

NOTICES

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CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that an Application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA by Respond2 Communications, Inc., a foreign corporation formed under the laws of the state of Delaware, with its principal office located at 207 NW Park Avenue, Portland, OR 97209 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Corporation Law of 1988.

The registered office in Pennsylvania shall be located in Chester County at 121 N. Walnut Street, Suite 100, West Chester, PA 19380.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-05356**

NOTICE IS HEREBY GIVEN that the name change petition of Ming Xu was filed in the above-named court and will be heard on October 7, 2013, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: May 31, 2013

Name to be changed from: Ming Xu to:

William QL Xu

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-05378**

NOTICE IS HEREBY GIVEN that the name change petition of Liheng Yang, mother of Mackenzie Zhou was filed in the above-named court and will be heard on July 15, 2013, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 3, 2013

Name to be changed from: Mackenzie Zhou to: Claire Yanyan Zhou

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 for Kephart Ins and Fin Sves, Inc., under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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 J N D Lawn Care and Maintenance, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

SAGER & SAGER ASSOCS., Solicitors

43 High Street

Pottstown, PA 19464

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 May 15, 2013 for MEVVI, LLC, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Any and all acts authorized by the Limited Liability Act of 1944.

WAYNE W. CONGAR, Solicitor
1548 McDaniel Drive
Westtown Business Center
West Chester, PA 19380

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 ECO CARPET CLEANING INCORPORATED, under the provisions of the Pennsylvania Business Corporation Law of 1988.

FRANK P. FARMER, JR., Solicitor
119 E. Locust Lane
Kennett Square, PA 19348

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 LUXURY CLUB INC., under the provisions of the Pennsylvania Business Corporation Law of 1988.

EUGENE STEGER & ASSOCS., PC, Solicitors
411 Old Baltimore Pike
Suite 101
Chadds Ford, PA 19317

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 Highpoint Pain & Rehabilitation Physicians, P.C., under the provisions of the Business Corporation Law of 1988.

KALOGREDIS, SANSWEET, DEARDEN
AND BURKE, LTD., Solicitor
987 Old Eagle School Road
Suite 704
Wayne, PA 19087-1708

1st Publication**DISSOLUTION NOTICE**

Notice is hereby given to all interested persons or to any party who may be affected by Bethel Farm, L.P., a Pennsylvania limited partnership, with its registered office at 321 S. Valley Forge Road, Devon, PA 19333, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that said corporation is winding up its affairs in the manner prescribed by said law so that its corporate existence shall cease upon the filing of said Articles of Dissolution.

LAW OFFICES OF STEVEN M. ROMANO,
Solicitor
250 W. Lancaster Avenue, Suite 160
Paoli, PA 19301

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

BROWN, Helen E., late of West Brandywine Township. James W. Brown, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

CABE, Marshall, Jr., late of Wallace Township. Steven R. Valyo, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

CUNNINGHAM, Mary E., late of Upper Uwchlan Township. Jane M. Cunningham and John J. Cunningham, Jr., care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

FOULK, Nancy T., late of West Fallowfield Township. Richard J. Foulk, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GEORGE, George P., late of West Brandywine Township. Sara G. Armstrong, care of ANDREW H. DOHAN Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executrix. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

GRABOUSKY, Elizabeth A., a/k/a Betty A. Grabousky and Betty Agnes Grabousky, late of East Coventry Township. Susan M. Grabousky, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. JACK F. WOLF, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

HUDOME, Helen M., late of East Goshen Township. Raymond B. Hudome, 6 Pine Drive, Chester Springs, PA 19425, Executor. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

LEATHERN, Charles Walter, Jr., late of West Grove, London Grove Township. Andrea Leathern, care of EUGENE A. STEGER, JR., Esquire, 411 Old Baltimore Pike, Chadds Ford, PA 19317, Administrator. EUGENE A. STEGER, JR., Esquire, 411 Old Baltimore Pike, Chadds Ford, PA 19317, atty.

MCBRIDE, Francis J., late of Borough of Phoenixville. Margaret T. Novak, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MCCARRAHER, Kenneth B., Sr., late of East Pikeland Township. Mark McCarragher, care of BETH R. SILVERMAN, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. BETH R. SILVERMAN, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

PIZZI, Geraldine M., a/k/a Gerry Pizzi late of Uwchlan. Michael Pizzi, care of JOAN M. GRANER, Esquire, 11 West Third Street, Media, PA 19063, Executor. JOAN M. GRANER, Esquire, 11 West Third Street, Media, PA 19063, atty.

RENTSCHLER, Henry A., a/k/a Henry Adam Rentschler, late of Tredyffrin Township. Walter A. Rentschler, II, care of FREDERICK M. LA VALLEY, Esquire, 1701 Market Street, Philadelphia, PA 19103, Administrator, C.T.A. FREDERICK M. LA VALLEY, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market Street, Philadelphia, PA 19103, atty.

RODERER, Theodore F., late of Westtown Township. Peggy Embree, 117 Riverside LN, Coatesville, PA 19320, Executor. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

WILKINS, J.C., late of Willistown Township. Gerald Lee Wilkins, care of WILLIAM J. WEBER, JR., Esquire, 171 West Lancaster Avenue, Suite 100, Paoli, PA 19301-1775, Executor. WILLIAM J. WEBER, JR., Esquire, Connor, Weber & Oberlies, P.C., 171 West Lancaster Avenue, Suite 100, Paoli, PA 19301-1775, atty.

2nd Publication

BARRETTA, Sebastian, late of Downingtown. Robert Barretta, 5018 Prescott Circle, Eagleville, PA 19403, Executrix. LEONARD W. MUSCELLI, Esquire, 2038 Hollis Road, Lansdale, PA 19446, atty.

BIRD, Joseph J., late of Willistown Township. Mary M. Parsons, 530 Hazel Avenue, Kennett Square, PA 19348, Executrix.

CANTLER, Howard B., Sr., late of West Goshen Township. Catherine A. Campbell, 528 Little Elk Creek Road, Oxford, PA 19363, Executrix. KENNETH R. PYLE, Esquire, P.O. Box 141, Lewisville, PA 19351-0141, atty.

COHEN, Jacob, late of Valley Township. H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

FAIRWEATHER, Kathryn M., late of West Bradford. Leslie K. Snyder, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

GRASSO, Ruth A., a/k/a Ruth Whisman Grasso, late of West Chester Borough. Elaine M. Storlazzi, care of KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executrix. KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

HOROSKY, John M., late of North Coventry Township. Carol L. Horosky, 1409 E. Meadowbrook Road, Pottstown, PA 19465, Administratrix. DANIELLE FRIEDMAN, Esquire, 1255 Drummers Lane, Ste. 105, Wayne, PA 19087, atty.

HOWARD, Louise Kaltenbach, late of Kennett Township. L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KUNKEL, Richard G., late of Caln Township. Alice M. Falkenstein, 816 Happy Creek Lane, West Chester, PA 19380, Executrix. JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut Street, West Chester, PA 19380, atty.

LINDEKE, Margaret A., late of Exton. Jane L.S. Dalziel, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

LUDEWICK, Janice P., a/k/a Janice Ludewick, late of E. Nantmeal Township. Brent Ludewick, 120 C. Dalberg Road, London, UK SW21AP, Administrator. SHANNON FOSTER, Esquire, 226 W. Market Street, West Chester, PA 19382, atty.

MCKELVIE, Virginia, late of Westtown Township. Ann Hornaday, 480 Briarhill Road, Springfield, PA 19064, Executrix. SCUDDER G. STEVENS, Esquire, 120 N. Union Street, P.O. Box 1156, Kennett Square, PA 19348, atty.

MORRIS, Edward A., a/k/a Edward A. Morris, Sr., late of Willistown Township. Edward A. Morris, Jr., care of WILLIAM J. WEBER, JR., Esquire, 171 W. Lancaster Avenue, Ste. 100, Paoli, PA 19301-1775, Executor. WILLIAM J. WEBER, JR., Esquire, Connor, Weber & Oberlies, P.C., 171 W. Lancaster Avenue, Ste. 100, Paoli, PA 19301-1775, atty.

STONE, Robert E., late of Nottingham Township. Ellis E. Stone, 2058 Maple Avenue, Bldg AE3, Apt. 7, Hatfield, PA 19440, Executor. BRETT B. WEINSTEIN, Esquire, Weinstein Law Offices PC, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

SYLVESTER, Florence J., late of E. Fallowfield Township. William A. Sylvester, Jr., 12 Wagner Lane, East Fallowfield, PA 19320, Executor. SHANNON FOSTER, Esquire, 226 W. Market Street, West Chester, PA 19382, atty.

WALLACE, Earl R., late of West Chester. Meghan K. McGinnis, 1523 Marlboro Road, West Chester, PA 19382, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

WHITELOCK, Charles D., late of East Whiteland Township. John A. Whitelock, 7 Forge Drive, Malvern, PA 19355 and Charles D. Whitelock, Jr., 909 Welsh Ayres Way, Downingtown, PA 19335, Executors. PHILIP E. LEVIN, Esquire, 150 North Radnor-Chester Road, Ste. F- 200, Radnor, PA 19087, atty.

ZAZO, Lillian V., late of City of Coatesville. Pamela J. Krupansky, 12 Russell Court, Coatesville, PA 19320, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

3rd Publication

AUGUSTINE, Robert A., late of Tredyffrin Township. Elizabeth Newton, care of WILLIAM L. MCLAUGHLIN, JR., Esquire, 23 South Valley Road, P.O. Box 494, Paoli, PA 19301, Executrix. WILLIAM L. MCLAUGHLIN, JR., Esquire, 23 South Valley Road, P.O. Box 494, Paoli, PA 19301, atty.

CAMPBELL, Howard B., Sr., late of West Goshen Township. Catherine A. Campbell, 528 Little Elk Creek Road, Oxford, PA 19363, Executrix. KENNETH R. PYLE, Esquire, P.O. Box 141, Lewisville, PA 19351-0141, atty.

CRANE, Theresa, late of West Brandywine Township. John Crane and Timothy Crane, care of HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, Executors. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, atty.

DUGAN, Mary L., a/k/a Mary Larkin Dugan, late of East Marlborough Township. Benjamin Ward Dugan and Owen Hess Dugan, care of CLAIRE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. CLAIRE MILLINER, Esquire, Brutscher, Foley, Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

FRANCIS, Donna E., late of Schuylkill Township. Janice Welsh and Nancy Swart, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrices. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KEAST, Edward Thomas, a/k/a Edward T. Keast, Jr., late of West Chester. Patricia Keast, care of ROBERT J. BRESLIN, JR., Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

KIEFFER, Bernell W., late of Penn Township. Cheryl A. Bjornson, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KORBONITS, Charles William, a/k/a Charles W. Korbonits, late of West Chester, East Bradford Township. Robert A. Korbonits, care of DONALD A. MANCINI, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, Executor. DONALD A. MANCINI, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, atty.

MARTINEZ, Lisa D., late of Borough of Malvern. Lisa R. Prodorutti, 413 Delmar Street, Philadelphia, PA 19128, Administratrix. THOMAS J. BASS, Esquire, 621 Walnut Lane, P.O. Box 41081, Philadelphia, PA 19127, atty.

MC FARLAND, Brenda H., late of West Brandywine Township. Keith Mc Farland, 609 Jolene Drive, West Chester, PA 19382, Executor. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

NORRIS, Don McNeil, late of Caln Township. Louise Norris, care of ROBERT C. GERHARD, JR., Esquire, 222 South Easton Road, Suite 104, Glenside, PA 19038, Administratrix. ROBERT C. GERHARD, JR., Esquire, 222 South Easton Road, Suite 104, Glenside, PA 19038, atty.

RAFFERTY, Mary J., late of Tredyffrin Township. Karen Fleming, 1706 Towne Dr., West Chester, PA 19380, Executrix.

SLABEY, June L., late of Spring City. Mary R. Bellairs, 933 Franklin Street, Wyomissing, PA 19610-3004, Administratrix.

SUTTON, John Lawrence, a/k/a John L. Sutton, late of East Caln Township. Evan John Lawrence Sutton, 100 Beechwood Lane, Chambersburg, PA 17201, Personal Representative. NANCY H. MEYERS, Esquire, Salzmann Hughes, P.C., 79 St. Paul Dr., Chambersburg, PA 17201, atty.

UDELL, Ruth, late of Pennsbury Township. Michael Udell and L. Peter Temple, 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.

WORRALL, Mary M., late of Malvern. Susan Anderson, care of HOLLY L. SETZLER, Esquire, 310 North High Street, West Chester, PA 19380, Executrix. HOLLY L. SETZLER, Esquire, Landis & Setzler, 310 North High Street, West Chester, PA 19380, atty.

YERKES, Anna M., late of West Grove Borough. Elizabeth A. Lauver and Michael E. Yerkes, care of IRA D. BINDER, Esquire, 277 Cullen Road, Oxford, PA 19363, Executors. IRA D. BINDER, Esquire, 277 Cullen Road, Oxford, PA 19363, 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

Pits Pats Soaps, with its principal place of business at 296 Coldstream Drive, Berwyn, PA 19312.

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

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: John A. Thebus, 296 Coldstream Drive, Berwyn, PA 19312. This was filed in accordance with 54 Pa.C.S. 311.

3rd Publication

EXISTENCE OF TRUST NOTICE

Trust Estate of BERNELL W. KIEFFER, deceased, late of Penn Township. Chester Count, Pennsylvania. All persons having claims or demands against the Trust Estate of **Bernell W. Kieffer** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Cheryl A. Bjornson, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

Attorney:

Donald B. Lynn, Jr., Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

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, June 20, 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, July 22, 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. 12-10-767
Writ of Execution No. 11-11696
DEBT \$195,196.30

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Oxford, County of Chester, Commonwealth of Pennsylvania, described according to a plan made for Ethelyn N. Sweeney, by Edgar Laub; Registered Surveyor, Cochranville, PA dated December 29, 1987 and last revised August 8, 1988 and recorded in the Recorder of Deeds Office of Chester County in File #8540, bounded and described as follows, to wit:

BEGINNING at a spike in the title line in the bed of Pusey Mill Road, said point being a corner of Lot No. 2, as shown on said Plan; thence extending from said point of beginning and extending along Pusey Mill Road, north 47 degrees 28 minutes 30 seconds west 257.55 feet to a spike, a corner in line of land of Harold E. Venables; thence extending along the same north 17 degrees 56 minutes 20 seconds east 340.00 feet set to an iron pin set, said point being a corner of Lot No. 3

as shown on said Plan; thence extending along the same south 62 degrees 05 minutes east 269.52 feet to an iron pin set, said point same south 22 degrees 23 minutes 40 seconds west 398.46 feet to a spike set in the title line in the bed of Pusey Mill Road, said point being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

TITLE to said premises is vested in John Spencer, Jr. and Deborah Spencer, h/w, by Deed from Ethelyn N. Sweeney and Anthony Sweeney, h/w, dated 10/17/1989, recorded 10/20/1989 in Book 1743, Page 392.

UPI #57-8-2.3

BEING known as the premises of 393 Pusey Mill Road, Cochranville, PA 19330-1645

RESIDENTIAL property

SEIZED in execution as the property of John F. Spencer, Jr and Deborah Spencer on No.: 11-11696

PLAINTIFF: Bank of America
VS

DEFENDANT: **JOHN F. SPENCER, JR. and DEBORAH SPENCER**

SALE ADDRESS: 393 Pusey Mill Rd, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **ALLISON WELLS, 215-563-7000**

SALE NO. 13-6-441
Writ of Execution No. 11-02476
DEBT \$187,431.53

ALL THAT CERTAIN parcel of land, being Lot No. 9 of the development known as Northcrest, laid out by Charles E. Spitz, situate in the Township of West Caln, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor is bounded and described as follows, to wit:

BEGINNING at an iron pin in the north title line of the said development, a corner of Lot No. 10, at a distance of one hundred fifty one and seventy four hundredths feet south eighty six degrees and thirty minutes west from an iron pin marking the northeast corner of the development and in line of land now or late of John C. Pyle; thence extending by Lot No. 10 and passing over an iron pin set in the north line of a thirty three feet wide road to be known as Hilltop Lane, south twelve degrees and thirty five minutes east two hundred feet to the middle of Hilltop Lane; thence extending along the middle of said line by Lot Number 16 south eighty six degrees and thirty minutes west one hundred feet to a corner of Lot No. 9; thence leaving the road and passing over an

iron pin set in the north line of same and extending by Lot No. 9 north twelve degrees and thirty five minutes west two hundred feet to an iron pin in the north title line of the development; thence extending along the north line of same north eighty six degrees and thirty minutes east one hundred feet to the first mentioned point and place of beginning.

BLR No.: 28-6P-1

BEING known as: 113 West Clearview Drive a/k/a Clearview Drive West, Coatesville, PA 19320.

BEING the same premises which Gloria Pry, by Deed dated November 24, 2006 and recorded December 6, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7026, Page 1833, granted and conveyed unto Sean Wilkes and Ashley Wilkes, husband and wife as tenants by the entirety.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: SEAN & ASHLEY

WILKES

SALE ADDRESS: 113 West Clearview Dr, Coatesville, PA 19320

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

SALE NO. 13-6-442

Writ of Execution No. 11-08270

DEBT \$200,324.48

ALL THOSE TWO CERTAIN Lots Nos. 4 and 5 as laid out by Ralph E. Shaner, Surveyor, June 28, 1928, on the south side of the Schuylkill Road in North Coventry Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of the Schuylkill Road at a corner of Lot No. 5 now or formerly of H.S. Niebell, said point of beginning distant 160 feet eastwardly from an unnamed street;

THENCE along Lot No. 5, southwardly 140 feet to the north side of a 20 feet wide alley; thence along said alley eastwardly 120 feet to a corner of Lot No. 3 now or formerly of Leon; thence along Lot No. 3 northwardly a distance of 140 feet to the south side of the Schuylkill Road; thence along the same, westwardly a distance of 120 feet to the point of beginning.

BEING Lots Nos. 4 and 5.

BEING BLR #17-3-86

PREMISES (B)

ALL THOSE TWO CERTAIN Lots or pieces of land situate in North Coventry Township, Chester County, Pennsylvania, bounded, limited

and described according to a survey made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at a point on the south side of a 20 feet wide proposed alley, a corner of Lot No. 20 in a Plan of Lots laid out by Emerson Beekley, which said point of beginning is distant eastwardly 150 feet from the center line of a proposed 60 feet wide street running southwardly from the Schuylkill Road; thence from said point of beginning, north 84 degrees 40 minutes east a distance of 120 feet of Lot 17 in the aforesaid Plan; thence along said Lot, south 5 degrees 20 minutes east a distance of 162 feet to the north side of a proposed 40 feet wide street, thence along said street, south 84 degrees 40 minutes west a distance of 120 feet to Lot 20 aforesaid; thence along said Lot north 5 degrees 20 minutes west, a distance of 162 feet to the point or place of beginning.

BEING Lots 18 and 19 in the aforesaid Plan.

BLR No.: 17-3-86 and 17-3-87

BEING known as: 558 Schuylkill Road, Pottstown, PA 19465.

BEING the same premises which, by Deed dated October 22, 2008 and recorded November 10, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7544, Page 160, granted and conveyed unto James S. Andrews.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: JAMES S.

ANDREWS

SALE ADDRESS: 558 Schuylkill Rd, Pottstown, PA 19465

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

SALE NO. 13-6-443

Writ of Execution No. 12-01665

DEBT \$218,029.75

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Honey Brook, Chester County, Pennsylvania, bounded and described according to a Plan for Russell C. & Michal A. Jany made by Roland A. Dunlap Registered Surveyors dated 3/2/2001, revised 4/16/2001, recorded in Chester County as Plan #15833, as follows, to wit:

BEGINNING at a point on the south-east side of Dorsheimer Lane cul-de-sac a corner of Lot 9B as shown on said Plan, thence from said point of beginning along Dorsheimer Lane on the arc of a circle curving to the left a radius of 50.00' the arc distance 20.75' to a point a corner of lands

of Gregory & Elizabeth Stone, thence along the same south 58 degrees 47' 15" east, crossing a water easement, 116.71' to a point in line of lands now or late of Honey Brook Township, thence along the same and along lands now or late of Gateway Baptist Church south 54 degrees 19' 28" W, 67.23 feet to a point a corner of Lot 9B, thence along Lot 9B, north 35 degrees 00' 19" west, crossing a access easement, 103.34' to the first mentioned point and place of beginning.

BEING Lot 9A on said Plan

BLR No.: 12-2-134.10

BEING known as: 121 Dorshiemer Lane, Honeybrook, PA 19344-1031.

BEING the same premises which Russell C. Jany, by Deed dated February 16, 2007 and recorded February 22, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7088, Page 1375, granted and conveyed unto Stephanie Oxenford.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **STEPHANIE OXENFORD a/k/a STEPHANIE MOODY**

SALE ADDRESS: 121 Dorshiemer Lane, Honey Brook, PA 19344

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

SALE NO. 13-6-444

Writ of Execution No. 12-01800

DEBT \$441,205.18

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and Commonwealth of PA, bounded and described according to a final title plan of Uwchlan Springs, prepared by Yerkes Associates Inc., Consulting Engineers, dated 4/14/1998 last revised 9/1/1998 and recorded in Chester County as Plan No. 14617, as follows, to wit:

BEGINNING at a point on the easterly side of Peck Road (T-444) at its intersection with Good Drive as shown on said Plan; thence from said point of beginning, along the said side of Peck Road on the arc of a circle curving to the left having a radius of 425 feet the arc distance of 6.17 feet to a corner of lands of Peter R. and Jane F. Hueber; thence along said lands of Peter R. and Jane F. Hueber and others north 71 degrees 45 minutes 0 seconds east 1187.13 feet to a corner of Homeowners Open Space; thence along said Homeowners Open Space the following five courses and distances: (1) south 43 degrees 43 minutes 0 seconds east 209.46 feet (2) south 46 degrees 17

minutes 0 seconds west crossing an existing stone drive 150 feet (3) north 43 degrees 43 minutes 0 seconds west 130 feet (4) north 17 degrees 43 minutes 0 seconds west 95.05 feet (5) south 72 degrees 17 minutes 0 seconds west 218.69 feet to a corner of Lot No. 6; thence along Lot No. 6 and also along Lot No. 7 the two following courses and distances: (1) south 72 degrees 17 minutes 0 seconds west 368.87 feet (2) south 11 degrees 17 minutes 45 seconds west 10.55 feet to a point on the northerly side of Good Drive; thence along the said side of Good Drive the three following courses and distances: (1) on the arc of a circle curving to the left having a radius of 275 feet the arc distance of 144 feet to a point of tangent crossing an existing blacktop paving (2) south 71 degrees 17 minutes 37 seconds west 58.96 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 19.50 feet the arc distance of 12.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

BEING Part of Parcel No. 33-4-46

TITLE to said premises is vested in Susan W. Maytyas aka Susan W. Mayas by Deed from Greenhill Station, Inc. dated May 17, 1999 and recorded June 11, 1999 in Deed Book 4579, Page 0831.

PREMISES being known as: 825 Good Drive, Downingtown, Pennsylvania, 19335.

TAX I.D. #: 33-4-46

PLAINTIFF: M&T Bank

VS

DEFENDANT: **SUSAN W. MAYTYAS aka SUSAN W. MATYAS**

SALE ADDRESS: 825 Good Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MARC S. WEISBERG, 215-790-1010**

SALE NO. 13-6-445

Writ of Execution No. 12-02417

DEBT \$407,311.49

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the Township of Westtown, County of Chester and State of Pennsylvania, being bounded and described according to a survey and Plan thereof made for Albert P. Mendes, Inc. on 1/19/1962 and last revised 2/27/1962 by Yerkes Engineering Company, Bryn Mawr, Pennsylvania and known as Westtown North, as follows, to wit:

BEGINNING at a point on the southerly side of Jacqueline Drive said point being meas-

ured the six following courses and distances from a point on the westerly side of Old Route 202: (1) along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 46.51 feet to a point on the southerly side of Jacqueline Drive; (2) extending along the same south ___ degrees 30 minutes west feet to a point of curve; (3) along the arc of a circle curving to the left having a radius of 450 feet the arc distance of 130.90 feet to a point; (4) south 64 degrees 50 minutes west, 1,170.73 feet to a point of curve; (5) along the arc of a circle curving to the right having a radius of 1,525.00 feet the arc distance of 142.54 feet to a point of tangent; and (6) along said Jacqueline Drive south 70 degrees 11 minutes 20 seconds west 191.49 feet to the point of beginning; thence extending along Lot #14 south 19 degrees minutes 40 seconds east 269.41 feet to a point in line of lands of Westview Acres Development; thence extending along the same south 69 degrees 51 minutes 20 seconds west 150.00 feet to a point a corner of Lot #12; thence extending along same north 19 degrees 48 minutes 40 seconds west 270.28 feet to a point on the southerly side of Jacqueline Drive; thence extending along the same north 70 degrees 12 minutes 20 seconds east 150.00 feet to the first mentioned point and place of beginning.

BEING Lot #13 on aforesaid Plan.

BEING Parcel Number: 67-4F-89

TAX Parcel #: 67-4F-89

BEING known as: 210 Jacqueline Drive, West Chester, PA 19382

BEING the same premises which Robert J. Fithian and Susan R. Fithian, by Deed dated 11/26/02 and recorded 12/17/02, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 5497 Page 273, granted and conveyed unto Larry R. Jenkins and Donna M. Jenkins.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **DONNA M. &**

LARRY R. JENKINS

SALE ADDRESS: 210 Jacqueline Drive, West Chester, PA 19382

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

SALE NO. 13-6-446

Writ of Execution No. 12-01354

DEBT \$321,798.74

BY virtue of a Writ of Execution No. 12-01354

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

Pennsylvania, being 61 Militia Hill Drive, Wayne, PA 19087-5846

UPI No. 43-4-621

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$321,798.74

PLAINTIFF: US Bank National Association (Trustee) DBA Citigroup Mortgage Loan Trust Inc Asset-Backed Pass-through Certificates Series, 2005-WF1

VS

DEFENDANT: **MAXWELL BONDS (CO-ADMIN)(HEIR)**

SALE ADDRESS: 61 Militia Hill Dr, Wayne, PA 19087

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

SALE NO. 13-6-447

Writ of Execution No. 10-09556

DEBT \$157,367.23

BY virtue of a Writ of Execution No. 10-09556

OWNER(S) of property situate in Valley Township, Chester County, Pennsylvania, being 81 Green Street, Coatesville, PA 19320-2857

UPI No. 38-5G-64, 38-5G-65

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$157,367.23

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **WILLIAM P. SAM-MARTINO**

SALE ADDRESS: 81 Green Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JENINE REBECCA DAVEY, 215-563-7000**

SALE NO. 13-6-448

Writ of Execution No. 12-01188

DEBT \$168,754.01

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a survey made by Dearnait & Hayes Consulting Engineers and Surveyors, Coatesville, Pennsylvania dated 1/3/1967 and last revised 2/28/1967 as follows, to wit:

BEGINNING at a point on the title line

in the bed of the public road known as (T 247) which point is at the distance of 800 feet, measured north 84 degrees 59 minutes east, along the same from its point of intersection with the title line in bed of the public road known as (T 378) (as shown on said Plan); thence extending from said beginning point north 5 degrees 1 minute west, 300 feet to a point thence extending north 84 degrees 59 minutes east, 214.78 feet to a point; thence extending south 88 degrees 9 minutes east, 21.20 feet to a point; thence extending south 1 degree 51 minutes west, 300 feet to a point on the title line in the bed of the public road (T 427 aforesaid); thence extending along the same 2 following courses and distances (1) north 88 degrees 9 minutes west 3.21 feet to a point and (2) south 84 degrees, 59 minutes west, 196.79 feet to the first mentioned point and place of beginning.

BEING Lots 8 & 9 as shown on said Plan.

BLR No.: 28-3-50.1

BEING known as: 305 Reid Road, Coatesville, PA 19320-1009.

BEING the same premises which Angela K. Cote, by Deed dated August 6, 2010 and recorded August 20, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 7977, Page 162, granted and conveyed unto Brian Hija.

PLAINTIFF: Wells Fargo Bank NA (Assignee) DBA Mortgage Electronic Registration Systems Inc (NOM) DBA Mortgage America Inc VS

DEFENDANT: **BRIAN HIJA**

SALE ADDRESS: 305 Reid Road, Coatesville, PA 19320

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

SALE NO. 13-6-449

Writ of Execution No. 12-05621

DEBT \$240,257.16

BY virtue of Writ of Execution No. 12-05621

OWNER(S) of property situate in the Township of New Garden, Chester County, Pennsylvania, being 1000 Newark Road, Toughkenamon, PA 19374-1035

UPI No. 60-3-122

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$240,257.16

PLAINTIFF: JPMorgan Chase Bank NA

VS

DEFENDANT: **ROGELIO ORTEGA**
SALE ADDRESS: 1000 Newark Rd, Toughkenamon, PA 19374

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

SALE NO. 13-6-451

Writ of Execution No. 10-04153

DEBT \$290,702.21

ALL THAT CERTAIN messnage and tract of land, situate in the Borough of Downingtown, Chester County, Pennsylvania, on the south side of Lancaster Avenue in the West Ward of said Borough, bounded and described as follows:

BEGINNING at a point in Lancaster Avenue, a corner of land now or late of Thomas S. Ingram; thence along said avenue, south 51.5 degrees west 88 feet to a corner of land now or late of Jane E. McFarlan; thence by the said McFarlan's land, south 38 degrees east 20 perches to an alley, north 51.5 degrees east 88 feet to a corner of the said Ingram's land; thence by said land, north 38 degrees west 20 perches to the place of beginning.

AND which said Deed erroneously included a parcel of land which had previously been sold off in 1956, which said sold off or excepted piece or parcel of land is bounded and described as follows:

ALL THAT CERTAIN lot or tract of land with the buildings erected thereon situate on the north side of Railroad Alley in the West Ward, Borough of Downingtown, Chester County, PA.

BEGINNING at a point in the north side of a 12 feet wide alley designated on the Borough Plans as Railroad Alley, said point being also the south east corner of land now or late of Edgar C. Lineinger; thence leaving said alley and along the east line of land of the said Edgar C. Lineinger 38 degrees 0 minutes west 93 feet to a point and thence by a new line of land of Ernest R. Smedley 51 degrees 30 minutes east 58 feet to a point and thence still by a new line of land of Ernest R. Smedley south 38 degrees 0 minutes east 93 feet to a point in the north line of the before mentioned Railroad Alley thence by said north line of said alley south 51 degrees 30 minutes west 58 feet to the first mentioned point and place of beginning.

TAX Parcel #: 11-07-0494

BEING known as: 78 West Lancaster Avenue, Downingtown, PA 19335

BEING the same premises which Anthony J. Madiro, by Deed dated 11/24/04 and

recorded 11/30/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6346 Page 2221, granted and conveyed unto Nicholas Difonzo and Christina Difonzo.

PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: **NICHOLAS & CHRISTINA DIFONZO**

SALE ADDRESS: 78 West Lancaster Avenue, Downingtown, PA 19335

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

SALE NO. 13-6-452
Writ of Execution No. 12-06854
DEBT \$115,783.46

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Parkesburg, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan for Real Estate Services, Inc., dated 10/31/1978 and last revised 03/16/1979 and recorded in Chester County as Plan Numbers 2276 and 2277 as follows, to wit:

BEGINNING at a point on the westerly side of Green Street a corner of Lot #7 on said Plan; thence from the beginning and extending along Green Street, south 14 degrees 45 minutes east 30.125 feet to a point, a corner of Lot #9; thence leaving Green Street and extending along said Lot, south 75 degrees 15 minutes west, 150.37 feet to a point in line of Lot #15; thence extending along said Lot, north 14 degrees 45 minutes west 30.125 feet to a point a corner of Lot #7 aforesaid; thence extending along said Lot, north 75 degrees 15 minutes east 150.37 feet to the first mentioned point and place of beginning.

CONTAINING 4,530 square feet, more or less.

TAX Parcel #: 8-3-76-7
BEING known as: 208 Green Street, Parkesburg, PA, 19365

BEING the same premises which Eileen M. Golden by Deed dated 11/30/04 and recorded 12/22/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6386 Page 1388, granted and conveyed unto Susan B. Zaccarelli.

PLAINTIFF: US Bank National Association
VS
DEFENDANT: **SUSAN B. ZACCARELLI**

SALE ADDRESS: 208 Green Street,

Parkesburg, PA 19365

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

SALE NO. 13-6-453
Writ of Execution No. 12-05487
DEBT \$214,111.62

BY virtue of a Writ of Execution No. 12-05487

OWNER(S) of property situate in the Spring City Borough, Chester County, Pennsylvania, being 346 Arch Street, Spring City, PA 19475-1715

UPI No. 14-4-31
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$214,111.62
PLAINTIFF: Freedom Mortgage Corporation

VS
DEFENDANT: **GAYLE ESELBY and NORMAN J. CASTOR, JR.**

SALE ADDRESS: 346 Arch Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **MATTHEW BRUSHWOOD, 215-563-7000**

SALE NO. 13-6-454
Writ of Execution No. 11-13486
DEBT \$279,353.71

BY virtue of a Writ of Execution No. 11-13486

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 2008 Sandstone Terrace, Phoenixville, PA 19460-5117

UPI No. 15-3-1.21
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$279,353.71
PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **LANCE & KIMBERLY DEPENDAHL**

SALE ADDRESS: 2008 Sandstone Terrace, Phoenixville, PA 19460

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

SALE NO. 13-6-455
Writ of Execution No. 12-09509
DEBT \$387,404.84

ALL THAT CERTAIN tract or lot of land with the improvements thereon erected numbered 37 Brick Lane Elverson Pennsylvania, bounded and described according to a survey by Howard H. Ranck, R.S made July 24, 1965, as follows:

BEGINNING at a point in Brick Lane a corner of land now or late C.L. S Stoltzfus, thence along the middle of the aforesaid public road, north (14) degrees sixteen (16) minutes west a distance of one hundred (100.00) feet to a point in land formerly of Sadie Orr, thence passing over an iron pin at the side of said Road, north seventy (70) degrees fifty four (54) minutes east a distance of two hundred (200.00) feet to an iron pin, thence still by the same, south seventy (70) fifty four (54) minutes west, a distance of two hundred (200.00) feet to the first mentioned point and place of beginning.

CONTAINING 0.45 acre, more or less.

TITLE to said premises is vested in Tom L. Hanna II by Deed from dated May 31, 1996 and recorded June 4, 1996 in Deed Book 4039, Page 2318.

PREMISES being known as: 37 South Brick Lane, Elverson, Pennsylvania 19520.

PLAINTIFF: Bank of New York Mellon The (As Trustee)

VS

DEFENDANT: **TOM L. HANNA II**

SALE ADDRESS: 37 South Brick Lane, Elverson, PA 19520

PLAINTIFF ATTORNEY: **TERRENCE J. McCABE, 215-790-1010**

SALE NO. 13-6-456
Writ of Execution No. 10-04467
DEBT \$588,047.80

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 southeasterly side of Springhouse Lane, a corner of Lot No. 42 on said Plan; thence extending from said beginning point and along Springhouse Lane on

the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 108.19 feet to a point, a corner of Lot No. 40 on said Plan; thence leaving Springhouse Lane and extending along Lot 40 south 61 degrees 56 minutes 31 seconds east 146.80 feet to a point, a corner of Lot No. 44 on said Plan; thence extending along same south 56 degrees 05 minutes 52 seconds west 167.01 feet to a point, a corner of Lot No. 42 aforesaid; thence extending along same north 39 degrees 24 minutes 06 seconds west 156.39 feet to a point on the southeasterly side of Springhouse Lane, the first mentioned point and place of beginning.

BEING Lot No. 41 on said Plan.

AND the said Springhouse Lane is now known as Smith Farm Drive.

BEING known as: 6 Smith Farm Drive, Parkesburg, PA 19365

PROPERTY ID No.: 37-4-229

TITLE to said premises is vested in Shawn Ryan by Deed from Octorara Glen, LLC, a Pennsylvania Limited Liability Company dated 04/28/2006 recorded 05/04/2006 in Deed Book 6832 Page 1043.

PLAINTIFF: Bank of New York Mellon The (F/K/A)

VS

DEFENDANT: **SHAWN RYAN DEC, KEVIN RYAN, KNOWN HEIR OF SHAWN RYAN**

SALE ADDRESS: 6 Smith Dr, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **SHERRI J. BRAUNSTEIN, 856-669-5400**

SALE NO. 13-6-458
Writ of Execution No. 11-09155
DEBT \$71,823.46

BY virtue of a Writ of Execution No. 11-09155

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 19 Walnut Street a/k/a 19 East Walnut Street, Phoenixville, PA 19460-3518

UPI No. 15-9-722

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$71,823.46

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BONNIE A. SHEEHAN and TODD J. BOWERSOX**

SALE ADDRESS: 19 Walnut Street a/k/a 19 E. Walnut St, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MERED-**

ITH WOOTERS, 215-563-7000

SALE NO. 13-6-459
Writ of Execution No. 10-12808
DEBT \$254,177.45

BY virtue of a Writ of Execution No. 10-12808

OWNER(S) of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 427 West Barnard Street, West Chester, PA 19382-2822

UPI No. 1-8-544
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$254,177.45
PLAINTIFF: The Bank of New York Mellon

VS
DEFENDANT: **CHRISTINE & KENNETH RIVERS**

SALE ADDRESS: 427 W. Barnard St, West Chester, PA 19382

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

SALE NO. 13-6-460
Writ of Execution No. 11-07835
DEBT \$269,473.41

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Clocktower Woods" dated 5/5/1986 last revised 11/3/1995 and recorded as Chester County Plan No. 13253, as follows, to wit:

BEGINNING at a point on the northerly side of Cricket Lane, a corner of Lot No. 454 on said plan; thence extending along the same, north 58 degrees 06 minutes 09 seconds west, 143.61 feet to a point, a corner of Lot No. 487; thence extending along same, north 08 degrees 41 minutes 49 seconds west 145.60 feet to a point on the southerly side of Jamestown Way; thence extending along the same, the two (2) following courses and distances, to wit: 1) North 86 degrees 00 minutes 00 seconds east 110.00 feet; and 2) on the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 35.69 feet to a point on the westerly side of Yarmouth Drive; thence extending along the same, the two (2) following courses and distances, to wit: 1) on the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 140.68 feet; and 2) on the

arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 35.69 feet to a point on the northerly side of Cricket Lane, aforesaid; thence extending along the same, south 44 degrees 46 minutes 21 seconds west, 68.00 feet to a point, a corner of Lot No. 454 on said plan, the first mentioned point and place of beginning.

BEING Lot No. 455 on said Plan.
BEING BLR No. 53-4-532.

TITLE vested in Daniel C. Flynn and Barbara A. Flynn, husband and wife, by Deed from Henrietta Hankin by her Attorney in Fact Robert S. Hankin, dated 9/22/1999 and recorded 9/25/1999 at County of Chester, Pennsylvania in Record Book 4641, Page 855.

IMPROVEMENTS: single family two story

PLAINTIFF: Bryn Mawr Trust Company The

VS
DEFENDANT: **DANIEL C. & BARBARA A. FLYNN**

SALE ADDRESS: 1706 Cricket Ln, West Chester, PA 19380

PLAINTIFF ATTORNEY: **CRAIG HARRISON FOX, 610-275-7990**

SALE NO. 13-6-461
Writ of Execution No. 12-10416
DEBT \$256,017.68

BY virtue of a Writ of Execution No. 12-10416

OWNER(S) of property situate in the East Pikeland Township, Chester County, Pennsylvania, being 416 Lee Avenue, Spring City, PA 19475-2509

UPI No. 26-1J-8.3
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$256,017.68
PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **DAVID M. & RACHEL A. BARONE**

SALE ADDRESS: 416 Lee Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **MATTHEW BRUSHWOOD, 215-563-7000**

SALE NO. 13-6-462
Writ of Execution No. 12-00008
DEBT \$187,201.88

BY virtue of a Writ of Execution No. 12-00008

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 1209 Morstein Road, West Chester, PA 19380-3609

UPI No. 52-1P-125

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$187,201.88

PLAINTIFF: HSBC Bank USA National Association (Trustee) AKA Wells Fargo Home Equity Asset Backed...

VS

DEFENDANT: **BALLENTINE, CREIG B. IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DORCAS J. BALLENTINE**

SALE ADDRESS: 1209 Morstein Road, West Chester, PA 19380

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

SALE NO. 13-6-463
Writ of Execution No. 12-05264
DEBT \$159,326.14

ALL THAT CERTAIN lot or piece of land with the hereditaments and appurtenances thereon, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, described according to a Plan of Property of "Inglewood Development" made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Coatesville, PA dated 7/3/1979 and last revised 9/22/1979 as follows, to wit:

BEGINNING at a point on the northerly side of Sylvan Drive (50 feet wide) point is measured the three following courses and distances from a point of curve on the easterly side of N. Bailey Road (as shown on said Plan): (1) on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) south 88 degrees 52 minutes 50 seconds east 469.95 feet to a point of curve; and (3) on a line curving to the right having a radius of 619.21 feet, the arc distance of 25.07 feet to a point and place of beginning; thence extending from said beginning point north 01 degree 07 minutes 10 seconds east 329.78 feet to a point on the southerly side of N. Bailey Road; thence extending along the same north 88 degrees 05 minutes 20 seconds east, 70.95

feet to a point on the southerly side of Humpton Road; thence extending along the same south 85 degrees 07 minutes 15 seconds east, 68.61 feet to a point on the northerly side of Sylvan Drive aforesaid;

THENCE extending along the same on a line curving to the left having a radius of 619.21 feet the arc distance of 81.26 feet to the first mentioned point and place of beginning.

BEING Lot #153 as on said Plan.

CONTAINING 37,141 square feet of land be the same more or less.

BLR No.: 39-04C-0051

BEING known as: 3213 Sylvan Drive, Thorndale AKA Caln Township, PA 19372.

BEING the same premises which, by Deed dated February 27, 2003 and recorded March 11, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5603, Page 714, granted and conveyed unto Rodger A. Smith,.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RODGER A. SMITH**

SALE ADDRESS: 3213 Sylvan Dr, Thorndale, PA 19372

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

SALE NO. 13-6-464
Writ of Execution No. 11-11781
DEBT \$75,483.46

BY virtue of a Writ of Execution No. 11-11781

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 520 Blackhorse Hill Road, Coatesville, PA 19320-3313

UPI No. 16-2-55

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$75,483.46

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **UNKNOWN HEIRS OF GEORGE TALIAFERRO, DECEASED HEIR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED**

SALE ADDRESS: 520 Blackhorse Hill Road, Coatesville, PA 19320

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

SALE NO. 13-6-465
Writ of Execution No. 09-14723
DEBT \$390,698.84

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File #15071, as follows, to wit:

BEGINNING at a point on the easterly side of Flagstone Circle, said point being a corner of Lot #123; thence from said beginning point along Lot #123 south 84° 24' 53" east, 134.72 feet to a point, a corner of Lot #131; thence along the same the (2) courses and distances: (1) south 27° 09' 44" west, 65.86 feet to a point and (2) south 5° 35' 07" west, 22.75 feet to a point, a corner of Lot #125; thence along the same north 84° 24' 53" west, 170.50 feet to a point on the easterly side of Flagstone Circle; thence along the same north 5° 35' 07" east, 84.00 feet to the point and place of beginning.

BEING Lot No. 124 as shown on said Plan.

TAX Parcel #: 37-4-156

BEING known as: 308 Flagstone Circle, Coatesville, PA 19320

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated 11/26/03 and recorded 2/26/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6075 Page 1436, granted and conveyed unto Dayaanand Totaram and Neela Totaram, husband and wife.

PLAINTIFF: US Bank National Association Trustee

VS

DEFENDANT: **DAYAANAND & NEELA TOTARAM**

SALE ADDRESS: 308 Flagstone Circle, Coatesville, PA 19320

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

SALE NO. 13-6-466
Writ of Execution No. 12-11222
DEBT \$25,064.58

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to

a Plat or Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA for Orleans Corporation, dated March 22, 1999, last revised August 12, 1999, as follows, to wit:

BEGINNING at a point being in the southwest corner of Lot 18, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive; thence (A) along the center line of Mountain View Drive north 30 degrees 16 minutes 12 seconds east, 210 feet an arc distance of 84.64 feet to a point; thence (B) on a curve to the right with a radius of 210 feet an arc distance of 181.32 feet to a point of tangent; thence (C) north 79 degrees 44 minutes 29 seconds east the distance of 113.72 feet to a point; thence (D) on a curve to the left with a radius of 200 feet an arc distance of 73.88 feet to a point of tangent; thence (E) north 58 degrees 34 minutes 39 seconds east the distance of 296.18 feet to a point; thence (F) to a curve to the right with a radius of 250 feet an arc distance of 141.77 feet to a point of tangent; thence (G) south 88 degrees 55 minutes 53 seconds east the distance of 254.28 feet to a point; thence (H) leaving the center line of Mountain View Drive north 1 degree 4 minutes 7 seconds east the distance of 40.10 feet to the southwest corner of Lot 18, the point of beginning; thence from said point of beginning, the four following courses and distances: (1) north 11 degrees 43 minutes 7 seconds west the distance of 80.00 feet to a point; thence (2) north 78 degrees 16 minutes 53 seconds east the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lot 18 and Lot 19, south 11 degrees 43 minutes 7 seconds east the distance of 80.00 feet to a point; thence (4) south 78 degrees 16 minutes 53 seconds west the distance of 24.00 feet to the point of beginning.

BEING Lot 18 on said Plan.

BEING UPI #41-5-156.18.

BEING the same premises which David C. Jay and Debra L. Jay, husband and wife, by Deed dated March 1, 2002 and recorded April 3, 2002 in the Office of the Recorder of Deeds for Chester County in Deed Book 5245, Page 345, granted and conveyed unto Marlene B. Cohen, a single person.

UNDER and subject, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing or record.

BLR #41-5-156.18

PLAINTIFF: Valley View A Planned

Community
 VS
 DEFENDANT: **MARLENE COHEN**
 SALE ADDRESS: 131 Mountain View
 Drive, West Chester, PA 19380
 PLAINTIFF ATTORNEY: **ROBERT
 JOSEPH HOFFMAN, 610-565-4660**

SALE NO. 13-6-467
Writ of Execution No. 12-12388
DEBT \$110,619.56

BY virtue of a Writ of Execution No.
 12-12388
 OWNER(S) of property situate in
 Downingtown Borough, Chester County,
 Pennsylvania, being 335 Mary Street,
 Downingtown, PA 19335-2517
 UPI No. 11-7-30.45
 IMPROVEMENTS thereon: residential
 dwelling
 JUDGMENT amount: \$110,619.56
 PLAINTIFF: JPMorgan Chase Bank
 NA (S/B/M) DBA Chase Home Finance LLC
 VS
 DEFENDANT: **BRENDA ANGELI-
 NI**
 SALE ADDRESS: 335 Mary Street,
 Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **JUSTIN F.
 KOBESKI, 215-563-7000**

SALE NO. 13-6-469
Writ of Execution No. 12-06134
DEBT \$1,181,924.55

BY virtue of a Writ of Execution No.
 12-06134
 OWNER(S) of property situate in the
 Township of Easttown, Chester County,
 Pennsylvania, being 588 Waterloo Circle, Berwyn,
 PA 19312-3700
 UPI No. 55-2-203.5
 IMPROVEMENTS thereon: residential
 dwelling
 JUDGMENT amount: \$1,181,924.55
 PLAINTIFF: US Bank National
 Association
 VS
 DEFENDANT: **BRAD & NICOLE
 McLAUGHLIN**
 SALE ADDRESS: 588 Waterloo
 Circle, Berwyn, PA 19312
 PLAINTIFF ATTORNEY: **MERED-
 ITH WOOTERS, 215-563-7000**

SALE NO. 13-6-470
Writ of Execution No. 10-06878
DEBT \$137,327.34

ALL THAT CERTAIN tract or parcel
 of land, situate in South Coventry Township,
 County of Chester, Commonwealth of
 Pennsylvania bounded, described in accordance
 with a survey as made by George F. Shaner,
 Registered Engineer, as follows, to with on the
 twenty-third of July, A.D., 1958; beginning at an
 iron pin a corner on line of the southerly property
 line of Joseph A. McKlus, said point being distant
 along the same and the southerly property line
 lands of Raymond Polkinhorn from a corner in the
 middle of the Coventryville Road, (a township
 road thirty-three feet wide), the following course
 and distances to wit-south eighty four degrees,
 thirty-five minutes east five hundred eleven and
 forty-three one hundredths feet to joint corner
 lands of Raymond Polkinhorn and Joseph A.
 Micklus; thence along the southerly side of the
 later lands north eighty eight degrees, fifty five and
 one-half minutes east thirty one and five one hun-
 dredths feet to the aforesaid point of beginning;
 thence from the same the following four (4) cours-
 es and distances to wit (1) north eighty eight
 degrees, fifty five and one half minutes east one
 hundred fifty four and thirty nine one hundredths
 feet; a corner lands Chester Ayre; thence (2) south
 six degrees, fifty one and one half minutes west
 three hundred and twenty one hundredths feet to an
 iron pin, a corner other lands Paul E. Loomis,
 thence (3) along the same north eighty four
 degrees, thirty-five minutes west one hundred forty
 five and eighty five hundredths feet to an iron pin,
 a corner and thence (4) continuing along said lands
 north five degrees, twenty five minutes east two
 hundred eighty two and sixty five one hundredths
 feet to the place of beginning and no perches of
 land and that the said southerly terminus of the
 third (3) courses being distant from a point mark-
 ing the joint corner of lands of Paul E. Looms and
 Isaac R. Webster in the middle of the state highway
 Route #23 the following five (5) courses and dis-
 tances to wit: - north thirty four degrees, thirty
 eight minutes east two hundred wight eight feet
 and (2) north twenty five degrees, fifty three min-
 utes east one hundred sixty eight feet and (3) north
 seventy four degrees, forty seven minutes east one
 hundred fifteen feet and (4) north seventy four
 degrees, forty eight minutes west two hundred
 eighty and twelve one hundreths feet and (5) north
 nineteen degrees, fifty one minutes fifty six sec-
 onds east two hundred twelve and eight four one
 hundredths feet to the place of beginning of the

southeasterly corner of the above described tract of land, being the same property conveyed to James C. Crothers, widower, by Deed dated July 24, 1958, from James C. Crothers, widower and Edna S. Crothers, a widow, of record in Book 130 Page 429, Office of the Montgomery Court Clerk.

UPI #20-4-19.1

BEING the same premises which James L. Crothers, as the executor of the Estate of James C. Crothers, deceased, by Deed dated October 21, 2003 and recorded October 22, 2003, in the Office of the Recorder of Deeds in and for Chester County in Doc No 10324108, granted and conveyed unto Peter Davis

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **PETER DAVIS**

SALE ADDRESS: 1425 Old Ridge Road, Pottstown, PA 19465

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

SALE NO. 13-6-471

Writ of Execution No. 12-12600

DEBT \$217,898.92

BY virtue of a Writ of Execution No.12-12600

OWNER(S) of property situate in the West Whiteland Township, Chester County, Pennsylvania, being 1013 Elmwood Avenue, West Chester, PA 19380-1414

UPI No. 41-6K-37

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$217,898.92

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **ERIN McCARTHY**

SALE ADDRESS: 1013 Elmwood Avenue, West Chester, PA 19380

PLAINTIFF ATTORNEY: **CHRISO-VALANTE P. FLIAKOS, 856-482-1400**

SALE NO. 13-6-472

Writ of Execution No. 12-13199

DEBT \$396,552.36

ALL THAT CERTAIN lot or piece of ground, situate in the Township of New London, County of Chester and Commonwealth of Pennsylvania bounded & described according to a Plan of Property owned by Philip D. Schnelle, prepared by George E. Register, Jr. & Sons, Inc.,

Registered Land Surveyors, dated 3/19/86, last revised 12/15/88 and recorded in Chester Co. as Plan #8948 as follows, to wit:

BEGINNING at an interior point, a corner of lands of Daniel Herrman and Judith W. Herrman as shown on said Plan; thence from said point of beginning, along Parcel "A" the following five courses & distances: (1) south 64 degrees 35 minutes 49 seconds east 31.48 feet (2) south 25 degrees 24 minutes 11 seconds west 85.40 feet (3) south 30 degrees 06 minutes 29 seconds west 139.83 feet (4) south 25 degrees 15 minutes 22 seconds west 105.72 feet (5) south 20 degrees 49 minutes 00 seconds east 106.58 feet to a point in line of lands of Paul Shepherd; thence along said lands of Paul Shepherd the following two courses & distances: (1) south 77 degrees 54 minutes 00 seconds west 226.68 feet (2) north 39 degrees 01 minutes 00 seconds west, crossing a stream 352.57 feet to a corner of lands of Donald D. Russell, Jr.; thence along said lands of Donald D. Russell, Jr. the following three courses & distances: (1) north 26 degrees 20 minutes 21 seconds east 157.42 feet (2) north 24 degrees 49 minutes 01 seconds east 115.82 feet (3) north 62 degrees 46 minutes 53 seconds west 181.47 feet to a corner of Parcel "C"; thence along Parcel "C" the following three courses & distances: (1) north 81 degrees 48 minutes 48 seconds east, re-crossing said stream, 408.29 feet (2) north 34 degrees 41 minutes 32 seconds east 265.87 feet (3) north 87 degrees 15 minutes 07 seconds east 80.00 feet to a corner of Parcel "A"; thence along Parcel "A" the following two courses & distances: (1) south 25 degrees 56 minutes 27 seconds east 321.94 feet (2) south 50 degrees 06 minutes 29 seconds west 185.97 feet to a corner of lands of Daniel Herrman and Judith W. Herrman; thence along said lands of Daniel Herrmann and Judith Herrman the following four courses & distances: (1) south 71 degrees 34 minutes 00 seconds west 220.80 feet (2) south 18 degrees 26 minutes 00 seconds east 158.37 feet (3) south 66 degrees 31 minutes 00 seconds east 78.70 feet (4) north 71 degrees 24 minutes 00 seconds east 114.95 feet to the first mentioned point and place of beginning.

BEING Parcel "B" as shown on said Plan.

BEING UPI #71-2-59.2

TOGETHER with the use of private rights-of-way as shown on said Plan and more fully described in Agreement in Record Book 1404 Page 8.

UNDER and subject to the maintenance responsibilities as set forth on notes on said Plan.

BEING the same premises which

Philip D. Schnelle, Jr. Executor of the Estate of Philip D. Schnelle a/k/a Phillip D. Schnelle, Sr., a/k/a Phillip David Schnelle, deceased, by Indenture bearing date 1/13/2004 and recorded 1/15/2004 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 6041 Page 1701 etc., granted and conveyed unto Charles Mark Schnelle, in fee.

PLAINTIFF: Louviers Federal Credit Union

VS

DEFENDANT: **CHARLES MARK SCHNELLE**

SALE ADDRESS: 3 Mary Lane, New London, PA 19360

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

SALE NO. 13-6-473

Writ of Execution No. 12-05858

DEBT \$137,221.45

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

BEING known as 901 Briarwood Court, West Chester, PA 19380

PARCEL Number: 51-02-0111.020

IMPROVEMENTS: residential property

PLAINTIFF: One West Bank

VS

DEFENDANT: **LISA ANN SOWERS**
SALE ADDRESS: 901 Briarwood Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PAIGE MARIE BELLINO, 856-669-5400**

SALE NO. 13-6-474

Writ of Execution No. 12-03702

DEBT \$112,988.69

BY virtue of a Writ of Execution No. 12-03702

OWNER(S) of property situate in the Township of Warwick, Chester County, Pennsylvania, being 171 Hill Road, Elverson, PA 19520-8966

UPI No. 19-6-70

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$121,988.69

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **ERIC & PHILIP**

CARTER, IN THEIR CAPACITY AS HEIRS OF RUTH S. CARTER

SALE ADDRESS: 171 Hill Rd, Elverson, PA 19520

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

SALE NO. 13-6-475

Writ of Execution No. 12-07471

DEBT \$641,184.14

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Pennsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Fair Hill Section II made by George E. Regester, Jr. & Son, Inc., dated 12/10/1976, last revised 4/7/1977 and recorded in the Recorder of Deeds Office of West Chester, PA in Plan #1037, as follows, to wit:

BEGINNING at a point on the north-westerly side of Shadow Lane (50 feet wide right of way) a corner of lands of Fair Hill Section III (Future); thence along Shadow Lane the three following courses and distances, to wit (1) south 07 degrees 20 minutes west, 41.60 feet to a point of curve; (2) thence on the arc of a circle curving to the right having a radius of 325 feet the arc distance of 428.26 feet to a point of tangent; (3) south 82 degrees 50 minutes west, 25 feet to a point a corner of Lot #9, thence leaving Shadow Lane and extending along said Lot north 08 degrees 26 minutes 50 seconds west, 398.15 feet to a point in line of land of Fair Hill Section III; thence extending along said lands south 79 degrees 31 minutes 35 seconds east, 376.67 feet to the point of beginning.

BEING Lot #10 on said Plan.

CONTAINING 2.250 acres of land be the same more or less.

BEING the same premises which Joseph Killackey and Veronica Killackey, n/k/a Veronica Cepero, by Deed dated May 30, 2006 and recorded June 16, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6872, Page 572, granted and conveyed unto Veronica Cepero

BEING known as: 10 Shadow Lane, Chadds Ford, PA 19317

PARCEL No.: 64-5-72.28

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **VERONICA CEPERO**

SALE ADDRESS: 10 Shadow Lane,

Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

SALE NO. 13-6-476
Writ of Execution No. 09-09011
DEBT \$443,384.40

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc. dated 12/12/2003 last revised 12/14/2004 and recorded as Plan File 17297, bounded and described as follows to wit:

BEGINNING at a point on the westerly side of Road C (Bellevue Road), a corner of Lot No. 110 thence extending along said side of Road C (Bellevue Road) along the arc of a circle curving to the left having a radius of 475.00 feet the arc distance of 67.87 feet to a point of tangent and corner of Lot No. 108, thence extending along said side of Lot No. 108 north 80 degrees 00 minutes, 17 seconds west, 120.00 feet to a point and corner of lands of Open Space as shown on said Plan, thence extending along said side of lands of Open Space north 14 degrees 05 minutes, 16 seconds east 84.93 feet to a point and corner of Lot No. 110, thence extending along said side of Lot No. 110, south 71 degrees 49 minutes, 11 seconds east, 120.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 109 on said Plan.

TAX Parcel #47-05-0238

PROPERTY address: 121 Bellevue Drive, East Fallowfield, PA 19320

BEING the same premises which Rouse/Chamberlin, LTD, by Deed dated 12/21/06 and recorded 01/04/07 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7049 Page 1060 in, granted and conveyed unto Vince J. Lyons and Karen D. Lyons, husband and wife.

PLAINTIFF: Deutsche Bank

VS

DEFENDANT: **VINCE J. & KAREN D. LYONS**

SALE ADDRESS: 121 Bellevue Dr, Coatesville, PA 19320

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

SALE NO. 13-6-478
Writ of Execution No. 12-06363
DEBT \$174,016.24

ALL THAT CERTAIN brick message and lot of land in the east side of South Adams Street, between Union and Magnolia Streets, in the Borough of West Chester, being No. 323, bounded and described as follows; bounded on the north by message and Lot No. 321 on the east by Lot belong to the Joshua N. Pierce Estate, on the west by Adams Street being nineteen feet on inch in front on Adams Street. The northern line extending eastwardly through the division wall between this message and No. 321 a distance of 91 feet 6 inches to the lines of Joshua N. Pierce; thence extending southwardly along said estates 19 feet 1.5 inches to a line of Jeremiah Cummings; thence extending westwardly by said Cummings land 93 feet five inches to Adams Street.

CONTAINING 1763.94 square feet of land be the same more or less.

TITLE to said premises is vested in Antonio Pineda by Deed from Jose Pineda and Antonio Pineda dated October 15, 2004 and recorded December 1, 2004 in Deed Book 6347, Page 167.

PREMISES being known as: 323 South Adams Street, West Chester, Pennsylvania 19382.

TAX I.D. #: 1-10-77

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **ANTONIO PINEDA**
SALE ADDRESS: 323 S Adams Street, West Chester, PA 19382

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

SALE NO. 13-6-479
Writ of Execution No. 12-09480
DEBT \$78,5510.05

BY virtue of a Writ of Execution No. 12-09480

OWNER(S) of property situate in Coatesville City, Chester County, Pennsylvania, being 1086 Merchant Street, Coatesville, PA 19320-3344

UPI No. 16-3-1.9

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$78,551.05

PLAINTIFF: Sovereign Bank NA (F/K/A) FKA Sovereign Bank

VS

DEFENDANT: **MICHELLE M. FOY**
 SALE ADDRESS: 1086 Merchant St,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **MARIO J.
 HANYON, 215-563-7000**

SALE NO. 13-6-480
Writ of Execution No. 12-09851
DEBT \$281,930.93

BY virtue of a Writ of Execution No.
 2012-09851

OWNER(S) of property situate in the
 Borough of West Chester, Chester County,
 Pennsylvania, being 302 East Gay Street, West
 Chester, PA 19380-2770

UPI No. 1-5-432

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$281,930.93

PLAINTIFF: US Bank National
 Association (Trustee) DBA Bank of America
 Funding Trust The

VS

DEFENDANT: **TAMI & MICHAEL
 FRANTZ**

SALE ADDRESS: 302 East Gay
 Street, West Chester, PA 19380

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

SALE NO. 13-6-481
Writ of Execution No. 10-02270
DEBT \$3,453,191.00

ALL THAT CERTAIN tract or parcel
 of ground situate in East Nantmeal and South
 Coventry Townships, Chester County,
 Pennsylvania, described according to a Plan of
 Property of Thomas B. Snyder made by Earl R.
 Ewing dated May 3, 1962 and last revised August
 24, 1967, as follows, to wit:

BEGINNING at a spike on the title line
 in the bed of the road leading from Route #100 to
 Nantmeal Village, said spike set at a corner of
 lands now or late of J. Fred Albright; thence
 extending from said point of beginning and along
 the title line in the bed of the aforementioned road
 the six following courses and distances: (1) south
 53 degrees, 45 minutes west crossing an American
 Telegraph and Telephone Company buried cable,
 729.309 feet to a pin; (2) south 41 degrees, 45
 minutes west 62.70 feet to a spike; (3) south 41
 degrees, 00 minutes west crossing the Township
 Line into East Nantmeal Township 490.05 feet to a
 spike; (4) south 45 degrees, 45 minutes west

156.75 feet to a spike; (5) south 50 degrees, 30
 minutes west 181.50 feet to a spike; (6) south 74
 degrees, 15 minutes west 1034.55 feet to an iron
 pin a corner of lands now or late of Leda K. Shank;
 thence along the same and lands now or late of
 Charles E. Shank and lands now or late of Ellwood
 Schick the four following courses and distances: (1)
 north 7 degrees, 29 minutes west 876.08 feet to an
 iron pin and post; (2) south 72 degrees, 51 minutes
 west 714.45 feet to an iron pin and post; (3) south
 75 degrees, 54 minutes west 297.30 feet to an iron
 pin; (4) north 19 degrees, 49 minutes west recrossing
 the aforementioned buried cable, 251.75 feet to
 a point a corner of lands to be conveyed to Samuel
 W. Morris; thence along the same the three follow-
 ing courses and distances: (1) north 69 degrees, 14
 minutes east 1095.09 feet to a point; (2) north 13
 degrees, 32 minutes west 153.72 feet to a point; (3)
 north 45 degrees, 49 minutes east 784.37 feet to
 the southwest side of an ash tree on the line divid-
 ing East Nantmeal and South Coventry Townships,
 said point also being a corner of lands of Samuel
 W. Morris; thence along said Township Line and
 along said lands and along lands of J. Fred
 Albright the four following courses and distances:
 (1) south 49 degrees, 20 minutes east crossing a
 stream of water 1143.03 feet to an iron pin; (2)
 leaving the aforementioned Township Line and
 entering South Coventry Township north 81
 degrees, 43 minutes east 420.75 feet to an iron pin;
 (3) north 41 degrees, 13 minutes east 509.36 feet to
 an iron pin; (4) south 38 degrees, 12 minutes, 30
 seconds east 321.04 feet to the first mentioned
 point and place of beginning.

CONTAINING 58.190 acres to be the
 same more or less.

BEING Chester County Tax Parcel
 #20-4-118 and #24-2-2

TOGETHER being known as 1411-
 1451 Prizer Road

TAX Parcel #: 20-04-0118/20-4-118
 (Premises A)

TAX Parcel #: 24-02-0002/24-2-2
 (Premises B)

TITLE to said premises is vested in
 Thomas G. Drauschak, Jr. by Deed from Anne S.
 Winn dated 11/28/2005 and recorded 12/4/2005 in
 the County of Chester in Record Book 6712 Page
 1685.

PLAINTIFF: Sovereign Bank NA
 VS
 DEFENDANT: **THOMAS G.
 DRAUSCHAK, JR.**

SALE ADDRESS: 1451 Prizer Road,
 a/k/a 1411-1451 Prizer Road, Pottstown, PA 19465
 PLAINTIFF ATTORNEY: **BRIAN**

HOWARD SMITH, 215-638-9330

SALE NO. 13-6-483
Writ of Execution No. 12-07745
DEBT \$420,689.29

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a Plan of Somerset Lake, made by Curtis Cox Kennerly, Civil Engineers, dated 7/27/1987, last revised 10/26/1987 and recorded as Plans #7687 through #7690, as follows, to wit:

BEGINNING at a point on the westerly side of a cul-de-sac known as St. David's Court, said point marking a corner of this lot and a corner of Lot #1142 on said Plan; thence extending along said side of St. David's Court and along the arc of a circle curving to the right having a radius of 50.00 feet, the arc distance of 59.21 feet, crossing over a 20 feet wide drainage easement to a point, a corner of Lot #1440 on said Plan; thence extending along same, south 18 degrees 24 minutes 34 seconds west, passing through a 20 feet wide drainage easement, 175.85 feet to a point in line of Open Space; thence along the same, the 3 following courses and distances: (1) south 58 degrees 00 minutes 00 seconds east, crossing over said 20 feet wide drainage easement, 70.00 feet to a point; (2) south 86 degrees 05 minutes 00 seconds east, 90.00 feet to a point and (3) south 10 degrees 35 minutes 00 seconds east, recrossing over said 20 feet wide drainage easement, 135.00 feet to a point, a corner of Lot #1142 on said Plan; thence extending along same, south 33 degrees 29 minutes 04 seconds east, passing through the aforesaid 20 feet wide drainage easement, 120.41 feet to the first mentioned point and place of beginning.

BEING Lot #1141 as shown on said Plan.

BEING Tax UPI #60-6-173
TAX Parcel #: 60-06-0173
BEING known as: 9 St. Davids Court, Landenberg, PA 19350

BEING the same premises which John L. Marinangeli and Ann R. Marinangeli, husband and wife, by Deed dated 6/28/06 and recorded 6/29/06, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6884 Page 1826, granted and conveyed unto Gary Schneider and Cheryl Schneider, husband and wife.

PLAINTIFF: Bank of America NA
VS
DEFENDANT: **CHERYL & GARY**

SCHNEIDER

SALE ADDRESS: 9 St. Davids Ct, Landenberg, PA 19350
PLAINTIFF ATTORNEY: **ALYK L. OFLAZIAN, 215-627-1322**

SALE NO. 13-6-484
Writ of Execution No. 12-01846
DEBT \$169,726.65

BY virtue of a Writ of Execution No. 12-01846

OWNER(S) of property situate in the Borough of Oxford, Chester County, Pennsylvania, being 32 South 4th Street, Oxford, PA 19363-1605

UPI No. 6-4-260
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$169,726.65
PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP

VS
DEFENDANT: **JASON J. & CHERYL STEELE**

SALE ADDRESS: 32 South St, Oxford, PA 19363

PLAINTIFF ATTORNEY: **JEROME B. BLANK, 215-563-7000**

SALE NO. 13-6-485
Writ of Execution No. 12-00511
DEBT \$339,830.94

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

BEING known as 1603 Barbara Drive, (West Bradford Trowship), Downingtown, PA 19335

PARCEL Number: 50-05A-0343
IMPROVEMENTS: residential property

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA Argent Mortgage Company LLC DBA Asset-Backed Pass-Through Certificates Series 2005

VS
DEFENDANT: **MARGARET & MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PAIGE MARIE BELLINO, 856-669-5400**

SALE NO. 13-6-486
Writ of Execution No. 12-02518
DEBT \$241,567.84

BY virtue of a Writ of Execution No. 12-02518

OWNER of property situate in the Township of West Brandywine, Chester County, Pennsylvania, being 207 Hurley Road, Coatesville, PA 19320-1507

UPI No. 29-7-148.19

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$241,567.84

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **DANYAE N. MEGGETT aka DANYAE N. FULLER**

SALE ADDRESS: 207 Hurley Rd, Coatesville, PA 19320

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

SALE NO. 13-6-487
Writ of Execution No. 11-03948
DEBT \$248,834.74

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Inglewood Development" made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Coatesville, Pa., dated August 14, 1968 and revised February 18, 1969, to wit:

BEGINNING at a point of reverse curve on the easterly side of Norma Drive (50 feet wide) which point is at the arc distance of 39.27 feet measured on a line curving to the right having a radius of 25 feet from a point of curve on the northeasterly side of Sylvan Road (50 feet wide); thence extending from said beginning point along the easterly side of Norma Drive the 2 following courses and distances: (1) on a line curving to the left having a radius of 322.95 feet, the arc distance of 111.15 feet to a point of tangent and (2) north 0 degrees, 30 minutes, 20 seconds east, 57.05 feet to a point; thence extending south 69 degrees, 46 minutes, 30 seconds east, 114.97 feet to a point; thence extending south 20 degrees, 13 minutes, 30 seconds west, 187.67 feet to a point on the northeasterly side of Sylvan Road, aforesaid, thence extending along the same north 69 degrees, 46 minutes, 30 seconds west, 51.98 feet to a point of

curve; thence extending on a line curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 179 as shown on said Plan. The improvements thereon being known as 3401 Sylvan Drive, Thorndale, Pennsylvania, 19372.

BEING the same premises which James L. Clark granted and conveyed unto James Batchie by Deed dated and recorded January 16, 2009 in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Deed Book 7574, Page 322.

AND the aforesaid James Batchie departed this life on September 8, 2009, as evidenced by the Estate raised in the Chester County Register of Wills as Case Number 1509-1677, and Letters of Administration were granted in the aforesaid Estate unto James L. Clark on October 27, 2009.

PLAINTIFF: Generation Mortgage Company (T/A) TDBA Generation Mortgage
 VS

DEFENDANT: **ESTATE OF JAMES BATCHIE, DEC & JAMES L. CLARK, HEIR**
 SALE ADDRESS: 3401 Sylvan Dr, Thorndale, PA 19372

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

SALE NO. 13-6-488
Writ of Execution No. 12-02378
DEBT \$239,600.49

BY virtue of a Writ of Execution No. 12-02378

OWNER(S) of property situate in Township of East Pikeland, Chester County, Pennsylvania, being 2717 Juniper Lane, Phoenixville, PA 19460-4869

UPI No. 26-2-295

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$239,600.49

PLAINTIFF: Wells Fargo Bank NA
 VS

DEFENDANT: EDWARD SOMMER
 SALE ADDRESS: 2717 Juniper Lane, Phoenixville, PA 19460

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

SALE NO. 13-6-489**Writ of Execution No. 12-09659****DEBT \$669,227.01**

BY virtue of a Writ of Execution No. 12-09659

OWNER(S) of property situate in Charlestown Township, Chester County, Pennsylvania, being 42 Lady Kirby Lane, Malvern, PA 19355-1001

UPI No. 35-7-51

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$669,227.01

PLAINTIFF: Nationstar Mortgage

LLC

VS

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

SALE ADDRESS: 42 Lady Kirby Ln, Malvern, PA 19355

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

SALE NO. 13-6-490**Writ of Execution No. 12-10187****DEBT \$631,002.38**

BY virtue of a Writ of Execution No. 12-10187

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 207 Windham Drive, Exton, PA 19341-3065

UPI No. 33-4-525

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$631,002.38

PLAINTIFF: US Bank National Association (Trustee) DBA GSR Mortgage Loan Trust

VS

DEFENDANT: **GERALD J. McGARRY**

SALE ADDRESS: 207 Windham Drive, Exton, PA 19341

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

SALE NO. 13-6-492**Writ of Execution No. 10-03271****DEBT \$579,421.36**

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements erected thereon, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAVID & BARBARA HOFSTAD**

SALE ADDRESS: 600 S Five Points Rd, West Chester, PA 19382

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

SALE NO. 13-6-493**Writ of Execution No. 09-11338****DEBT \$907,610.98**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Wallace, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan of Subdivision for "Chalfant-St. Giles", made by Reagis, Wayne, PA, dated 1/7/1994, last revised 1/24/1996 and recorded 9/15/1996 as Plan #13270 as follows, to wit:

BEGINNING at a point on the south side of Waterview Drive a corner of Lot 31; thence along said Waterview Drive, on the arc of a circle curving to the right radius 775 the arc distance of 260.05 feet to a point a corner of Lot 29; thence along Lot 29, south 03 degrees 30 minutes 00 seconds west 284.83 feet to a point in line of other lands of William Chalfant; thence along the same, south 88 degrees 15 minutes 00 seconds west 230 feet to a point a corner of Lot 31, north 01 degree 45 minutes 00 seconds west 321.39 feet to the point and place of beginning.

BEING Lot No. 30.

PARCEL ID No. 31-4-148.25

SUBJECT to the restriction that the lot shall be restricted against further subdivision for additional dwellings or residential structures.

UNDER and subject to the Sewer Agreement dated 2/24/04 and recorded 2/25/04 in Record Book 6074 Page 1373

TITLE to said premises is vested in Craig Martin and Astrid Martin by Deed from Jane C. Watkins, Executrix of the Estate of William Chalfant, dated April 16, 2004 and recorded April 23, 2004 in Deed Book 6130, Page 992.

PREMISES being known as: 50 Waterview Drive, Glenmoore, Pennsylvania 19343.

TAX I.D. #: 31-4-148.25

PLAINTIFF: Bank of New York Mellon The (FKA) FKA Bank of New York The (Trustee) DBA CWMBMS Inc

VS

DEFENDANT: **CRAIG & ASTRID MARTIN**

SALE ADDRESS: 50 Waterview Dr, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **JOSEPH F. RIGA, 215-790-1010**

SALE NO. 13-6-494

Writ of Execution No. 11-05814

DEBT \$12,109.11

ALL THAT CERTAIN Unit designated as Unit No. 303 Building 3 being a Unit in Worington Commons Condominium, a condominium in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania which Unit is designated on the Declaration of Worington Commons Condominium dated February 7, 1986 recorded April 3, 1986 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 247 Page 420 and as in Amendments to Declaration of Worington Commons Condominium recorded in Record Books 291 Page 267; 932 Page 51; 630 Page 272 and 717 Pages 190 & 130 and as in By-Laws of Worington Commons Condominium Association dated February 7, 1986 recorded April 3, 1986 in Record Book 247 Page 492.

BEING Unit No. 303 Building 3 Worington Commons Condominium. Being known as No. 303 Worington Drive.

BEING Parcel No: 54-8-824.

BEING the same premises which Anthony B. Luca and Nadezhda Luca by Indenture bearing date the 19th day of February A.D. 1999 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on 19th day of February, 1999 in Book 4511 Page 1135 granted and conveyed unto Stephen E. Moore, in fee.

PLAINTIFF: Worrington Commons Condominium Association

VS

DEFENDANT: **STEPHEN E. MOORE**

SALE ADDRESS: 303 Worington Dr, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHARON**

M. REISS, 215-587-1000

SALE NO. 13-6-495

Writ of Execution No. 12-13373

DEBT \$70,087.92

ALL THAT CERTAIN message being the easterly side of double brick dwelling house and lot or piece of land thereunto belonging, known as No. 206 New Street, situate upon the southwesterly side of said New Street in the Borough of Spring City, Chester County, Pennsylvania, bounded and described in accordance with a survey thereof made May 18, 1951, by Earl R. Ewing, R.S. Phoenixville, Pennsylvania, as follows, to wit:

BEGINNING at the point of intersection of the center line of New Street and Church Street, thence along the centerline of Church Street, south 19 degrees 1 minutes east 116.3 feet to a corner, thence leaving the street and crossing an iron pipe at the side Church Street, south 70 degrees 59 minutes west 94.089 feet to an iron pipe in the projected centerline of the partition wall between houses No. 206 and 209 New Street, thence through the center line of said partition wall, north 23 degrees 45 minutes west 109.71 feet to a point in the center line of New Street aforesaid, thence along the center line of said New Street, north 66 degrees 15 minutes east 103 1/2 feet to the place of beginning.

BEING the same premises which Gladys M. Hulvey by Deed dated June 28, 1997 and recorded July 16, 1997 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4203, Page 2372, granted and conveyed unto Christina Diaz, her heirs and assigns. And the said Christina Diaz is now known as Christina Ferko.

CONTAINING 11,223.57 square feet of land be the same more or less.

BEING Chester County Tax Parcel 14-4-265.

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **CHRISTINA DIAZ aka CHRISTINA H. FERKO**

SALE ADDRESS: 206 New Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **BARRY NATHAN HANDWERGER**

SALE NO. 13-6-496
Writ of Execution No. 12-07340
DEBT \$278,907.81

BY virtue of a Writ of Execution No. 12-07340

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 704 Old Westtown Road, West Chester, PA 19382-4962

UPI No. 52-5-161

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$278,907.81

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **BERNARD P. &**

KIMBERLY A. CHYTLA

SALE ADDRESS: 704 Old Westtown Rd, West Chester, PA 19382

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

SALE NO. 13-6-498
Writ of Execution No. 12-04341
DEBT \$346,288.27

BY virtue of a Writ of Execution No. 12-04341

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 2823 Tansey Lane, Chester Springs, PA 19425-3900

UPI No. 32-4-883

IMPROVEMENTS thereon: Planned Unit Development

JUDGMENT amount: \$346,288.27

PLAINTIFF: Bank of America

VS

DEFENDANT: **JOHN aka JOHN M. URGO, II & JANICE L. URGO**

SALE ADDRESS: 2823 Tansey Ln, Chester Springs, PA 19425

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

SALE NO. 13-6-499
Writ of Execution No. 12-02097
DEBT \$115,584.26

BY virtue of a Writ of Execution No. 2012-02097

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 1175 Callowhill Street, Phoenixville, PA 19460-4006

UPI No. 15-11-52

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$115,584.26

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **THOMAS J. & MELISSA J. SCHUMANN**

SALE ADDRESS: 1175 Callowhill St, Phoenixville, PA 19460

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

SALE NO. 13-6-500
Writ of Execution No. 10-00351
DEBT \$231,113.37

BY virtue of a Writ of Execution No. 10-00351

OWNER(S) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 2094 Flowing Springs Road, Chester Springs, PA 19425-2632

UPI No. 1. 25-4-147

UPI No. 2. 25-4-152

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$231,113.37

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **GARY F. & JENIFER J. SEGNER**

SALE ADDRESS: 2094 Flowing Spring Rd, Chester Springs, PA 19425

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

SALE NO. 13-6-501
Writ of Execution No. 11-12880
DEBT \$70,600.43

BY virtue of a Writ of Execution No. 11-12880

OWNER(S) of property situate in Sadsbury Township, Chester County, Pennsylvania, being 15 North Street, Pomeroy, PA 19367

PARCEL No. 1: UPI No. 1. 37-4G-38

PARCEL No. 2: UPI No. 2. 37-4G-23

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$70,600.43

PLAINTIFF: Bank of New York Mellon Trust Company the (Success FKA Bank of New York Trust Company, NA The (Successor)

AKA JP Morgan Chase Bank NA (Trustee) AKA
Ramp 2003RP1

VS

DEFENDANT: **UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL...**

SALE ADDRESS: 15 North Street,
Pomeroy, PA 19367

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

SALE NO. 13-6-502

Writ of Execution No. 11-12072

DEBT \$294,898.23

BY virtue of a Writ of Execution No.
11-12072

OWNER(S) of property situate in the
Township of Valley, Chester County, Pennsylvania,
being 36 Kimberly Circle, Coatesville, PA 19320-
5913

UPI No. 38-2-363

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$294,898.23

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JOHN W. & ELIZA-
BETH SOMERS**

SALE ADDRESS: 36 Kimberly Circle,
Coatesville, PA 19320

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

SALE NO. 13-6-503

Writ of Execution No. 10-12544

DEBT \$269,942.18

BY virtue of a Writ of Execution No.
10-12544

OWNER(S) of property situate in the
Township of East Coventry, Chester County,
Pennsylvania, being 11 North Savanna Drive,
Pottstown, PA 19465-6602

UPI No. 18-1-558

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$269,942.18

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **MARTHA K.
MILLER**

SALE ADDRESS: 11 N Savanna Dr,
Pottstown, PA 19465

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

SALE NO. 13-6-504

Writ of Execution No. 11-13605

DEBT \$85,019.72

BY virtue of a Writ of Execution No.
2011-13605-RC

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 221 Talucci Drive,
Downingtown, PA 19335-2870

UPI No. 11-11-113.24

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$85,019.72

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

VS

DEFENDANT: **JANETTE VARGAS
and LUIS A. ORTIZ, JR.**

SALE ADDRESS: 221 Talucci Drive,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JEROME
B. BLANK, 215-563-7000**

SALE NO. 13-6-505

Writ of Execution No. 12-08405

DEBT \$306,526.95

BY virtue of a Writ of Execution No.
12-08405

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 141 Durham Drive,
Coatesville, PA 19320-5538

UPI No. 28-5-246

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$306,526.95

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

DEFENDANT: **RENZO & JESSICA
BENITES**

SALE ADDRESS: 141 Durham Dr,
Coatesville, PA 19320

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

SALE NO. 13-6-506

Writ of Execution No. 13-00064

DEBT \$308,511.92

ALL THAT CERTAIN lot or piece of
ground situate in East Nottingham Township,
Chester County and State of Pennsylvania, bounded
and described according to a Plan of Darlington

Hunt-Phase IV, drawn by Lake Roeder Hillard & Beets, et al, dated June 14, 2001 and last revised August 28, 2001 and recorded in Chester County Plan File #15975, as follows, to wit:

BEGINNING at a point of curve on the northerly side of Hillside Circle, said point being a corner of Lot #36; thence from said beginning point along Hillside Circle the (2) courses and distances: (1) on the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 244.51 feet to a point of tangent and (2) north 07 degrees, 52 minutes, 41 seconds west, 123.05 feet to a point, a corner of Lot #38; thence along the same north 82 degrees 07 minutes, 19 seconds east, 196.58 feet to a point in line of Lot #35; thence along the same and along Lot #36 south 02 degrees, 04 minutes, 09 seconds west, 299.93 feet to the first mentioned point and place of beginning

BEING Lot #37 as shown on said Plan.

BEING Parcel #69-3-61.6.

BEING the same premises which Wilmer L. Hostetter and Joyce L. Hostetter, husband and wife, by Deed dated November 19, 2003 and recorded in the Chester County Recorder of Deeds Office on November 26, 2003 in Instrument Number 10342827, granted and conveyed unto Patrick Mullen and Donna Mullen, husband and wife, as tenants by the entirety, their heirs and unto the survivor of them, and the survivor's personal representatives and assigns, their heirs and assigns.

PLAINTIFF: US Bank National Association (Trustee)

VS

DEFENDANT: **PATRICK & DONNA MULLEN**

SALE ADDRESS: 153 Hillside Circle, Lincoln University PA 19352

PLAINTIFF ATTORNEY:

CHRISTOPHER ARTHUR DENARDO, 610-278-6800

SALE NO. 13-6-507

Writ of Execution No. 09-02296

DEBT \$1,000.00

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

SITUATE in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron spike in the center line of Plank Avenue (33 feet wide), at a corner of lands of Charles H. Harwood, said point

being measured north 85 degrees 55 minutes west, 194.63 feet from an iron spike located at the intersection of the center line of said Plank Avenue and the Willistown-Tredyffrin Township line; thence along the center line of said Plank Avenue, north 85 degrees 55 minutes west, 34.10 feet to an iron spike, a corner of lands of Patrick Kenny; thence along said lands, north 4 degrees 5 minutes east, 136.50 feet to a point in line of lands of Joseph W. Brosius; thence along said lands, south 85 degrees 55 minutes east, 34.10 feet to a point, a corner of lands of Charles H. Harwood, aforesaid; thence along said lands and passing through the center of the partition wall dividing the dwelling erected thereon from the dwelling erected on the lands of Charles H. Harwood, south 4 degrees 05 minutes west, 136.50 feet to an iron spike in the center line of said Plank Avenue, the first mentioned point and place of beginning.

UPI No. 54-IL-52

BEING the same premises which Thomas P. Mazza, by Deed dated 08-29-00 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4814, Page 2157, granted and conveyed unto Thomas P. Mazza and Cynthia Lynn Mazza, husband and wife.

DEED: Record Book 4814, Page 2157
COUNTY Parcel No: 54-IL-52

PLAINTIFF: Laura Goodz

VS

DEFENDANT: **THOMAS & CYNTHIA MAZZA**

SALE ADDRESS: 39 Plank Avenue, Paoli, PA 19301

PLAINTIFF: LAURA GOODZ

SALE NO. 13-6-508

Writ of Execution No. 12-11008

DEBT \$16,782.31

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan of Parcel 3 at Chesterbrook, made by Yerkes Associates, Inc., dated 2/12/1986 and recorded in Chester County as Plan No. 6288, bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly side of an open space between Cabot Drive and Lot #2 as shown on said Plan; at a common corner for Lots 2 & 3 on said Plan; thence extending along the aforementioned open space area north 74 degrees 32 minutes 0 seconds east,

20.26 feet to a point a corner of Lot #1 on said Plan; thence extending along Lot #1 south 19 degrees 33 minutes 59 seconds east. 68.46 feet to a point in line of an open space area as shown on said Plan; thence extending south 70 degrees 26 minutes 1 second west, 20.00 feet to a point in the aforementioned open space; thence extending partly along the open space area and Lot #3 north 19 degrees 33 minutes 59 seconds west, 71.66 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

BEING UPI No. 43-5-3439

BEING known as 2 Cabot Drive

BEING the same premises William F. Golebiewski, Jr. by Indenture bearing date the 9th day of July, A.D. 2004 and recorded the 22nd day of July, A.D. 2004 in the Office of the Recorder of Deeds in and for the County of Chester, aforesaid, in Deed Book 6227 Page 626&c., granted and conveyed unto Jeffrey A. Solomon, in fee.

PLAINTIFF: Newport Village Homeowners Association

VS

DEFENDANT: **JEFFREY A. SOLOMON**

SALE ADDRESS: 2 Cabot Dr, Wayne, PA 19087

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

SALE NO. 13-6-509

Writ of Execution No. 09-05490

DEBT \$151,857.76

ALL THAT CERTAIN lot or piece of ground, situate in East Pikeland Township, County of Chester, Commonwealth of PA, as shown on Plan of Property of Earl S. Ash Estate, as follows, to wit:

BEGINNING at a point in the centerline of Ridge Road (Rte. No. 23, 33 feet wide) a corner of Tract No. 1; thence along the centerline of said road north 41 degrees 26 minutes west 20.50 feet to a corner of lands of One Miller; thence along the same crossing an iron pin online, 30 feet distant, north 61 degrees 17 minutes east 263.03 feet to an iron pipe in line of lands now or late of one Minniah; thence along the same the two following courses and distances: (1) south 27 degrees 45 minutes east 247.20 feet to an iron pin; (2) north 58 degrees 27 minutes east 21.65 feet to an iron pipe, a corner of lands late of Earl S. Ash; thence along the same the two following courses and distances, (1) south 33 degrees 48 minutes east 75.09 feet to an iron pipe; (2) south 54 degrees 30 minutes west 105.21 feet to an iron pin, a corner of

aforementioned Tract #1; thence along the same the five following courses and distances: (1) north 31 degrees 27 minutes west 166.39 feet; (2) south 89 degrees 13 minutes west 20.53 feet; (3) north 32 degrees 53 minutes west 52.32 feet; (4) thence passing through a shed, north 31 degrees 11 minutes west 85.47 feet to an iron pin; (5) south 61 degrees 17 minutes west 144.00 feet to the place of beginning, having crossed an iron pin on line, 25.45 feet from said place of beginning.

UPI No. 26-3A-21

TITLE to said premises is vested in Joseph M. Yosua, Kimberly A Yosua and Paul Smith by Deed from Joseph M. Yosua and Kimberly A. Yosua NKA Kimberly A. Smith, and Paul Smith, wife and husband, dated February 6, 2008 and recorded March 10, 2008 in Deed Book 7382, Page 1301.

PREMISES being known as: 31 Ridge Road, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 26-3A-21

PLAINTIFF: JPMC Specialty Mortgage LLC

VS

DEFENDANT: **JOSEPH M. & KIMBERLY A. YOSUA and PAUL SMITH**

SALE ADDRESS: 31 Ridge Rd, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOSEPH IGNATIUS FOLEY, 215-790-1010**

SALE NO. 13-6-510

Writ of Execution No. 12-08570

DEBT \$120,567.63

BY virtue of a Writ of Execution No. 2012-08570

OWNER(S) of property situate in the Township of South Coventry, Chester County, Pennsylvania, being 2101 Robin Lane, Pottstown, PA 19465-8609

UPI No. 20-4D-12

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$120,567.63

PLAINTIFF: JP Morgan Chase Bank National Association

VS

DEFENDANT: **EDWARD C. STILLMAN**

SALE ADDRESS: 2101 Robin Lane, Pottstown, PA 19465

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

SALE NO. 13-6-511
Writ of Execution No. 12-01552
DEBT \$151,179.36

BY virtue of a Writ of Execution No. 12-01552

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 120 North 10th Avenue Unit H-39, Coatesville, PA 19320-3277

UPI No. 16-3-1.39

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$151,179.36

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **JERMAINE K. &**

FELICIA M. LEWIS-SEAMON

SALE ADDRESS: 120 N 10th Ave, Unit H-39, Coatesville, PA 19320

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

SALE NO. 13-6-512
Writ of Execution No. 12-04441
DEBT \$240,272.35

BY virtue of a Writ of Execution No. 12-04441

OWNER(S) of property situate in the West Caln Township, Chester County, Pennsylvania, being 1205 West Kings Highway, Coatesville, PA 19320-1133

UPI No. 28-4-70

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$240,272.35

PLAINTIFF: Metlife Home Loans

VS

DEFENDANT: **DAVID & SUSAN PHILLIPS**

SALE ADDRESS: 1205 W Kings Hwy, Coatesville, PA 19320

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

SALE NO. 13-6-513
Writ of Execution No. 08-07346
DEBT \$164,155.09

BY virtue of a Writ of Execution No. 08-07346

OWNER(S) of property situate in Tredyffrin Township, Chester County, Pennsylvania, being 332 Washington Place, Chesterbrook, PA 19087

UPI No. 43-05-3208
IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$164,155.09

PLAINTIFF: Indymac Bank FSB

VS

DEFENDANT: **ANDREW J. VENU-TO**

SALE ADDRESS: 332 Washington Place, Chesterbrook, PA 19087

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

SALE NO. 13-6-514
Writ of Execution No. 12-13357
DEBT \$314,626.32

BY virtue of a Writ of Execution No. 12-13357

OWNERS of property situate in the Township of Wallace, Chester County, Pennsylvania, being 161 Indiantown Road, Glenmoore, Wallace Township, PA 19343,

UPI No. 31-3-18.5B5

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **ELITE RENOVATIONS LLC**

SALE ADDRESS: 161 Indiantown Rd, Glenmoore, PA 19343

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

SALE NO. 13-6-516
Writ of Execution No. 12-13578
DEBT \$230,635.47

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, and bounded and described and recorded in the Office of the Recorder of Deeds, as follows, to wit:

BEGINNING at an iron pin in the middle of Central Avenue and in line of land of William M. McDowell; thence by said McDowell's land, south twenty-seven degrees, fifty-five minutes east, three hundred eighty four feet and three tenths feet to an iron pin in the northern right of way line of the Pennsylvania Railroad; thence by other land of Henry Hall, north eleven degrees, twenty one minutes west, three hundred thirty six feet and eight tenths to a stake in the middle of Central Avenue; thence along the same,

north eighty four degrees, four degrees, forty one minutes west, one hundred thirteen feet to the first mentioned point and place of beginning.

CONTAINING seventeen thousand eight hundred fifty six square feet.

BEING Parcel No. 43-9L-162

BEING the same premises which the Tax Claim Bureau of Chester County by Deed dated October 2, 1992 and recorded at the Chester County Courthouse in the Recorder of Deeds Office and which appears in Deed Book 3277, Page 126, conveyed unto Insul Tex, LTD.

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

DEFENDANT: **INSUL-TEX LTD and RICHARD J. PULEO**

SALE ADDRESS: 100 West Central Ave, Paoli, PA 19301

PLAINTIFF ATTORNEY: **MICHAEL J. HAWLEY, 610-584-0700**

SALE NO. 13-6-517

Writ of Execution No. 07-07813

DEBT \$138,754.57

ALL THAT CERTAIN message tenement and tract of land with the buildings and improvements thereon erected, situate in the Township of West Fallowfield County of Chester Commonwealth of Pennsylvania bounded and described in accordance with a survey made 6/6/1947 by Jeerer P. Trout, Surveyor as follows) (excepting and reserving the use of the portion of land as set forth below:

BEGINNING at a point at or near the middle of the public road a corner of land now or late of Florence R. Walter; thence leaving said road by said land, north 37 degrees 50 minutes east 289 feet to a pin, a corner of said land; and in a line of land now or late of Earl Egolf; thence by the same south 40 degrees 40 minutes east 117.4 feet to an iron pin a corner of remaining lands of J. Arthur Harvey and Alma J. Harvey his wife; thence by same of which this was a part south 47 degrees 50 minutes west 278 feet to a corner in the middle of the first mentioned public road; thence along the middle of said public road, by land now or late of Harry McHenry north 42 degrees 10 minutes west 72.4 feet to the place of beginning.

CONTAINING 80 perches more or less, by a survey of 6/6/1947 by Jerre P. Trout (reg. Prof. Engineer) excepting and reserving unto the grantor, his heirs, assigns and any person who shall hereafter acquire title at all times hereafter forever, to have a use as a common driveway with grantees

an approximately 20 feet wide driveway along the east side of a lot hereby granted to grantees leading off highpoint road for any and all purposes connected with the use and occupation of other land now owned by the grantor adjoining the lot hereby granted.

BEING known as: 77 Highpoint Road, Cochranville, PA 19330

PROPERTY ID No.: 44-06-0024

TITLE to said premises is vested in Gregory A. Schuck by Deed from Christian Schuck and Gregory Schuck dated 5/14/04 recorded 5/17/04 in Deed Book 6158 Page 98.

PLAINTIFF: National City Mortgage Company (D/B/A) AKA Commonwealth United Mortgage Company VS

DEFENDANT: **GREGORY A. SCHUCK**

SALE ADDRESS: 77 High point Road, Cochranville, PA 19330

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

SALE NO. 13-6-518

Writ of Execution No. 12-07743

DEBT \$290,964.10

ALL THAT CERTAIN lot or piece of land situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Uwchlan Woods, prepared by Chester Valley Engineers, Inc., dated 9/29/89 and last revised 6/6/89 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #13592, as follows, to wit:

BEGINNING at a point and place of curve on the southeasterly side of Nicolson Drive, a corner of Lot 120 on said Plan; thence extending from the beginning point along Nicolson Drive on the arc of a circle curving to the right, having a radius of 300.00 feet, the arc distance of 40.46 feet to a point of compound curve; thence extending along same on the arc of a circle curving to the right, having a radius of 50.00 feet, the arc distance of 13.44 feet to a corner of Lot 122 on said Plan; thence extending along Lot 122 south 64 degrees 19 minutes 18 seconds east 149.85 feet to a corner of Lot 117 on said Plan; thence extending along Lot 117 south 36 degrees 03 minutes 09 seconds west 91.50 feet to a corner of aforementioned Lot 120; thence extending along Lot 120 north 64 degrees 19 minutes 18 seconds west 145.89 feet to the first mentioned point of beginning.

BEING Lot 121 on said Plan.

BEING 105 Nicolson Drive.

BEING the same premises which Richard Brzezinski and Sheila Brzezinski, by Deed dated October 9, 1981 and recorded May 27, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6182, Page 315, granted and conveyed unto Wendy M. Belle

BEING known as: 105 Nicholson Drive, Downingtown, PA 19335

PARCEL No.: 33-6D-124

IMPROVEMENTS: residential property

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: WENDY M. BELLE

SALE ADDRESS: 105 Nicholson Dr,

Downingtown, PA 19335

PLAINTIFF ATTORNEY: RICHARD

J. NALBANDIAN, 215-942-2090

SALE NO. 13-6-519

Writ of Execution No. 12-09322

DEBT \$162,497.06

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision Plan (Section 1) "Marsh Harbour" Phase Two, made by Nepo Associates, Inc. Consulting Civil Engineers 127 Willowbrook Lane, West Chester, PA 19382, dated 10/13/1989, last revised on 10/14/1993 and recorded in Chester County Recorder of Deeds as Plan File #12280, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Meadow Lark Drive (unknown width) a corner of Lot #262 on said Plan; thence extending along said side of Meadow Lark Drive south 72 degrees, 55 minutes, 28 seconds east 20.00 feet to a point and corner of Lot #264 on said Plan, thence extending along said Lot #264 south 17 degrees, 04 minutes, 32 seconds west 100.00 feet to a point and corner of lands of open space, thence along said land of open space north 72 degrees, 55 minutes 28 seconds west 20.00 feet to a point and corner of Lot #262 on said Plan, thence extending along said side of Lot #262 north 17 degrees, 04 minutes, 32 seconds west 100.00 feet to a point on the southerly side of Meadow Lark Drive, said point being the first mentioned point and place of beginning.

BEING the same premises which Jafar Jeff Salavitarab and Kathleen Bocinec Salavitarab, by Deed dated January 31, 2005 and recorded February 14, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book

6409, Page 1945, granted and conveyed unto Patricia A. Evans

BEING known as: 109 Harbour Ridge Lane, Downingtown, PA 19335

PARCEL No.: 32-3Q-263

IMPROVEMENTS: residential property

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: PATRICIA A.

EVANS

SALE ADDRESS: 109 Harbour Ridge Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: RICHARD

J. NALBANDIAN, 215-942-2090

SALE NO. 13-6-520

Writ of Execution No. 12-09085

DEBT \$111,049.18

ALL THAT CERTAIN lot of land, with the hereditaments and appurtenances, thereon erected, situate in the City of Coatesville, County of Chester and State of Pennsylvania on which is located the south house of block of two frame dwelling houses designated as No. 208 Union Avenue, more particularly described as follows:

BEGINNING at a point on the west curb line of Union Avenue, a corner of land now or late of Paul Dobrovcky, et ux and distant 100.1 feet southwardly 18.55 feet and extending of westwardly between parallel lines of that width at right angles to said West Curb line of Union Avenue 156 feet to the east side of Lime Street.

BOUNDED on the north by land now or late of Paul Dobrovcky, this north line passes through the center of the middle dividing partition in said block of two frame dwelling houses, on the south by land now or late of Mike Chigas, et ux and on the west by the east line of Lime Street.

CONTAINING 2893 square feet of land be the same more or less.

BEING the same premises which Luis J. Bills and Donna L. Bills, by Deed dated February 13, 2003 and recorded March 6, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5598, Page 466, granted and conveyed unto Donna Bills

BEING known as: 208 Union Avenue, Coatesville, PA 19320

PARCEL No.: 16-9-356

IMPROVEMENTS: residential property

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: DONNA L. BILLS

SALE ADDRESS: 208 Union Ave,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **RICHARD
J. NALBANDIAN, 215-942-2090**

SALE NO. 13-6-521
Writ of Execution No. 12-05199
DEBT \$209,133.12

BY virtue of a Writ of Execution No.
12-05199
OWNER(S) of property situate in the
Township of East Fallowfield, Chester County,
Pennsylvania, being 179 Milbury Road,
Coatesville, PA 19320-5604

UPI No. 47-4-295
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$209,113.12
PLAINTIFF: Bank of America NA
(S/B/M) DBA BAC Home Loans Servicing LP
VS
DEFENDANT: **UNKNOWN HEIRS
SUCCESSORS ASSIGNS AND ALL PER-
SONS**

SALE ADDRESS: 179 Milbury Road,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **MELISSA
JUSTINE CANTWELL, 215-563-7000**

SALE NO. 13-6-522
Writ of Execution No. 09-08788
DEBT \$353,177.75

ALL THAT CERTAIN lot or piece of
ground with the buildings, improvements, heredi-
taments and appurtenances thereon erected, situate
in the Township of Westtown, County of Chester
and State of Pennsylvania, bounded and described
according to a Plan of Property of Julius
Blosenski, made by G.D. Houtman and Son, Civil
Engineers, dated 04/19/1960 and revised
03/22/1961, as follows, to wit:

BEGINNING at a point on the title line
in the bed of Chester Road (Route No. 352) (pro-
posed 50 feet wide) at the distance of 1,371.59 feet
measured on a bearing of south 25 degrees 43 min-
utes east, along the said title line through the bed
of Chester Road from its point of intersection with
the extension of the title line in the bed of Green
Road; thence extending from said beginning point,
north 64 degrees 17 minutes east, 345 feet to a
point, thence extending south 25 degrees, 43 min-
utes east, 125 feet to a point; thence extending
south 64 degrees 17 minutes west, 345 feet to a
point on the title line in the bed of Chester Road

aforsaid; thence extending along same, north 25
degrees 43 minutes west, 125 feet to the first men-
tioned point and place of beginning.

BEING Lot No. 11 as shown on said
Plan.

BLR No.: 67-3-138.13B
BEING known as: 905 South Chester
Road, West Chester, PA 19382.

BEING the same premises which Paul
J. Fasbinder, by Deed dated October 29, 2004 and
recorded November 8, 2004 in and for Chester
County, Pennsylvania, in Deed Book Volume
6328, Page 1679, granted and conveyed unto Justin
K. Billhime.

PLAINTIFF: First Horizon Home
Loans
VS
DEFENDANT: **JUSTIN K. BILL-
HIME**

SALE ADDRESS: 905 Chestnut Road,
West Chester, PA 19382
PLAINTIFF ATTORNEY: **JOEL A.
ACKERMAN, 908-233-8500**

SALE NO. 13-6-523
Writ of Execution No. 12-06551
DEBT \$141,260.97

ALL THAT CERTAIN lot of land with
a dwelling thereon erected, situated in the First
Ward of the City of Coatesville, County of Chester
and State of Pennsylvania, bounded and described
as follows:

BEGINNING at a point in the north
curb line of Charles Street, distant 60 feet from the
intersection of said north curb line of Charles
Street with the west curb line of West Fifth avenue
a corner of land now or late of John J. Zalona;
thence along same north curb line of Charles Street
south 71 degrees 13 minutes west 50 feet to the
east line of Spruce Street; thence by the same north
18 degrees 47 minutes west 124 feet to a point, a
corner of land now or late of N. Graham Rambo;
thence by said Rambo's land north 71 degrees 13
minutes east 50 feet to a point, another corner of
land now or late of John J. Zelina; thence by said
Zelina's land south 18 degrees 47 minutes east 124
feet to the place of beginning.

CONTAINING 6,200 square feet of
land, be the same more or less.

BLR No.: 16-9-20
BEING known as: 507 Charles Street,
Coatesville, PA 19320-2912.

BEING the same premises which
Michael J. Mathusek and Brianne L. Wilson, n/k/a
Brianne L. Mathusek, by Deed dated February 24,

2005 and recorded February 28, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6421, Page 1038, granted and conveyed unto Joseph C. Caravello and Katherine C. Caravello, as tenants by the entirety,.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JOSEPH C. & KATHERINE K. CARAVELLO**

SALE ADDRESS: 507 Charles St, Coatesville, PA 19320

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

SALE NO. 13-6-524

Writ of Execution No. 07-11643

DEBT \$523,926.50

BY virtue of a Writ of Execution No. 07-11643

OWNER(S) of property situate in East Fallowfield Township, Chester County, Pennsylvania, being 101 Riverside Lane, Coatesville, PA 19320

UPI No. 47-5-102.17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$523,926.50

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

VS

DEFENDANT: **HAROLD & CANDACE OVERHOLTZER**

SALE ADDRESS: 101 Riverside Ln, Coatesville, PA 19320

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

SALE NO. 13-6-525

Writ of Execution No. 12-08637

DEBT \$187,830.05

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for Stanley L. Lineburg and William Rambo, co-partners, made by Earl R. Ewing, Inc., Registered Surveyor of Phoenixville, Penna., dated October 9, 1974, and recorded in Recorder of Deeds Office of Chester County, Penna., Plan #279, as follows, to wit:

BEGINNING at a point on the southwesterly side of South Street (41 feet wide) which point is measured the two following courses and

distances from a point of curve on the southeasterly side of Fillmore Street (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.67 feet to a point of tangent; and (2) south 18 degrees 32 minutes east, 90.04 feet to a point of beginning; thence extending from said point of beginning along the said southwesterly side of South Street south 18 degrees 32 minutes east, 31.00 feet to a point a corner of Lot No. 4 on said Plan, thence extending along Lot No. 4, south 71 degrees 28 minutes west 163.46 feet to a point a corner of Lot No. 11 on said Plan; thence extending by said Lot No. 11 on said Plan north 18 degrees 19 minutes west, 31.62 feet to a point a corner of Lot No. 10 on said Plan; thence extending by said along Lots 10, 9, 8, 7 and 6 on said Plan north 71 degrees 41 minutes east 163.34 feet to the first mentioned point and place of beginning.

BEING Lot #5 on said Plan.

BLR No.: 15-5-21.5

BEING known as: 444 South Street, Phoenixville, PA 19460-3148.

BEING the same premises which Michael Naumenko, by Deed dated September 28, 2010 and recorded November 15, 2010 in and for Chester County, Pennsylvania, in Deed Book Volume 8044, Page 164, granted and conveyed unto Timothy Moyer and Ashley Sullivan, as joint tenants with the right of survivorship and not as tenants in common.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ASHLEY a/k/a ASHLEY M. SULLIVAN and TIMOTHY MOYER**

SALE ADDRESS: 444 South Street, Phoenixville, PA 19460

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

SALE NO. 13-6-526

Writ of Execution No. 12-08021

DEBT \$231,841.68

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Willistown Woods Complex XX, XXI and XXIV made by Chester Valley Engineers, Inc., dated 10/4/1983 as follows, to wit:

BEGINNING at an interior point a corner of Unit No. 2008B, said point being located the 4 following courses and distances from the intersection of the centerline of Drive "A" with the center line of Drive "H"; (1) north 29 degrees 02

minutes 54 seconds west along the centerline of Drive A 4 feet to a point of curve; (2) still along the said centerline on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 57.02 feet to a point; (3) north 34 degrees 10 minutes 00 seconds west leaving the said centerline of 44.85 feet to a corner of Unit No. 2008B and (4) north 83 degrees 27 minutes 00 seconds along Unit No. 2008B 24 feet; thence extending from said point of beginning north 83 degrees 27 minutes 00 seconds west 18 feet to a corner of Unit No. 2006C; thence extending along the same north 06 degrees 33 minutes 00 seconds east 70 feet to a point; thence extending south 83 degrees 27 minutes 00 seconds east 18 feet to a corner of Unit No. 2008B thence extending along the same south 06 degrees 33 minutes 00 second west 70 feet the first mentioned point and place of beginning.

BEING Unit No. 2007C.

BLR No.: 54-8F-43

BEING known as: 2007 Stoneham Drive, West Chester, PA 19382-6674.

BEING the same premises which Anthony Capodanno, Jr., by Deed dated November 30, 2009 and recorded December 15, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7830, Page 108, granted and conveyed unto Michael Louis.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **MICHAEL LOUIS**

SALE ADDRESS: 2007 Stoneham Dr,
West Chester, PA 19382

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

SALE NO. 13-6-527

Writ of Execution No. 12-07781

DEBT \$158,206.42

SITUATED in Coatesville, Chester County, Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E. December 19, 1947, as follows:

BEGINNING at a point in the south curb line of Valley Road, a corner of land now or late of Elizabeth Barkaszi Pegrahji, being also the northwest corner of a Lot with a house erected thereon designated as No. 316 Valley Road, said point of beginning being distant one hundred twenty-five and sixty-one one-hundredths (125.61) feet measured westwardly along said south curb line of Valley Road from its point of intersection with the west curb line of Strode Avenue; thence along said Lot and along the middle of the party wall between said house erected on the Lot herein described and

said house erected on the Lot immediately adjoining it on the east, south twelve degrees thirty-nine minutes east (S. 12 deg. 39' E) one hundred fifty (150) feet to a point in the north line of a fifteen (15) feet wide alley; thence along the same south seventy-seven degrees twenty-one minutes west (S.77 deg. 21' W) twenty-two and twenty-three one-hundredths (22.23) feet to a point in the center line of afourteen (14) feet wide public alley, a corner of land now or late of Joseph Humpton; thence by the center line of said alley and along land now or late of Joseph Humpton north twelve degrees thirty-nine minutes west (N. 12 deg. 39' W) one hundred fifty (150) feet to a point in the south curb line of Valley Road aforesaid; thence along the same north seventy-seven degrees twenty-one minutes east (N. 77 deg. 21' E) twenty-two and twenty-three one-hundredths (22.23) feet to the place of beginning.

CONTAINING three thousand three hundred thirty-four and five tenths (3,334.5) square feet of land, be the same more or less.

BLR No.: 16-9-439

BEING known as: 318 Valley Road, Coatesville, PA 19320-2939.

BEING the same premises which Robert Hall, Jr., by Deed dated September 8, 2006 and recorded October 11, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6978, Page 2313, granted and conveyed unto Robert Hall, Jr., a married man.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **ROBERT HALL, JR.**

SALE ADDRESS: 318 Valley Road,
Coatesville, PA 19320

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

SALE NO. 13-6-528

Writ of Execution No. 12-01749

DEBT \$53,896.03

ALL THAT CERTAIN brick message and lot or piece of ground, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, situate in the City of Coatesville, County of Chester and State of Pennsylvania.

SITUATE on the west side of 5th Avenue at a point 25 feet southward from the south side of Chestnut Street.

CONTAINING on said 5th Avenue, 25 feet and extending back Westwardly, 144 feet, 6 inches from the middle of said 5th Avenue, to a line of lands now or late of John S. Bentley, the

south line being parallel with Chestnut Street and the north line being the center of the division wall between the said house and the one immediately adjoining on the north, to the west side of said house; thence parallel to said Chestnut Street to the said line of John S. Bentley's land.

BOUNDED on the north by lands of C. Raymond Young; on the south by lands now or late of Megargee Estate; on the Estate by said 5th Avenue; and on the west by lands now or late of G.H. Mendenhall.

ALSO ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate on the west side of North 5th Avenue, in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a survey made by C. Timothy Slack, P.E., May 28, 1966, as follows:

BEGINNING at a point on the west curb line of North 5th Avenue, said point being 100.68 feet north of the intersection of the north side of Diamond Street with the west curb line of North 5th Avenue and also the south line of other land belonging to the Coatesville Athletic Association; thence leaving said west curb line of North 5th Avenue and along land remaining of said Coatesville Athletic Association, south 84 degrees, 12 minutes west 135.76 feet to an iron pipe, a corner of land remaining of said Coatesville Athletic Association and in line of land now or late of Malcolm H. and Ellen R. Giess; thence along said land of Giess, north 8 degrees, 27 minutes east 13.86 feet to an iron pipe and a corner of other land belonging to Walter F. Hinton; thence along said other land of Hinton, north 89 degrees, 41 minutes east 134.95 feet to the place of beginning.

BEING the same premises which Donna L. Valotta, by Deed dated April 25, 1994 and recorded May 5, 1994 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3750, Page 1769, granted and conveyed unto Brenda L. Dorsey

BEING known as: 28 North 5th Avenue, Coatesville, PA 19320

PARCEL No.: 16-6-163

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage Inc (S/B/M) DBA Principal Residential Mortgage Inc VS

DEFENDANT: **BRENDA L.**

DORSEY

SALE ADDRESS: 28 North 5th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RICHARD**

J. NALBANDIAN, 215-942-2090

SALE NO. 13-6-529
Writ of Execution No. 12-07455
DEBT \$69,614.56

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, County of Chester and State of Pennsylvania bounded and described according to a Plan of Longacres made by Harry S. Conrey, Jr., professional engineer and surveyor, April, 1954, as follows, to wit:

BEGINNING at a point in the north line of Elm Avenue 40 feet wide, said point being the southwest corner of Lot #25 and being south 65 degrees 20 minutes west, 1,000 feet from the intersection of the north line of Elm Avenue with the west line of Maple Lane (40 feet wide); thence from said point of beginning extending along the north line of Elm Avenue south 65 degrees 20 minutes west 100 feet to a point in line of Lot #27 on said Plan; thence extending along line of Lot #27 on said Plan north 24 degrees 40 minutes west 160 feet to a point in line of land of Frazer Branch of Pennsylvania Railroad; thence extending along line of said Railroad north 65 degrees 20 minutes east 100 feet to a point being a corner of Lot #25 south 24 degrees 40 minutes east 160 feet to the first mentioned point and place of beginning. Being Lot #26 on the said Plan.

BEING the same premises which Curtis M. Jackson, Jr. and Brenda M. Jackson, a/k/a Brenda J. Murphy, and Michael J. Murphy, by Deed dated August 22, 1984 and recorded August 23, 1984 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 64, Page 109, granted and conveyed unto David L. Kassab and Kim H. Kassab

BEING known as: 945 Elmwood Avenue, West Chester, PA 19380

PARCEL No.: 41-6K-28

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **DAVID & KIM**

KASSAB

SALE ADDRESS: 945 Elmwood Ave, West Chester, PA 19380

PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

SALE NO. 13-6-531
Writ of Execution No. 11-01410
DEBT \$177,119.32

ALL THAT CERTAIN lot or piece of

ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land for J. Norris Carr, made by Meizner, Civil Engineers and Surveyors, Collegeville, Pa., dated November 4, 1974, last revised November 25, 1974, as follows, to wit:

BEGINNING at an iron pin on the northeasterly side of Planebrook Road (50 feet wide) which iron pin is measured the 2 following courses and distances from a point of curve on the northwesterly side of Golf View Lane (40 feet wide) (as shown on said Plan), (1) extending from said point of curve on a line curving to the right having a radius of 20 feet the arc distance of 25.45 feet to a point of tangent; and (2) north 29 degrees 53 minutes west, 298.83 feet to a point and place of beginning; thence extending from said beginning point along the northeasterly side of Planebrook Road, north 29 degrees 53 minutes west, 20.12 feet to an iron pin, a corner of land now or late of John Mowrer; thence extending along the same and along Lot No. 1-B on said Plan, north 66 degrees 29 minutes east, crossing over a certain drainage ditch, 379.22 feet to a point; thence extending still along Lot No. 1-B and along other land now or late of John Mowrer, north 30 degrees 15 minutes west, crossing the southerly right of way at a corner of Lot No. 16 on said Plan, now or late of M. Knox; thence extending along the same and along Lot No. 15 on said Plan, now or late of A. Capetola, and partly along Lot No. 14 on said Plan, now or late of James Corle, and continuing along the center line of the aforesaid Philadelphia Electric Company right of way, north 87 degrees 56 minutes 50 seconds east, 175.58 feet to an iron pin a corner of Lot No. 10 on said Plan, now or late of Mrs. Robert N. Carr; thence extending along the same and recrossing the southerly right of line of the aforesaid Philadelphia Electric Company right of way, south 19 degrees 41 minutes 40 seconds east, 288.01 feet to an iron pin a corner of Lot No. 4 on said Plan; thence extending along the same the 2 following courses and distances: (1) south 70 degrees 47 minutes 34 seconds west, 104.76 feet to an iron pin and (2) north 29 degrees 53 minutes west, 49.89 feet to an iron pin; thence extending still along Lot No. 4 and along Lot No. 2 on said Plan; south 66 degrees 29 minutes west, recrossing the aforesaid drainage ditch, 379.58 feet to the first mentioned point and place of beginning.

CONTAINING 49,443 square feet of land, more or less.

BEING Lot No. 1-A as shown on said Plan.

TITLE to said premises is vested in Thomas W. Dominick by Deed from William J. Fausnaught dated June 30, 1998 and recorded July 9, 1998 in Deed Book 4379, Page 1736.

PREMISES being known as: 159 Planebrook Road, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-3R-31.1 & 42-3Q-20
PLAINTIFF: Malvern Federal Savings

Bank

VS

DEFENDANT: **THOMAS W. DOMENICK**

SALE ADDRESS: 159 Planebrook Rd, Malvern, PA 19335

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

SALE NO. 13-6-532

Writ of Execution No. 12-01799

DEBT \$301,510.92

ALL THAT CERTAIN tract or piece of ground, situate in the Township of West Bradford County of Chester and State of Pennsylvania, as shown on a subdivision plan of Summit Ridge, Section 3 made for Clairemont Development Corp. by Henry S. Conrey, Inc. Division of Chester Valley Engineers, dated 8/23/1997 and last revised 8/29/1978 as more fully described as follows, to wit;

BEGINNING at a point of a curve on the northwesterly side of Parkview Lane (formerly known as Ridgeway Lane) (50 feet wide) said point also marking the southerly corner of Lot No. 9 on said Plan; thence from said point of beginning along the northwesterly, northerly and northeasterly sides of Parkview Lane the 3 courses and distances (1) on the arc of a circle curving to the left having a radius of 525 feet the arc distance of 45.68 feet to a point of reverse curve thence (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 32.95 feet to another point of reverse curve; thence (3) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 205.17 feet to a point; thence north 61 degrees 25 minutes 53 seconds east 226.49 feet to a point; thence along Lot No. 9 aforesaid south 31 degrees 56 minutes east 117.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 on said Plan.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in the Township of West Bradford,

County of Chester, Pennsylvania, bounded and described according to Site Plan of Lots 8, 9 and 10 for Summit Ridge, made by Henry S. Conrey, Inc. dated October 14, 1978 and last revised January 15, 1979 as follows, to wit:

BEGINNING at a point on the north-westerly side of Parkview Lane (50 feet wide) at a corner of Lot No. 8; thence extending from said beginning point along Lot No. 8 north 31 degrees 56 minutes west 117.68 feet to a point; thence extending north 61 degrees 25 minutes 53 seconds east 49.25 feet to a point a corner of Lot No. 9-B; thence extending along the same south 32 degrees 1 minutes 44 seconds west 105.59 feet to a point on the northwesterly side of Parkview Lane; thence extending along the same the 2 following courses and distances (1) on a line curving to the right having a radius of 50 feet the arc distance of 33.16 feet to a point of compound curve and (2) on a line curving to the right having a radius of 250 feet the arc distance of 18.22 feet to the first mentioned point and place of beginning.

CONTAINING 5649 square feet of land be the same more or less

BEING Lot No. 9 as shown on said Plan

COUNTY Parcel Numbers 50-5B-108 and 50-5B-109.1

TITLE to said premises is vested in Brenda L. Manuel and Mark J. Smith by Deed from David W. Tang, III and Ashley N. Graves dated October 18, 2007 and recorded November 28, 2009 in Deed Book 7314, Page 1471.

PREMISES being known as: 1315 Park View Lane, Downingtown, Pennsylvania 19335.

TAX I.D. #: 50-5B-108 & 50-5B-109.1

PLAINTIFF: Nationstar Mortgage LLC DBA Citimortgage Inc (S/II/B/M) DBA ABI AMRO Mortgage Group Inc DBA Mortgage Electronic Registration Systems (NOM)

VS

DEFENDANT: **BRENDA L. MANUEL and MARK J. SMITH**

SALE ADDRESS: 1315 Park View Lane, Downingtown, PA 19335

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

SALE NO. 13-6-533

Writ of Execution No. 11-10088

DEBT \$108,522.01

BY virtue of a Writ of Execution No. 11-10088

OWNER(S) of property situate in the Borough of Phoenixville, Chester County,

Pennsylvania, being 12 Morgan Street, Phoenixville, PA 19460-3516

UPI No. 15-9-740

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$108,522.01

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **THOMAS J. & MELISSA aka MELISSA J. SCHUMANN**

SALE ADDRESS: 12 Morgan Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MARIO J. HANYON, 215-563-7000**

SALE NO. 13-6-534

Writ of Execution No. 13-00302

DEBT \$205,143.42

ALL THAT CERTAIN tract of land situate along the northerly side of Seven Stars Road in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey and subdivision plan for Paul J. and Gainor F. Hillegass prepared by Conner and Smith Engineering, Inc. Royersford, Pennsylvania dated June 17, 1998 last revised May 29, 2001, Plan No. D-98-038, Sheet 1 of 2.

BEGINNING at concrete monument (set) on the northerly ultimate right-of-way line of Seven Stars Road (T-493) (legal right-of-way: 33 feet wide; ultimate right-of-way: 50 feet wide) and being in line of lands of Robert I. Riedy, the said corner being also north 01 degree 10 minutes 29 seconds east 25.16 feet, measured along the line of lands of Robert I. Riedy from a spike (set) in the titleline of Seven Stars Road and being a corner of Lands of Robert I. Riedy; thence from the place of beginning, along the said lands of Robert I. Riedy, north 01 degrees 10 minutes 29 seconds east 334.56 feet to an iron pin (found) in line of lands of RFJ and Associates; thence along the same, the three (3) following courses and distances: 1.) south 74 degrees 54 minutes 20 seconds east 185.37 feet to a concrete corner post (found), 2.) crossing a small stream at approximately 210.00 feet distant, north 18 degrees 49 minutes 41 seconds east 297.48 feet to a field stone (found), and 3.) south 59 degrees 47 minutes east 200.00 feet to an iron pin (set), a corner of other lands of Paul J. and Gainor F. Hillegass and referred to as Lot No. 2 about to be conveyed to Brendan Hillegass; thence along the same, recrossing the said small stream at approximately 120.00 feet distant, south 25

degrees 21 minutes 58 seconds west 503.12 feet to an iron pin (set) on the aforementioned northerly ultimate right-of-way line of Seven Stars Road; thence along the same, the two (2) following courses and distances: 1.) along a curve to the northwest, having a radius of 410.70 feet, through a central angle of 12 degrees 20 minutes 22 seconds and an arc distance of 88.45 feet (chord: north 89 degrees 06 minutes 36 seconds west 88.28 feet) to a point of tangent and 2.) south 84 degrees 43 minutes 14 seconds west 151.53 to the place of beginning.

CONTAINING 3.0549 acres of land, be the same more or less

UPI #21-5-101

BEING the same premises which Gainor F. Hillegass, by Deed dated February 9, 2005 and recorded February 11, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6408 Page 2356, granted and conveyed unto Robert G. Hillegass

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Saxon Asset Securities Trust DBA Ocwen Loan Servicing LLC (ATTY in Fact)

VS

DEFENDANT: **ROBERT G. HILLEGASS**

SALE ADDRESS: 83 Seven Stars Road, Spring City, PA 19475

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

SALE NO. 13-6-535

Writ of Execution No. 12-04011

DEBT \$312,284.28

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in London Britain Township, County of Chester, and State of Pennsylvania being more particularly described as follows:

BEING the same land and premises more particularly described in Deed Book 4484, Page 2115.

BEING premises No. 203 North Bank Road.

BEING Tax Parcel BRT 73-002-0018.0200.

BEING the same premises which Jody D. Jordan and Sarah A. Jordan, by Deed dated June 3, 2008 and recorded March 1, 2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7872, Page 1849, granted and conveyed unto Jody D. Jordan

BEING known as: 203 North Bank

Road, London Britain Township, PA 19350

PARCEL No.: 73-2-18.2

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America N.A.

VS

DEFENDANT: **JODY D. JORDAN**

SALE ADDRESS: 203 N Bank Rd, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

SALE NO. 13-6-536

Writ of Execution No. 12-05490

DEBT \$417,139.54

ALL THAT CERTAIN lot or piece of ground situate in New Garden Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a subdivision plan for The Preserve at New Garden prepared by Chester Valley Engineers Inc. dated 12/3/97 last revised 5/1/98 and recorded in Chester County as Plan #14402, as follows:

BEGINNING at a point on the south-westerly side of Sunrise Drive cul-de-sac, a corner of Lot 14 as shown on said Plan; thence from said point of beginning along said side of Sunrise Drive the 2 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 10.37 feet to a point of compound curve; (2) on the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 74.87 feet to a corner of Lot 12; thence along Lot 12 south 11 degrees 58 minutes 38 seconds west crossing a sanitary sewer and drainage easement 145.56 feet to a corner of lands of Chester Water Authority; thence along said lands of Chester Water Authority south 81 degrees 50 minutes 03 seconds west 174.90 feet to a corner of Lot 14; thence along Lot 14 north 32 degrees 13 minutes 50 seconds east 231.12 feet to the first mentioned point and place of beginning.

BEING Lot 13 on said Plan.

BEING the same premises which Arthur A. Verno, Sr. and Jeanne M. Verno, Karen F. Verno and Frances Gibbons, by Deed dated March 19, 2005 and recorded May 26, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6502, Page 2358, granted and conveyed unto Philip A. Day and Kristina M. Day

BEING known as: 856 Sunrise Drive, Kennett Square, PA 19348

PARCEL No.: 60-2-93.2

IMPROVEMENTS: residential proper-

ty.
 PLAINTIFF: Bank of America
 VS
 DEFENDANT: **PHILIP & KRISTINA DAY**
 SALE ADDRESS: 856 Sunrise Dr,
 Kennett Square, PA 19348
 PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

VS
 DEFENDANT: **DEBORAH COZZONE**
 SALE ADDRESS: 61 West 5th Ave,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **MARC S. WEISBERG, 215-790-1010**

SALE NO. 13-6-537
Writ of Execution No. 11-12496
DEBT \$87,521.59

ALL THAT CERTAIN, tract of land upon which is built a dwelling house known as #61 West 5th Avenue, Coatesville, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E. 12/2/1946 as follows:

BEGINNING at a point on the east curb line of West 5th Avenue a corner of a lot with a dwelling house erected thereon designated as #59 West 5th Avenue, being a corner of land now or late of Luigi Zirille, distant 115.98 feet southwardly from the south curb line of Madison Street measuring along said east curb line of West 5th Avenue; thence along land now or late of Luigi Zirille and along the middle of the party wall between said house erected on the lot immediately adjoining it on the north, north 71 degrees, 13 minutes east 119.51 feet to a point in the west line of High Street; thence along the same south 19 degrees, 52 minutes east 43.82 feet to a point in the north line of Lemon Street; thence along the same, south 72 degrees, 20 minutes west 120.56 feet to a point at its intersection with the east curb line of West 5th Avenue aforesaid; thence along the same north 18 degrees, 47 minutes west 41.62 feet to a place of beginning.

CONTAINING 5,149 square feet of land, be the same more or less.

BEING UPI #16-9-287

TITLE to said premises is vested in Deborah Cozzone, only known surviving heir of Thomas F. Cozzone, deceased mortgagor and real owner, all unknown surviving heirs of Thomas F. Cozzone, deceased mortgagor and real owner by Deed from Artis Griffin dated June 13, 2008 and recorded October 28, 2005 in Deed Book 6665, Page 70.

PREMISES being known as: 61 West 5th Avenue, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-9-287

PLAINTIFF: M&T Bank (S/B/M/T)
 FKA Wilmington Trust Company