. UDREN, 856-482-6900**

SALE NO. 13-4-318

Writ of Execution No. 12-05928

DEBT \$94,514.07

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Pikeland, County of Chester and State of Pennsylvania bounded nad described according to a Final Subdivision Plan of Oakengates made by Beideman Associates, Professional Land Surveyors, Exton, PA dated 11/8/1989, last revised 9/28/1994 and recorded 11/28/1994 in Chester County Plan, #12756 as folows, to wit:

BEGINNING at a point on the north-westerly side of the proposed future right of way line of Conestoga Road (SR 0401, LR 15139) said point also being the mutual corner of Lot #5 and Lot #7 (the herein described lot) thence leaving said beginning point and along Lot #5, north 36 degrees 38 minutes 04 seconds east 387.39 feet to a point a corner of Lot #6, thence along Lot #6, south 52 degrees 11 minutes 00 seconds east 405.93 feet to a point in line of lands now or late

of Ralph T. and Julianna E. Geer, thence along said lands of Geer, south 36 degrees 32 minutes 00 seconds west 500.00 feet to a point on the proposed future right of way line of Route 401. Conestoga Road (SR 0401, LR 15139) thence along said proposed right of way line the two following courses and distances (1) north 48 degrees 41 minutes 40 seconds west 94.60 feet and (2) on the arc of a circle curving to the right having a radius of 631.46 feet the arc distance of 336.31 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #7 as shown on said Plan.

UNDER AND SUBJECT to the following:

1. Lots 1, 6 and 7 shall be restricted against further subdivision.

2. Access to Lot #7 through West Vincent Township is prohibited.

3. Subject to Declaration of Restrictions, Covenants and Easements filed as part of the subdivision Plan.

THIS is a Deed of correction to correct middle initial of grantee in Record Book 4126 Page 2302.

TITLE to said premises is vested in Kathleen A. L. Bailey and Ronald F. Bailey, husband and wife, by Deed from Ronald F. Bailey and Kathleen A. L. Bailey (erroneously stated in prior deed as Kathleen A. C. Bailey, husband and wife to Ronald F. Bailey and Kathleen A. L. Bailey, husband and wife as tenants by entireties dated June 17, 1997 and recorded June 19, 1997 in Deed Book 4191, Page 1484.

PREMISES being known as: 1960 Conestoga Road, Chester Springs, Pennsylvania 19425-0000.

TAX I.D. #: 34-3-1.1

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **KATHLEEN A.L. & RONALD F. BAILEY**

SALE ADDRESS: 1960 Conestoga Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **CHRISTINE L. GRAHAM, 215-790-1010**

SALE NO. 13-4-319

Writ of Execution No. 12-05821

DEBT \$258,657.33

BY virtue of a Writ of Execution No. 12-05821

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 1202 Pointe Court, Chester Springs, PA 19425-8727

UPI No. 33-1-241

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$258,657.33

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **ROBERT J. LONGO**

SALE ADDRESS: 1202 Pointe Court, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-320

Writ of Execution No. 12-09697

DEBT \$6,213,306.67

ALL THAT CERTAIN parcel of ground known as Parcel 11 Lot "P", as shown in the Subdivision Plan of "French Creek Center", as prepared by Ludgate Engineering Corporation, Plan #D-7702701 last revised June 7, 2002; said parcel being situate north of Bridge street, east of Starr Street intersection in the Borough of Phoenixville, Chester County, Pennsylvania and being more fully bounded and described as follows to wit:

BEGINNING at a point in the center of Bridge Street, being the southeast corner of Parcel 10 of said Plan;

THENCE along the eastern side of Parcel 10 the four following courses and distances:

1. North 04 degrees 29 minutes 37 seconds west 61.96 feet to a point;

2. North 18 degrees 11 minutes 14 seconds west 132.00 feet to a point;

3. North 47 degrees 17 minutes 10 seconds west 132.00 feet to a point;

4. North 60 degrees 58 minutes 43 seconds west 1.10 feet to a point in French Creek;

THENCE in French Creek the two following courses and distances:

1. North 51 degrees 01 minutes 56 seconds east 354.80 feet to a point;

2. North 65 degrees 37 minutes 28 seconds east 191.75 feet to a point in the westerly line of a railroad right-of-way;

THENCE along said right-of-way the two following courses and distances:

1. South 20 degrees 59 minutes 14 seconds east 224.40 feet to a point;

2. South 29 degrees 59 minutes 15 seconds east 183.86 feet to a point on the southerly line of Ashland Street;

THENCE along Ashland Street south 85 degrees 36 minutes 40 seconds west 342.37 feet to a point on the easterly line of Market Street;

THENCE along Market Street south 04 degrees 23 minutes 20 seconds east 173.50 feet to a point in the center of Bridge Street;

THENCE in Bridge Street south 85 degrees 36 minutes 40 seconds west 151.12 feet to a point, the Place of Beginning.

CONTAINING 3.93 acres.

BEING a portion of the same premises conveyed to the Phoenix Property Group as recorded in Deed Book Volume 4555, Page 1420.

BEING known as 99 Bridge Street, Phoenixville, PA 19460

UPI No. 15-9-157.1

PLAINTIFF: Phoenix Property Partners LP

VS

DEFENDANT: **GATEWAY PARTNERSHIP LLC**

SALE ADDRESS: 99 Bridge St, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SAMUEL WOODCOCK CORTES, 610-458-7500**

SALE NO. 13-4-321

Writ of Execution No. 11-07985

DEBT \$1,655,533.90

BY virtue of a Writ of Execution No. 11-07985

OWNERS of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 655 Schuylkill Road, East Pikeland Township, PA 19460,

UPI No. 26-1-65

IMPROVEMENTS thereon: swimming pool, kiddy pool, pavilions, bathhouse and snack bar, also known as "Water World".

PLAINTIFF: Customers Bank

VS

DEFENDANT: **GUSTAVE C. MEYER, III**

SALE ADDRESS: 655 Schuylkill Road, Phoenixville, PA 19460

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

SALE NO: 13-4-321 1/2

Writ of Execution No.11-10448

\$ 431,374.69

BY virtue of a Writ of Execution No. 11-10448

OWNERS of property situate in the East Vincent Township, Chester County, Pennsylvania, being 76 Bonnie Brae Road, East Vincent Township, Chester County, PA 19475.

UPI No. 21-05-167

IMPROVEMENTS thereon: A residential dwelling.

PLAINTIFF: Customers Bank

VS

DEFENDANT: **GUSTAVE C. MEYER, III**

SALE ADDRESS: 76 Bonnie Brae Road, Spring City, PA 19475

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

SALE NO. 13-4-324

Writ of Execution No. 07-08087

DEBT \$162,444.04

BY virtue of a Writ of Execution No. 07-08087

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 400 Jacobs Court, Exton, PA 19341

UPI No. 41-2-311

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$162,444.04

PLAINTIFF: Unknown Requestor

VS

DEFENDANT: **ERIC HUDSON**

SALE ADDRESS: 400 Jacobs Court, Exton, PA 19314

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 13-4-325

Writ of Execution No. 12-06518

DEBT \$275,496.39

BY virtue of a Writ of Execution No. 12-06518

OWNER(S) of property situate in the Township of East Nottingham, Chester County,

Pennsylvania, being 501 Waterway Road, Oxford, PA 19363-2446

UPI No. 69-6-473

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$275,496.39

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **JESSE & PAULINE**

(aka **PAULINE BARFIELD**) **KING**

SALE ADDRESS: 501 Waterway Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-326

Writ of Execution No. 11-12657

DEBT \$234,673.20

ALL THAT CERTAIN lot or piece of ground, situate in Uwchlan Township, Chester County and Commonwealth of Pennsylvania, described according to a "Plan of Subdivision" known as "Century Oaks Pickering Creek Industrial Park, Inc." dated 2/21/1977 and last revised 7/11/1977 made by Henry S. Conrey, Inc. and recorded in Chester County in Plan File #1272 more particularly bounded and described as follows, to wit:

BEGINNING at a point on the north-westerly side of Autumn Drive (50 feet wide) said point being a corner of this and Lot #2 on the above mentioned plan, thence extending from said beginning point along said lot the two following courses and distances (1) north 26° 4' 20" east, 76.84 feet to a corner of Lot #3 and (2) thence extending along said lot south 58° 10' 54" east, 225 feet to a point on the above mentioned Autumn Drive, thence extending along same the two following courses and distances (1) south-westerly on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 126.09 feet to a point of tangent and (2) south 63° 55' 40" west, 48 feet to the first mentioned point and place of beginning.

BEING Lot #35 on said plan and containing 23,545 square feet.

BEING known as 219 Autumn Drive, Exton, PA 19341

BEING the same premises which Gabriel D'Andrea Land Developers, Inc. (a PA Corp.), by Deed dated 8/21/1978 and recorded 8/23/1978 in the Office of the Recorder of Deeds

in and for Chester County in Deed Book 53, Page 139, granted and conveyed unto John S. Brookover, Jr. a/k/a John S. Brookover and Sharon B. Brookover, his wife as tenants by the entireties.

PARCEL No.: 3305B00070000

IMPROVEMENTS: residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JOHN S. BROOKOVER JR. aka JOHN S. BROOKOVER & SHARON B. BROOKOVER**

SALE ADDRESS: 219 Autumn Dr, Exton, PA 19341

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

SALE NO. 13-4-327

Writ of Execution No. 11-13704

DEBT \$92,901.17

BY virtue of a Writ of Execution No. 11-13704

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 316 Walnut Street, Coatesville, PA 19320-3730

UPI No. 16-5-326

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$92,901.17

PLAINTIFF: Bank of America NA (S/B/M) FKA BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **MICHAEL G. WILLIAMSON**

SALE ADDRESS 316 Walnut Street., Coatesville, PA 19320-3730

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-328

Writ of Execution No. 11-12033

DEBT \$37,295.37

BY virtue of a Writ of Execution No. 11-12033

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 311 High Street, Phoenixville, PA 19460-3220

UPI No. 15-5-496
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$37,295.37
PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **GEORGE W.**

SCHIELE

SALE ADDRESS: 311 High Street,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-330

Writ of Execution No. 11-03943

DEBT \$329,604.83

BY virtue of a Writ of Execution No.
11-03943

OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania,
being 8 Magnolia Court, Downingtown, PA
19335-2285

UPI No. 39-2N-90

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$329,604.83

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **MICHAEL**

McVEIGH

SALE ADDRESS: 8 Magnolia Court,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-563-7000**

SALE NO. 13-4-331

Writ of Execution No. 12-13131

DEBT \$410,116.86

BY virtue of Writ of Execution No.12-
13131

OWNERS of property situate in the
East Pikeland Township, Chester County,
Pennsylvania, being 586 Schuylkill Road, East
Pikeland Township, Chester County, Pennsylvania
19475,

UPI No. 26-3A-8

IMPROVEMENTS thereon: a vacant
residential dwelling in a mixed use development
district.

PLAINTIFF: Customers Bank (F/K/A)
FKA New Century Bank

VS

DEFENDANT: **GUSTAVE C.**

MEYER, III

SALE ADDRESS: 586 Schuylkill Rd,
Spring City, PA 19475

PLAINTIFF ATTORNEY: **J. TIMO-
THY ARNDT, 610-436-9300**

SALE NO. 13-4-332

Writ of Execution No. 12-03696

DEBT \$148,193.95

BY virtue of a Writ of Execution No.
12-03696

OWNER(S) of property situate in the
Township of East Nottingham, Chester County,
Pennsylvania, being 2896 Forge Road, Oxford, PA
19363-4006

UPI No. 69-1-1.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$148,193.95

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **EILEEN E. BLAKEY
and KEVIN W. CULLEY**

SALE ADDRESS: 2896 Forge Rd,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-334

Writ of Execution No. 10-10904

DEBT \$350,518.66

ALL THAT CERTAIN lot, piece or
parcel of land known as Lot No. 15, Holliday
Farms Development, located on the southerly side
of Sill's Mill Road, Kennett Township, Chester
County, Pennsylvania, more particularly bounded
and described as follows, to wit:

BEGINNING at a point on the wester-
ly side of Huntsman Path (40 feet wide) said point
being located south 11° 57' 7 1/2" west, 183.038
feet from the southerly end of a junction curve hav-
ing a radius of 20 feet formed by the southerly side
of Patricia Lane (40 feet wide) with the westerly
side of Huntsman Path, said point being a corner of
Lot No. 10; thence from said beginning point
along Lot No. 10 north 81° 43' 19" west, 268.1 feet
to a corner of Lot No. 11 and Lot No. 14; thence
thereby along Lot No. 14 south 8° 5' west, 283.97
feet to a point on the northerly side of Deerfield

Road (40 feet wide); thence thereby along the northerly side of said road south 81° 55' east, 242.1 feet to a point; thence by the arc of a circle deflecting to the right having a radius of 50 feet; length of arc 37.403 feet to a point on the westerly side of Huntsman Path, said point on Huntsman Path being north 53° 5' 30" east, 36.537 feet from the last mentioned point; thence along westerly side of Huntsman Path, north 8° 6' east, 257.24 feet to the place of beginning.

CONTAINING 1.7349 acres of land, more or less.

UNDER AND SUBJECT to certain covenants, conditions, agreements, restrictions, reservations and limitations as set forth in Deed Book Q-24, Vol. 588, at Page 537.

BEING the same premises which Melvin E. Wood and Dorothy L. Wood, by Deed dated June 15, 1977 and recorded June 20, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book D-51, Page 362, granted and conveyed unto Bob R. Surratt and Alma M. Surratt, husband and wife.

BEING known as: 569 Huntsman Path, Kennett Square, PA 19348

PARCEL No.: 62-4-175

IMPROVEMENTS: residential property

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) AKA First Franklin Mortgage Loan Trust 2006-FF9

VS

DEFENDANT: **ALMA M. Surratt**

SALE ADDRESS: 569 Huntsman Path, Kennett Square, PA 19348

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

SALE NO. 13-4-335

Writ of Execution No. 04-09574

DEBT \$168,918.54

BY virtue of a Writ of Execution No.04-09574

OWNER(S) of property situate in Caln Township, Chester County, Pennsylvania, being 209 Katherine Drive, a/k/a 209 Katherine Lane, Coatesville, PA 19320

UPI No. 39-3h-48

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$168,918.54

PLAINTIFF: Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **KENNETH L. PATTON**

SALE ADDRESS: 209 Katherine Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-337

Writ of Execution No. 12-04438DEBT

\$91,727.77

BY virtue of a Writ of Execution No. 12-04438

OWNER(S) of property situate in the Township of West Brandywine, Chester County, Pennsylvania, being 48 Connies Drive, Coatesville, PA 19320-1204

UPI No. 29-07G-1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$91,727.77

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JACQUELINE COOK**

SALE ADDRESS: 48 Connies Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-338

Writ of Execution No. 11-13131

DEBT \$288,467.56

BY virtue of a Writ of Execution No. 11-13131

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 103 Tucker Lane, Coatesville, PA 19320-1776

UPI No. 28-8-100.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$288,467.56

PLAINTIFF: Bank of New York Mellon Trust Company The (Success FKA Bank of New York Trust Company The FKA JPMorgan Chase Bank NA FKA RAMP 2005RS9

VS

DEFENDANT: **CHARLES H. JR.**

aka **CHARLES H. & MARILYN COLES**

SALE ADDRESS: 103 Tucker Lane,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
W. CUSICK, 215-563-7000**

SALE NO. 13-4-339

Writ of Execution No. 12-10030

DEBT \$191,497.61

BY virtue of a Writ of Execution No.
12-10030

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 202 Cherry Street,
Downingtown, PA 19335-2949

UPI No. 11-8-394

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$191,497.61

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **ROBERT METRO**

SALE ADDRESS: 202 Cherry Street,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON
F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-4-340

Writ of Execution No. 11-04679

DEBT \$207,446.36

BY virtue of a Writ of Execution No.
2011-04679-RC

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 319 Coffroath Road,
Coatesville, PA 19320-1012

UPI No. 28-5-55.4

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$207,446.36

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PATRICIA M.
GEORGES aka PATRICIA GEORGES**

SALE ADDRESS: 319 Coffroath
Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-341

Writ of Execution No. 12-02700

DEBT \$192,805.55

BY virtue of a Writ of Execution No.
12-02700

OWNER(S) of property situate in the
Township of Valley, Chester County, Pennsylvania,
being 907 West Lincoln Highway, Coatesville, PA
19320-1832

UPI No. 38-2Q-34

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$192,805.55

PLAINTIFF: Bank of America
(S/B/M) DBA BAC Home Loans Servicing LP
(F/K/A) FKA Countrywide Home Loans Servicing
LP

VS

DEFENDANT: **LILLIAN R. KEITT**

SALE ADDRESS: 908 West Lincoln
Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-342

Writ of Execution No. 12-10188

DEBT \$223,163.07

BY virtue of a Writ of Execution No.
12-10188

OWNER(S) of property situate in the
Downingtown Borough, Chester County,
Pennsylvania, being 338 Lincoln Avenue,
Downingtown, PA 19335-3030

UPI No. 11-8-254

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$223,163.07

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **SARAH & PAUL
LONG**

SALE ADDRESS: 338 Lincoln
Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ANDREW
MARLEY, 215-563-7000**

SALE NO. 13-4-343**Writ of Execution No. 12-10070****DEBT \$131,346.69**

BY virtue of a Writ of Execution No.
12-10070

OWNER(S) of property situate in the
Parkesburg Borough, Chester County,
Pennsylvania, being 323 North Street, Parkesburg,
PA 19365-1133

UPI No. 8-3-13

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$131,346.69

PLAINTIFF: Bank of America NA
(S/B/M) DBA BAC Home Loans Servicing LP
(F/K/A) FKA Countrywide Home Loans Servicing
LP

VS

DEFENDANT: **JOSE & DENISE
REYES**

SALE ADDRESS: 323 North Street,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-344**Writ of Execution No. 12-02376****DEBT \$56,561.48**

BY virtue of a Writ of Execution No.
12-02376

OWNER(S) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 25 East Walnut Street,
Phoenixville, PA 19460-3518

UPI No. 15-9-725

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$56,561.48

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BONNIE A. SHEE-
HAN and TODD J. BOWERSOX**

SALE ADDRESS: 25 East Walnut
Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ANDREW
MARLEY, 215-563-7000**

SALE NO. 13-4-345**Writ of Execution No. 12-09501****DEBT \$135,190.97**

ALL THAT CERTAIN parcel or tract
of land situate in North Coventry Township,
Chester County, Commonwealth of Pennsylvania,
bounded and described in accordance with a
Subdivision Plan as prepared April 26, 1975 and
revised June 13, 1977, December 21, 1976 and
April 4, 1979 by Ralph E. Shaner & Son
Engineering Company, Pottstown, PA more fully
described as follow, to wit:

BEGINNING at the southeasterly cor-
ner lands of Ronald P. Kunzelman, said point being
in the bed of a public road known as Chestnut Hill
Road, legal width 33 feet and ultimate width by
Lot Plan 50 feet, leading from a Coventryville
Road to Temple Road; thence from said point of
beginning leaving said Chestnut Hill Road and
along the easterly side of lands of the aforesaid
Ronald F. Kunzelman, north 3 degrees 26 minutes
east, 405.00 feet to a corner and continuing along
the rear of lands aforesaid Ronald F. Kunzelman
and a portion of lands of Robert Sutter, north 86
degrees 34 minutes west, 346.00 feet to a corner of
lands of Stewart D. Robb; thence along lands
aforesaid Stewart D. Robb and a portion of lands
of Loen R. Wayesvn, Jr., north 0 degrees 25 min-
utes 30 seconds east 669.4 feet to a corner other
lands of Daniel F. and Shirley J. DeCaro, thence
along the latter lands the following five courses
and distances to wit: (1) north 80 degrees 10 min-
utes 48 seconds east 173.97 feet (2) south 26
degrees 57 minutes east, 222.85 feet (3) south 60
degrees 51 minutes west, 400 feet (4) south 16
degrees 51 minutes east, 527.27 feet and (5) south
3 degrees 26 minutes west, 405.0 feet to a corner
in the middle of the aforesaid Chestnut Hill Road;
thence along and in said road, north 86 degrees 34
minutes west, 50.0 feet to a corner and place of
beginning.

CONTAINING a gross area of 5.102
acres and a net area of 5.073 acres of land.

BEING the same premises which
George J. Dulchinos and Thomasech J. Dulchinos
by Deed dated 10/15/1999 and recorded 11/5/1999
in Record Book 4663 Page 502 granted and con-
veyed unto Mark T. DiPiazza and Victoria
DiPiazza husband and wife in fee.

ALSO being the same premises which
by Deed dated March 20, 2002 and recorded in the
Register of Deeds Office of Chester County, State

of Pennsylvania was granted and conveyed by Mark T. DiPiazza and Victoria M. DiPiazza, unto John Patrick Sullivan and Jennifer Sullivan in Deed Book No. 5240 at Page 768.

ADDRESS of real estate being sold: 1885 Chestnut Hill Road F/K/A 1668 Chestnut Hill Road, Pottstown, North Coventry Township, Chester County, PA

UPI # 17-6-58.8

IMPROVEMENTS thereon consist of: a single family residential dwelling with related improvements.

SEIZED and taken in execution as the property of John Patrick Sullivan and Jennifer Sullivan.

PLAINTIFF: First Niagara Bank NA (S/B/M) DBA Harleysville National Bank and Trust Company

VS

DEFENDANT: **JOHN PATRICK & JENNIFER SULLIVAN**

SALE ADDRESS: 1885 Chestnut Hill Rd, F/K/A 1668 Chestnut Hill Rd, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JEFFREY GEORGE TRAUGER, 215-257-6811**

SALE NO. 13-4-346

Writ of Execution No. 11-13589

DEBT \$69,824.44

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Parkesburg, County of Chester and State of Pa., bounded and described according to a Subdivision Plan for John McClatchy made by Lester R. Andes, P.E., 6 Whistle Drive, Drawer C, Thorndale, Pa., 19372, dated 9/11/1989 and recorded as Plan #10232, as follows, to wit:

BEGINNING at a point on the cul-de-sac of West Bridge St., a corner of Lot 21, thence along same, south 50 degrees, 11 minutes, 05 seconds west, 84.86 feet to a point; thence extending south 78 degrees, 21 minutes, 15 seconds west, 94.88 feet to a point in line of lands of Henry B. Anna King; thence extending along same, north 01 degrees, 14 minutes, 10 seconds west, 102.95 feet to a point; thence extending along same and lands of Larry G. Eichelberger, north 80 degrees, 23 minutes, 36 seconds east, 35.40 feet to a point; thence extending still along same, north 78 degrees, 15 minutes east, 140.90 feet to a point on the westerly side of West Bridge St.; thence

extending along same, south 11 degrees, 23 minutes, 56 seconds east, 4.10 feet to a point of curve; thence extending along the arc of a circle curving to the right with a radius of 25.00 feet, the arc distance of 21.03 feet to a point of reverse curve; thence extending along the arc of a circle curving to the left with a radius of 50.00 feet, the arc distance of 42.05 feet to the point of beginning.

BEING Lot 3 on said Plan.

CONTAINING 15.291 square feet.

CHESTER County tax parcel 8-7-1.5

BEING part of the same premises which AKA Consulting, LTD. and Alan N. Green and Gertrude E. Green, husband and wife by Deed dated 1/30/1989 and recorded in Chester County, in Deed Book Record Book 1781 Page 207 conveyed unto McClatchy Development Co., Inc., and also being the same premises which McClatchy Development Co., Inc., a Pa. Corporation by Deed dated October 15, 1991, and recorded in Chester County, in Deed Book Record Book 2631 Page 407 conveyed unto Glenn Gall-Cornell and Amy Gallo-Cornell, husband and wife.

ADDRESS of real estate being sold: 802 West Bridge Street, Parkesburg, Parkesburg Borough, Chester County, PA

PARCEL #: 8-7-1.5

IMPROVEMENTS thereon consist of: a single family residential dwelling with related improvements.

SEIZED and taken in execution as the property of Glenn Gallo-Cornell and Amy Gallo-Cornell

PLAINTIFF: First Niagara Bank NA (S/B/M) FKA Harleysville National Bank and Trust Company FKA First Financial Savings Bank PaSA

VS

DEFENDANT: **GLENN & AMY GALLO-CORNELL**

SALE ADDRESS: 802 W Bridge St, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **JEFFREY GEORGE TRAUGER, 215-257-6811**

SALE NO. 13-4-347

Writ of Execution No. 11-12884

DEBT \$193,169.59

BY virtue of a Writ of Execution No. 11-12884

OWNER(S) of property situate in the Township of East Brandywine, Chester County,

Pennsylvania, being 33 Buck Road, Downingtown, PA 19335-1413

UPI No. 30-6-49.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$193,169.59

PLAINTIFF: Agfirst Credit Bank

VS

DEFENDANT: **MARK PAVLETICH**

SALE ADDRESS: 33 Buck Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-563-7000**

SALE NO. 13-4-348

Writ of Execution No. 12-11423

DEBT \$115,878.80

ALL THAT CERTAIN message and tract of land designated as no. 622 Olive Street, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows"

BEGINNING at a point in the south curb line of Olive Street, 66 feet east of the east line of a 15 feet wide alley, being the first alley east of Sixth Avenue, which point marks the division line between the property hereby and conveyed and that immediately adjoining it on the west; thence eastwardly along the south curb line of Olive Street, 22 feet; thence extending in a southerly direction that width between parallel straight lines at right angles with Olive Street 150 feet to the north line 15 feet wide.

CONTAINING 3,300 square feet of land, be the same more or less.

BOUNDED on the north by said Olive Street, on the south by said 15 foot alley, on the east by Lot #16 on the Charles W. Ash plot and on the west by a message now or late of Edward S. Schmidt, being known on said plot as the east half of Lot #15.

UPI #16-06-0794

BEING the same premises which Charles R. Simmers, Jr. and Martha G. Simmers, by Deed dated September 9, 2005 and recorded October 6, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6643 Page 1116, granted and conveyed unto Krista L. Carpenter and Kathleen M. Tshudy, as joint tenants with the right of survivorship and not as tenants in common.

PLAINTIFF: Wells Fargo Bank

National Association (Trustee) DBA Pooling and Servicing Agreement the DBA Securized Asset Backed Receivables LLC Trust DBA Ocwen Loan Servicing LLC (ATTY in fact)

VS

DEFENDANT: **KATHLEEN M. TSHUDY and KRISTA CARPENTER**

SALE ADDRESS: 622 Olive Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 13-4-349

Writ of Execution No. 12-03420

DEBT \$230,774.34

ALL THAT CERTAIN Lot of Land situate in Oxford Borough, Cnester County, Pennsylvania:

BEING KNOWN AS: 52 Pine Street, Oxford, PA 19363

PARCEL NUMBER: 06-04-0096

IMPROVEMENTS: Residential Dwelling

PLAINTIFF: Citibank N A (Trustee) DBA American Home Mortgage Assets Trust 2006-4

VS

DEFENDANT: **MARIA E. & ROBERT T. STEELE, JR.**

SALE ADDRESS: 52 Pine Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **HARRY B. REESE, 856-669-5400**

SALE NO. 13-4-350

Writ of Execution No. 11-00894

DEBT \$271,230.58

ALL THAT CERTAIN tract of land on the Plan of Megargee Heights, Caln Township, Chester County, Pennsylvania, a portion of which is in the City of Coatesville, Chester County, Pennsylvania, bounded and described according to a new description according to a new description made by J.W. Harry, C.E., 7/29/1950, as follows:

BEGINNING at point, a nail at the intersection of the east curb line of Thirteenth Avenue and south curb line of Stirling Street in the City of Coatesville, Pennsylvania; thence north 85 degrees 3 minutes 30 seconds east, 329.38 feet along the south curb line of Stirling Street, to an iron pin, the northwest corner of remaining land of

Lot No. 227, said iron pin being distant 268 feet measured westwardly along said south curb line of Stirling Street from the point of intersection with the west curb line of Fourteenth Avenue; thence along the westerly line of said remaining land of Lot No. 227, south 4 degrees 56 minutes 20 seconds east, 168 feet to an iron pin in the north line of Buttonwood Street (20 feet wide); thence along the north line of Buttonwood Street, south 85 degrees 3 minutes 30 seconds west, 329.38 feet to a nail at the point of intersection of said north line of Buttonwood Street with the east curb line of Thirteenth Avenue; thence along said east curb line of Thirteenth Avenue; thence along said east curb line of Thirteenth Avenue, north 4 degrees 56 minutes 30 seconds west, 168 feet to the place of beginning.

BEING known as: 89 South 13th Street (Caln Township), Coatesville, PA 19320

PROPERTY ID No.: 16-07-0206

TITLE to said premises is vested in Ethel L. Ellerbe by deed from James J. Disante dated 07/31/2003 recorded 10/14/2003 in Deed Book 5936 Page 1590.

PLAINTIFF: Onewest Bank FSB

VS

DEFENDANT: **ETHEL L.**

ELLERBE

SALE ADDRESS: 89 South 13th St, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KATHERINE E. KNOWLTON, 856-810-5815**

SALE NO. 13-4-351

Writ of Execution No. 12-08132

DEBT \$193,774.15

BY virtue of a Writ of Execution No. 12-08132

OWNER(S) of property situate in West Whiteland Township, Chester County, Pennsylvania, being 1415 Full Cry Court, West Chester, PA 19380-1742

UPI No. 41-6-172

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$193,774.15

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KEVIN E. & KIM M.**

CANCELLIERE

SALE ADDRESS: 1415 Full Cry Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

SALE NO. 13-4-352

Writ of Execution No. 12-04714

DEBT \$235,348.84

BY virtue of a Writ of Execution No. 12-04714

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 107 Clearfield Lane, Coatesville, PA 19320-4327

UPI No. 47-8-5.23

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$235,348.84

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **MICHAEL J. REGAN**

SALE ADDRESS: 107 Clearfield Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-4-353

Writ of Execution No. 10-06069

DEBT \$432,646.08

BY virtue of a Writ of Execution No. 10-06069

OWNER(S) of property situate in the Borough of Malvern, Chester County, Pennsylvania, being 195 Paoli Pike, Malvern, PA 19355-3090

UPI No. 2-8-9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$432,646.08

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **MARJORIE & JOHN PANNELL**

SALE ADDRESS: 195 Paoli Pike, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 13-4-354**Writ of Execution No. 09-04549****DEBT \$535,337.92**

BY virtue of a Writ of Execution No.
09-04549

OWNER(S) of property situate in the
Township of East Fallowfield, Chester County,
Pennsylvania, being 305 Cyprus Lane, East
Fallowfield, PA 19320-4552 a/k/a Coatesville, PA
19320-4552

UPI No. 47-6-86

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$535,337.92

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JUSTIN HYEONG-
SU KIM**

SALE ADDRESS: 305 Cyprus Lane,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALLISON
F. ZUCKERMAN, 215-563-7000**

SALE NO. 13-4-355**Writ of Execution No. 12-08171****DEBT \$336,052.68**

BY virtue of a Writ of Execution No.
12-08171

OWNER(S) of property situate in the
Willistown Township, Chester County,
Pennsylvania, being 59 Street Road, Newtown
Square, PA 19073-1022

UPI No. 54-8-62.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$335,052.68

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JOHN H. & GLORIA
PYLE aka GLORIA A. PYLE**

SALE ADDRESS: 59 Street Rd,
Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-356**Writ of Execution No. 11-12315****DEBT \$309,541.52**

BY virtue of a Writ of Execution No.
11-12315

OWNER(S) of property situate in the
Township of East Caln, Chester County,
Pennsylvania, being 101 Madison Way,
Downingtown, PA 19335-5340

UPI No. 40-2-1330

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$309,541.52

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **FRANCIS and JAN-
ICE CONNORS**

SALE ADDRESS: 101 Madison Way,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000**

SALE NO. 13-4-357**Writ of Execution No. 12-08607****DEBT \$182,802.36**

BY virtue of a Writ of Execution No.
12-08607

OWNER(S) of property situate in the
Township of Valley, Chester County, Pennsylvania,
being 133 Maple Avenue, Coatesville, PA 19320-
2794

UPI No. 38-5-47.1

IMPROVEMENTS thereon: condo-
minium unit

JUDGMENT amount: \$182,802.36

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **ELEANOR K. RATI-
GAN**

SALE ADDRESS: 133 Maple Ave,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-563-7000**

SALE NO. 13-4-358**Writ of Execution No. 11-08867****DEBT \$238,181.62**

BY virtue of a Writ of Execution No.
11-08867

OWNER(S) of property situate in the

Township of West Whiteland, Chester County, Pennsylvania, being 874 Durant Court, Unit No-56, Court-5, West Chester, PA 19380-1724

UPI No. 41-5-871

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$238,181.62

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **EDWIN S. & LISA P.**

ALLAN

SALE ADDRESS: 874 Durant Court, Unit No. 56, Court 5, West Chester, PA 19380

PLAINTIFF ATTORNEY: **COURTENAY R. DUNN, 215-563-7000**

SALE NO. 13-4-359

Writ of Execution No. 12-02651

DEBT \$252,224.79

BY virtue of a Writ of Execution 12-02651

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 245 Cambridge Road, Coatesville, PA 19320-1111

UPI No. 28-4-55.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$252,224.79

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **CHRISTINA CONNOLLY and CRAIG FARRAND**

SALE ADDRESS: 245 Cambridge Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 13-4-360

Writ of Execution No. 12-10022

DEBT \$59,734.78

ALL THAT CERTAIN parcel or tract of land known as Lot 2 of the Hale South Subdivision situate on Harmonyville Road, North Coventry Township and South Coventry Township, Chester County, Pennsylvania, as shown on the Buchanan Boundary Survey prepared for Anthony and Deborah Buchanan, by All County and Associates, Inc. Plan Number CBCH199-1, dated December 13, 1999, being more fully bounded and described as follows:

BEGINNING at an iron pin a corner of Lot 1 of the aforementioned subdivision, said iron pin being on the southerly right-of-way of Harmonyville Road (SR 4041) (40 feet from centerline):

THENCE from said point of beginning and extending along Lot 1 the three courses and distances as follows: (1) crossing into South Coventry Township, south (erroneously set forth a north on prior deed) 1 degree 12 minutes 24 seconds east 267.67 feet to an iron pin (2) re-crossing into North Coventry Township, north (erroneously set forth as south on prior deed) 88 degrees 47 minutes 35 seconds east 106.76 feet to an iron pin (3) north (erroneously set forth as south on prior deed) 67 degrees 16 minutes 08 seconds east 84.11 feet to a concrete monument, a corner of lands now or formerly of Stephen T. Lloyd and Margaret M. Lloyd (DBV U-24 Page 10); thence along the same the two courses and distances as follows: (1) south 34 degrees 43 minutes 52 seconds east 181.50 feet to a concrete monument (2) crossing into South Coventry Township, south 71 degrees 16 minutes 08 seconds west 403.99 feet to an iron pin, a corner of Lot 3 of the aforementioned subdivision; thence along the same north 1 degree 12 minutes 24 seconds west 509.77 feet to an iron pin on the aforementioned southerly right-of-way of Harmonyville Road; thence along the same, re-crossing into North Coventry Township, north 88 degrees 47 minutes 36 seconds east 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.1423 acres of land.

TOGETHER with a certain 30 feet wide shared driveway easement for use by Lot 1 and Lot 2 the centerline thereof being more fully bounded and described as follows:

BEGINNING at an iron pin on the southerly right-of-way of Harmonyville Road (S.R. 4041) (40 feet from centerline), said iron pin being a common corner of Lot 1 and Lot 2;

THENCE from said point of beginning north 1 degree 12 minutes 24 seconds west 30.12 feet to a point at or near the southerly edge of said road; also from said point of beginning south 1 degree 12 minutes 24 seconds east 49.82 feet to a point.

BEING Lot 2 on said Plan.

BEING Chester County Tax Parcel 20-2-225.

THIS property is wholly assessed in South Coventry Township.

PLAINTIFF: Diamond Credit Union

VS
DEFENDANT: **KEITH E. YANCHEK, JR. and TINA RENN**
SALE ADDRESS: 1220 Harmonyville Road, Pottstown, PA 19465
PLAINTIFF ATTORNEY: **PHILIP G. CURTIN, 610-407-9500**

SALE NO. 13-4-361
Writ of Execution No. 12-11595
DEBT \$223,243.79

ALL THAT CERTAIN lot or piece of land situate in the Township of East Pikeland, County of Chester and State of Pennsylvania, being bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor on November 19, 1952 being Lot No. 67 on proposed plot Plan of Property of Clide L. Kahler, revised March 5, 1954 as follows, to wit:-

BEGINNING at an iron pin in the northeasterly side of an unnamed street, laid out 40 feet wide and a corner of Lot No. 68 said iron pin being south 51 degrees 30 minutes east 400.00 feet from a spad in Township Line Road; thence along the easterly side of Lot No. 68, north 38 degrees 30 minutes east 200.00 feet to an iron pin, marking the corner of Lots Nos. 68, 57 and 58; thence along the southerly side of Lot No. 58, south 51 degrees 30 minutes east 100.00 feet to an iron pin marking the corner of Lots Nos. 58, 59 and 66; thence along the westerly side of Lot No. 66, south 38 degrees 30 minutes west 200.00 feet to an iron pin set in the south side of aforesaid unnamed 40 feet wide street; thence along the northerly side of said street, north 51 degrees 30 minutes west 100.00 feet to the first mentioned point and place of beginning.

UPI #26-1J-9

BEING the same premises which Dorothy Kalinski, by Deed dated October 31, 2006 and recorded November 15, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7007 Page 525, granted and conveyed unto William Roberts

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Pooling and Servicing Agreement DBA GSAMP Trust DBA Ocwen Loan Servicing LLC (ATTY in Fact)

VS
DEFENDANT: **WILLIAM ROBERTS**
SALE ADDRESS: 418 Lee Ave,

Spring City, PA 19475
PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 13-4-362
Writ of Execution No. 12-10320
DEBT \$320,906.70

ALL THAT PARCEL of land in Township of West Caln, Chester County, State of Pennsylvania, as more fully described in Deed Book 6612, Page 246, 28-3-3-3, being know and designated as.

4.050 acres southeast corner thereof, a point in the middle of a public road, a line of land now or late of Charles Steele.

BEING known as: 951 Telegraph Road, Coatesville, PA 19320

PROPERTY ID No.: 28-3-3-3

TITLE to said premises is vested in Denise S. Knoke, as sole owner by Deed from Brock Lewis and Christine Adreani dated 08/29/2005 recorded 09/08/2005 in Deed Book 6612 Page 246.

PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP

VS
DEFENDANT: **DENISE S. KNOKE**
SALE ADDRESS: 951 Telegraph Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ELIZA-BETH L. WASSALL, 856-669-5400**

SALE NO. 13-4-363
Writ of Execution No. 12-06175
DEBT \$289,518.19

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania being shown on a plan of Survey made for M & Z Builders prepared by Yerkes Associates Inc., West Chester, PA dated October 31, 2002, and being more particularly described as follows:

BEGINNING at the intersection of title line in Hill Road (T-439, 46.5 feet wide) with the title line in Sandy Hill Road (T364, 33 feet wide); thence from said point of beginning in bed of Sandy Hill Road north 32 degrees 8 minutes 57 seconds east 466.92 feet to a point; thence along lands now or formerly of Barrie D. Hassard south 62 degrees 20 minutes 30 seconds east 201.30 feet crossing an iron pipe found 3.9 feet from the end

of this line, to a point; thence along lands now or formerly of Leonard E. Jr. & Joann Potts, south 10 degrees 38 minutes 42 seconds west 281.97 feet crossing an iron pin found 21.2 feet from the end of this line to a point in bed of Hill Road; thence in bed of Hill Road south 88 degrees 44 minutes 53 seconds west 188.11 feet to a point; thence in same south 83 degrees 41 minutes 2 seconds west 187.74 feet to the point and place of beginning.

CONTAINING two and two hundred seventeen one-thousandths (2.21 Ac) parts of an acre.

TITLE to said premises is vested in Anthony J. Dipietrantonio and Gwendolyn A. Dipietrantonio, husband and wife, by deed from Chesterpoint Development Inc. dated October 20, 2003 and recorded October 31, 2003 in Deed Book 5960, Page 2320.

PREMISES being known as: 311 Hill Road, Honey Brook, Pennsylvania 19344.

TAX I.D. #: 28-02-0027

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: **GWENDOLYN A. & ANTHONY J. DIPIETRANTONIO**

SALE ADDRESS: 311 Hill Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **BRIAN LAMANNA, 215-790-1010**

SALE NO. 13-4-364

Writ of Execution No. 11-04633

DEBT \$127,158.59

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan, Reuben B. McElany, 3-Lot Subdivision made by N.M. Lake Inc., Engineers, Surveyors, Willow Street, Pennsylvania, dated 4/15/1985, last revised 2/25/1986, as follows, to wit:

BEGINNING at a point in the title line in the bed of Hamilton Road (T-338), said point of beginning also being a corner of Lot #3 as shown on said Plan; thence extending from said point of beginning along Lot #3, south 53 degrees 23 minutes 18 seconds east, 321.68 feet to a point in line of remaining lands of Reuben B. McElhany; thence extending along same the 4 following courses and distances: (1) south 26 degrees 36

minutes 42 seconds west, 147.28 feet to a point; (2) north 63 degrees 23 minutes 18 seconds west, 271.68 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.28 feet to a point of tangent and (4) north 63 degrees 23 minutes 18 seconds west, 25 feet to a point in the title line in the bed of Hamilton Road; thence extending, along same, north 26 degrees 36 minutes 42 seconds east, 122.28 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

TITLE to said premises is vested in Mark A. Smith and Carolyn J. Smith by deed from Reuben B. McElhany and Caroline M. McElhany, husband and wife, dated may 4, 1988 and recorded May 11, 1988 in Deed Book 1143, Page 80.

PREMISES being known as: 491 Hamilton Road, Cochranville, Pennsylvania 19330.

PARCEL Number #: 44-7-92.4

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MARK A. SMITH**

SALE ADDRESS: 491 Hamilton Rd, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **KEVIN T. McQUAIL, 215-790-5748**

SALE NO. 13-4-366

Writ of Execution No. 12-10277

DEBT \$317,833.52

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

BEING known as 2064 Strasburg Road, Coatesville, PA 19320

PARCEL Number: 49-1-4

IMPROVEMENTS: residential property

PLAINTIFF: Citibank NA (Trustee) DBA American Home Mortgage Assets Trust

VS

DEFENDANT: **WILLIAM JR. SPARROW aka WILLIAM E. SPARROW**

SALE ADDRESS: 2064 Strasburg Rd, Apt 2, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STUART PAUL WINNEG, 856-669-5400**

SALE NO. 13-4-367
Writ of Execution No. 12-07472
DEBT \$273,407.54

ALL THAT CERTAIN tract of land with the improvements situate thereon, situate in the Borough of Honey Brook and described as follows according to a survey prepared by Edgar Laub, as follows:

BEGINNING at an iron pin on the south side of White Birch Street, said iron pin being the northeast corner of lands of Frank Huyard; thence by said White Birch Street's south side, north 69° 18' east, 153.59 feet to an iron pin and northwest corner of Lot #3; thence by said Lot #3, south 20° 50' east, 169.46 feet to an iron pin in line of lands of Ronald Shade; thence by said Ronald Shade, south 70° 49' 30" west, 153.75 feet to an iron pin and southeast corner of lands of Frank Huyard; thence by said Frank Huyard, north 20° 50' west, 165 feet to the point of beginning.

BEING the same premises which Wilbur A. Geiger and Kay S. Geiger, his wife, by Deed dated September 10, 2007 and recorded October 26, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7294, Page 840, granted and conveyed unto Laurie R. McHenry.

BEING known as: 450 White Birch Street, Honey Brook, PA 19344

PARCEL No.: 12-2-9.12

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **LAURIE R. McHENRY**

SALE ADDRESS: 450 White Birch Street, Honey Brook, PA 19344

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