

## NOTICES

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

**NOTICE OF FILING ACCOUNTS  
ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, MARCH 6, 2013**

**Courtroom 5 at 9:00 A.M. PREVAILING TIME  
THE HONORABLE JOHN L. HALL**

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

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<b>IN RE: MARDELL DARDARIAN, POWER OF ATTORNEY</b>	<b>1512-1415</b>
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FIRST ACCOUNT

OF: LINDA MORAN, ATTORNEY -IN- FACT

ATTORNEY(S):

RAYMOND J. FALZONE JR, ESQUIRE

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<b>ESTATE OF THEODORE WESTON II, DECEASED</b>	<b>1506-0719</b>
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FIRST AND INTERMEDIATE ACCOUNT

OF: THOMAS F. TOSCANI, ADMINISTRATOR DBN-CTA

ATTORNEY(S):

ELIZABETH A. ZWAAN, ESQUIRE

MATTHEW G. BATHON, ESQUIRE

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<b>ESTATE OF LOUISA N. PLUMMER, DECEASED</b>	<b>1510-1903</b>
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FIRST AND FINAL ACCOUNT

OF: PNC BANK, NATIONAL ASSOCIATION, EXECUTOR

ATTORNEY(S):

TRACY BLAKE DEVLIEGER, ESQUIRE

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<b>ESTATE OF ARMEN TSATURYAN, DECEASED</b>	<b>1510-0916</b>
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FIRST AND FINAL ACCOUNT

OF: DAVID TSATURYAN, ADMINISTRATOR

ATTORNEY(S):

MARK BEAVER, ESQUIRE

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<b>ESTATE OF DONALD W. ERSKINE, DECEASED</b>	<b>1510-1997</b>
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FINAL ACCOUNT

OF: HARRY J. MURVIN SR, EXECUTOR

ATTORNEY(S):

ALBERT M. SARDELLA, ESQUIRE

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2013-00079**

NOTICE IS HEREBY GIVEN that the name change petition of Mary Cortes Bernick was filed in the above-named court and will be heard on April 1, 2013, at 9:30 AM, Courtroom 10, Chester County Justice Center, West Chester, Pennsylvania.

Date of filing the Petition: January 3, 2013

Name to be changed from: Mary Cortes Bernick to: Luz Mary Jimenez Shanti

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

ELIZABETH SRINIVASAN, Attorney for  
Petitioner  
535 N. Church Street  
West Chester, PA 19380

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. AD-12-0037**

NOTICE IS HEREBY GIVEN that the adoption with name change petition of Nicole Ann Ferrante was filed in the above-named court and will be heard on April 8, 2013, at 10:00 AM, Courtroom 16, Chester County Justice Center, West Chester, Pennsylvania.

Date of filing the Petition: June 15, 2012

Name to be changed from: Nicole Ann Ferrante to: Nicole Ann Gilmore

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

FRANK J. WILLIAMS, Attorney for Petitioner  
O'Donnell, Hagner & Williams, P.C.  
211 West Lancaster Avenue  
Paoli, PA 19301

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 13-01160**

NOTICE IS HEREBY GIVEN that the name change petition of Wun Mun Catherine Liu was filed in the above-named court and will be heard on April 29, 2013, at 9:30 AM, Courtroom 07, Chester County Justice Center, West Chester, Pennsylvania.

Date of filing the Petition: February 7, 2013

Name to be changed from: Wun Mun Catherine Liu to: Catherine Wun Mun Gin

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

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**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for INDIVIDUAL INSURANCE, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988. WETZEL GAGLIARDI & FETTER LLC, Solicitors  
101 East Evans Street, Suite A  
West Chester, PA 19380-2600

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a charter of a For Profit Corporation, which was organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is: Steel Blue Brazilian Jiu-Jitsu, Ltd.

Articles of Incorporation were filed on January 23, 2013  
Ira D. Binder, Solicitor  
277 Cullen Rd  
Oxford, PA 19363

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Crossbow Trading, Ltd., has been incorporated under the Pennsylvania Business Corporation Law of 1988. THOMAS S. MYERS, JR., Solicitor  
1800 East Lancaster Avenue  
Paoli, PA 19301

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that KATHLEEN BARTLEY CREATIVE INC. has been incorporated 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

**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**

**ADAMS**, Joan A., late of Borough of Oxford. Eric L. Adams, 23 Ponds Edge Drive, Chadds Ford, PA 19371, Executor.

**BERTRAM**, Clyde F, a/k/a Clyde Freeman Bertram, late of Coatesville. Mary E. Tracey, 841 Doe Run Road, Coatesville, PA 19320, Administratrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

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**BINDAS**, Irene, late of Downingtown. Cynthia A. Long and Mary L. Sypherd, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executors. DANA M. BRESLIN, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**CARLOZZI**, Gerard Stephen, late of East Brandywine Township. Kathy Marie Carlozzi, 70 Emma Court, Downingtown, PA 19335, Executrix. CHARLES H. WAMPOLD, III, Esquire, Drinker Biddle & Reath LLP, 105 College Road East, P.O. Box 627, Princeton, NJ 08542-0627, atty.

**COHEN**, Natalie, late of West Brandywine Township. Elliot Mesirov, care of GERALD M. HATFIELD, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341-0673, Executor. GERALD M. HATFIELD, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

**COLLIER**, Elizabeth F., a/k/a Elizabeth Augusta Collier, late of West Vincent Township. George C. Collier, III, care of JAMES H. FREEMAN, Esquire, 3770 Ridge Pike, Suite 2, Collegetown, PA 19426, Executor. JAMES H. FREEMAN, Esquire, Miller, Turetsky, Rule & Mc Lennan, P.C., 3770 Ridge Pike, Suite 2, Collegetown, PA 19426, atty.

**COLLINS**, Edward L., late of Oxford Borough. Kevin D. Collins, care of WINIFRED M. SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED M. SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

**DI CARLO**, Ralph, Sr., a/k/a Ralph Joseph Di Carlo, late of Kennett Square Borough. Raffaelo Di Carlo, Jr., care of WILLIAM J. GALLAGHER, Esquire, 211 East State Street, Kennett Square, PA 19348-3111, Executor. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, Ltd., 211 East State Street, Kennett Square, PA 19348-3111, atty.

## **CHARLES T. DeTULLIO**

**Attorney at Law  
134 North Church St.  
West Chester, PA 19380  
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**\*Referral fees paid when permitted by the Rules of Professional Conduct. Fax and email available to referring attorneys.**

**FISHER**, Antoinette M., a/k/a Antoinette M. Fisher, late of Phoenixville Borough. Mary Kathryn A. Fisher Dickson, 328 Kimber Drive, Phoenixville, PA 19460, Executrix. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**GRAFF**, Frances, late of East Goshen Township. Bart M. Graff, 1 Tunbridge Lane, Malvern, PA 19355, Executor. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Suite 4, Montgomeryville, PA 18936-9703, atty.

**GRAFTON**, John H., a/k/a John H. Grafton, Jr., late of West Caln Township. Lauren Grafton, care of JOHN MC KENNA, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. JOHN MC KENNA, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

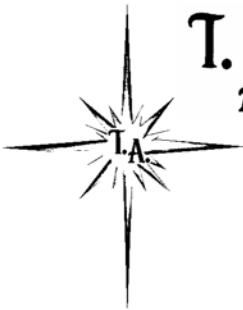
**GRAYCAR**, Stephen E., late of Phoenixville. Linda L. Graycar, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

**JOHNSTON**, Christopher Patrick, late of Downingtown. William Johnston, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**METZ**, Erma C., a/k/a Erma Culver Metz, late of East Goshen Township. Rosemaur I. Leonardo, 1083 Kennett Way, West Chester, PA 19380, Executrix.

**MEYERS**, Harold L., late of East Fallowfield Township. Gwen A. Abbott, care of JANET M. COLLITON, Esquire, 790 E. Market Street, Suite 250, West Chester, PA 19342-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, Suite 250, West Chester, PA 19342-4806, atty.

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**MISLOCK**, Billie J., late of Londonderry Township. Raymond A. Mislock, Jr., 448 Wrigley Blvd., Cochranville, PA 19330, Executor. **ROBERT A. CROWLEY**, Esquire, 3201-B Millcreek Road, Wilmington, DE 19808, atty.

**OCHROCH**, Fred, late of Tredyffrin Township. Kathy Ochroch and Heath Ochroch, care of **GILBERT FEINBERG**, Esquire, Two Logan Square, Suite 660, Philadelphia, PA 19103, Executors. **GILBERT FEINBERG**, Esquire, Two Logan Square, Suite 660, Philadelphia, PA 19103, atty.

**POLLOCK**, Mary B., late of Honeybrook Township. DNB First, N.A., c/o Cheryl T. Burkey, 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.

**STANLEY**, Mona Lee, late of Londonderry Township. Charles L. Stanley, care of **MICHAEL C. MC BRATNIE**, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executor. **MICHAEL C. MC BRATNIE**, Esquire, Fox Rothschild, LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

**TERANTO**, Leonard L., late of Borough of Downingtown. Margaret A. Teranto, care of **WILLIAM J. THOMAS**, Esquire, 93 West Devon Drive, Suite 102, Exton, PA 19341, Executrix. **WILLIAM J. THOMAS**, Esquire, Giannascoli & Associates, P.C., 93 West Devon Drive, Suite 102, Exton, PA 19341, atty.

**WRIGHT**, Dorothy K., late of West Brandywine Township. William M. Wright, 559 Gramercy Lane, Downingtown, PA 19335 and John D. Wright, 1511 N. Bailey Road, Downingtown, PA 19335, Executors. **GARY N. MOSKOVITZ**, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ZEAGER**, Gertrude, late of Easttown Township. Joanne Force, 135 Oak Street, Downingtown, PA 19335, Executrix.

## 2nd Publication

**AQUADRO**, Anne K., late of Borough of West Chester. Charles Frederick Aquadro and David Lawrence Aquadro, care of **L. PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. **L. PETER TEMPLE**, Esquire, Lamore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**COSTELLO**, Christine A., late of Westtown Township. Rachel A. Costello, care of **STEPHEN D. POTTS**, Esquire, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Administratrix. **STEPHEN D. POTTS**, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

**DEVINE**, Bernice A., late of Pocopson Township. Mark M. Devine, 808 Nathan Hale Drive, West Chester, PA 19382, Executor.

**ERNST**, Harry, a/k/a Harry O. Ernst, late of West Goshen Township. Carolyn Messner, care of **DAWSON R. MUTH**, Esquire, 213 W. Miner Street, West Chester, PA 19382, Administratrix. **DAWSON R. MUTH**, Esquire, Goldberg, Meanix, Mc Callin & Muth, 213 W. Miner Street, West Chester, PA 19382, atty.

**LASAK**, Francis A., Jr., a/k/a Francis A. Lasak, Frank Lasak and Francis Andrew Lasak, late of Londonderry Township. Janice Underhill Lasak, care of **JOHN H. POTTS**, Esquire, Strafford Office Building, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executrix. **JOHN H. POTTS**, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

**MCINTYRE**, Patti Ann, late of Tredyffrin Township. Thomas P. McIntyre, 1474 Quaker Ridge, West Chester, PA 19380, Administrator. **EDWARD L. PERKINS**, Esquire, Gibson & Perkins, P.C., 100 West Sixth Street, Suite 204, Media, PA 19063, atty.

**MORGAN**, Eleanor M., late of East Coventry Township and Limerick Township. Carol J. Fritz, 214 Franklin Court, Limerick, PA 19468, Executrix.

**MURRAY**, Sandra L. Newsome, late of West Bradford Township. Joseph B. Newsome, Sr., 1417 Burke Road, West Chester, PA 19380, Administrator. **DAVID C. PATTEN**, Esquire, 306 North Church Street, West Chester, PA 19380, atty.

**O'GRADY**, Helen G., late of East Goshen Township. Eileen M. O'Grady, care of DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, Executrix. DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, atty.

**OSBORNE**, Ralph E., a/k/a Ralph Edson Osborne, JR., late of East Goshen Township. Peggy J. Osborne, 477 Cassatt Court, West Chester, PA 19380, Executrix. MICHAEL J. SANGEMINO, Esquire, 724 Yorklyn Road, Suite 350, Hockessin, DE 19707, atty.

**POORE**, Evangeline H., late of Willistown Township. Evangeline A. Marberger and Mary Catherine Barnes, care of THOMAS F. DELANEY, Esquire, 1528 McDaniel Drive, West Chester, PA 19380, Executrices. THOMAS F. DELANEY, Esquire, Delaney & Scott, P.C., 1528 McDaniel Drive, West Chester, PA 19380, atty.

**REIS**, Barbara E., late of West Bradford Township. Rebecca Kahler-Reis, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673,

Exton, PA 19341-0673, atty.

**RILLO**, Cheryl Mahlin, late of Paoli. Richard P. Riillo, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, Administrator. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, atty.

**SNYDER**, Alice E., late of East Coventry Township. Susanne L. Loal, 2132 Kirtland Place, Hudson, OH 44236, Executrix. THOMAS L. HOFFMAN, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**SOMERS**, Paul D., Jr., late of Easttown Township. Paul D. Somers, III, 4135 Laurel Canyon Blvd., Apt. 9, Studio City, CA 91604, Executor. WAYNE C. BUCKWALTER, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 30 South 17th Street / 19th Fl., Philadelphia, PA 19103, atty.

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**WEBSTER**, Paula E., late of West Bradford Township. Douglas W. Webster, care of WILLIAM L. MCLAUGHLIN, JR., Esquire, 23 South Valley Road, P.O. Box 494, Paoli, PA 19301, Executor. WILLIAM L. MCLAUGHLIN, JR., Esquire, 23 South Valley Road, P.O. Box 494, Paoli, PA 19301, atty.

**WEIGNER**, Robert L., late of West Chester. Joan Chance, 825 Locust Grove Road, West Chester, PA 19382, Executrix. R. KURTZ HOLLOWAY, Esquire, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**YEOMAN**, Esther Rita, a/k/a Rita S. Yeoman, Esther S. Yeoman, late of Caln Township. Michael P. O'Day, 158 E. Chestnut St., Lancaster, PA 17602, Executor. O'DAY LAW ASSOCIATES, 158 E. Chestnut Street, Lancaster, PA 17602, atty.

### 3rd Publication

**BALDWIN**, Helen S., late of West Goshen. John S. Baldwin and Nancy H. Thimm, care of P. RICHARD KLEIN, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. P. RICHARD KLEIN, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**BINGHAM**, Lynne C., late of Kennett Township. Richard C. Bingham, care of P. KRISTEN BENNETT, Esquire, 1313 North Market Street, Wilmington, DE 19899-0951, Executor. P. KRISTEN BENNETT, Esquire, Potter Anderson & Corroon LLP, 1313 North Market Street, P.O. Box 951, Wilmington, DE 19899-0951, atty.

**CAMPIS**, Laura C., a/k/a Laura Craig Campis and Laura Campis, late of Honey Brook Township. Care of JOHN H. POTTS, Esquire, 200 Eagle Road, Suite 106, Strafford Office Building, #2, Wayne, PA 19087-3115, Executor. JOHN H. POTTS, Esquire, Herr Potts & Potts, 200 Eagle Road, Suite 106, Strafford Office Building, #2, Wayne, PA 19087-3115, atty.

**CASTRO**, Mary Ann, late of Malvern. John F. McIntyre, Jr., P.O. Box 471, Unionville, PA 19375, Executor. JOHN F. MCINTYRE, JR., Esquire, P.O. Box 102, West Chester, PA 19381, atty.

**DOYLE**, Joseph T., a/k/a Judge Joseph T. Doyle and Ted Doyle, late of East Goshen Township. Meghan Braun and Rebecca Doyle Bennett, care of F.D. HENNESSY, JR., Esquire, P.O. Box 217, Landsdowne, PA 19050-0217, Executrices. F.D. HENNESSY, JR., Esquire, Hennessy, Bullen & Mc Elhenney, P.O. Box 217, Landsdowne, PA 19050-0217, atty.

**FESPERMAN**, Walter Rowe, a/k/a Walter R. Fesperman and W. Rowe Fesperman, late of East Goshen Township. Hunter F. Hannig, care of CHARLES S. FRAZIER, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, Executor. CHARLES S. FRAZIER, Esquire, Frazier & Roberts, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, atty.

**LONG**, Margaret M., late of Sadsbury Township. Donna L. Trace, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkersburg, PA 19365, Executrix. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkersburg, PA 19365, atty.

**MALONEY**, John Ira, late of Spring City. Edna M. Plasco, 12 W. Fourth Street, Pottstown, PA 19464, Administratrix. RICHARD E. WELLS, Esquire, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**MAY**, Robert A., late of Pennsbury Township. David L. Myers, Esquire, 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.

**MOL**, Jane, late of Birmingham Township. Christine Morgan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**OKADA**, Vera K., late of West Brandywine Township. Donald W. Okada, care of STEPHEN B. MYGATT, Esquire, 300 W. State Street, Suite 302, Media, PA 19063, Executor. STEPHEN B. MYGATT, Esquire, 300 W. State Street, Suite 302, Media, PA 19063, atty.



**PETERS**, Leigh Foster, a/k/a Leigh F. Peters, late of Oxford. Susquehanna Trust & Investment Company, c/o Stephen E. Wenzel, Vice President, 1570 Manheim Pike, Mail Stop 021-STIC, Lancaster, PA 17604-3300, Administrator. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381-3151, atty.

**RAEZER**, William Kenneth, a/k/a W. Kenneth Raezer, late of West Chester Borough. Bette McCarron and Kenneth Raezer, care of JOHN A. WETZEL, Esquire, 101 East Evans Street, Suite A, Walnut Building, West Chester, PA 19380-2600, Administrators. JOHN A. WETZEL, Esquire, Wetzel Gagliardi & Fetter, LLC, 101 East Evans Street, Suite A, Walnut Building, West Chester, PA 19380-2600, atty.

**SAMPSON**, Olive, late of Kennett Square Borough. Richard W. Sampson, 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.

**SANCHEZ**, Maria G. Arguedas, late of West Chester. Alexander Arguedas and Ana Sanchez-Arguedas, care of STANLEY E. LUONGO, JR., Esquire, 213-215 West Miner Street, West Chester, PA 19382, Administrators. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 213-215 West Miner Street, West Chester, PA 19382, atty.

**SMITH**, Barbara Sibley, a/k/a Barbara S. Smith, late of Kennett Square. Michael G. Miller and Roger D. Miller, Jr., care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

**STROMAN**, Kathryn E., late of Valley Township. Donald F. Stroman, 4 Summit Court, Plymouth Meeting, PA 19462, Executor. JOHN E. LINDROS, Esquire, Toscani & Lindros, LLP, 1205 Westlakes Drive, Suite 195, Berwyn, PA 19312, atty.

**WATKINS**, Eugene G., late of Valley Township. Jean W. Ayers, 11126 North Sugar Bluff Road, Monticello, IN 47960 and Douglas H. Watkins, P.O. Box 327, Brandamore, PA 19316, Executrix. KATHLEEN K. GOOD, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WISNESKI**, Theresa A., a/k/a Theresa Wisneski, late of Phoenixville Borough. Susan A. Jones, 518 West High Street, Phoenixville, PA 19460, Executrix. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

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#### FICTITIOUS NAME

Notice is hereby given that BOTTOM LINE COATINGS, with its principal place of business at 2000 Cambridge Road, Honey Brook, PA 19344.

The application has been (or will be) filed on: January 14, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Bottom Line Construction LLC, 2048 Cambridge Road, Honey Brook, PA 19344, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, Solicitor  
Smoker Gard Associates LLP  
912 West Main Street, Suite 402  
New Holland, PA 17557

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#### NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been approved and filed in the Department of State of the Commonwealth of Pennsylvania on January 31, 2013, pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5101, et. seq.

The name of the corporation is Orpheus Foundation.

The purpose or purposes of the corporation are to generally engage in and to do any lawful acts concerning any and all lawful business for which nonprofit corporations may be incorporated under the Pennsylvania Nonprofit Corporation Law of 1988.

CLARE L. MILLINER, Solicitor  
BRUTSCHER, FOLEY, MILLINER & LAND, LLP  
213 East State Street  
Kennett Square, PA 19348

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**1<sup>st</sup> Publication**

**NOTICE OF SHERIFF’S SALE  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 12-01354**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES, 2005-WF1

Vs.

MAXWELL BONDS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF PAMELA BONDS-CELLA A/K/A PAMELA S. BONDS, MADALYN BONDS, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF PAMELA BONDS-CELLA A/K/A PAMELA S. BONDS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAMELA BONDS-CELLA, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAMELA BONDS-CELLA, DECEASED

**NOTICE OF SHERIFF’S SALE OF REAL PROPERTY**

Being Premises: 61 MILITIA HILL DRIVE, WAYNE, PA 19087-5846

Being in TREDYFFRIN TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 43-04-0621

Improvements consist of residential property.

Sold as the property of MAXWELL BONDS, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF PAMELA BONDS-CELLA A/K/A PAMELA S. BONDS, MADALYN BONDS, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF PAMELA BONDS-CELLA A/K/A PAMELA S. BONDS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAMELA BONDS-CELLA, DECEASED

Your house (real estate) at 61 MILITIA HILL DRIVE, WAYNE, PA 19087-5846 is scheduled to be sold at the Sheriff’s Sale on 06/20/2013 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$321,798.74 obtained by, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES, 2005-WF1 (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 11-09484

WELLS FARGO BANK, N.A.

Vs.

JOHN H. POTTS, ESQUIRE, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF RICHARD H. PURDY AND PRESUMED TRUSTEE OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003, GREG A. PURDY, IN HIS CAPACITY AS THE DEVISEE OF THE ESTATE OF RICHARD H. PURDY AND PRESUMED BENEFICIARY OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003, UNKNOWN BENEFICIARIES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003 and UNKNOWN TRUSTEES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003

NOTICE TO: UNKNOWN BENEFICIARIES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003 and UNKNOWN TRUSTEES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003

Being Premises: 104 NORTHSIDE ROAD, ELVERSON, PA 19520-8825
Being in WARWICK TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 19-5-27.1
Improvements consist of residential property.

Sold as the property of JOHN H. POTTS, ESQUIRE, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF RICHARD H. PURDY AND PRESUMED TRUSTEE OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003, GREG A. PURDY, IN HIS CAPACITY AS THE DEVISEE OF THE ESTATE OF RICHARD H. PURDY AND PRESUMED BENEFICIARY OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003, UNKNOWN BENEFICIARIES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003 and UNKNOWN TRUSTEES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003

Your house (real estate) at 104 NORTHSIDE ROAD, ELVERSON, PA 19520-8825 is scheduled to be sold at the Sheriff's Sale on 05/16/2013 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$138,530.85 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

CLASSIFIED ADS SECTION

MEETING SPACE?
Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day - a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

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**NOTICE OF SHERIFF'S SALE**  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 12-03702

PHH MORTGAGE CORPORATION

Vs.

ERIC CARTER, IN HIS CAPACITY AS HEIR OF RUTH S. CARTER, DECEASED, PHILIP CARTER, IN HIS CAPACITY AS HEIR OF RUTH S. CARTER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH S. CARTER, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH S. CARTER, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 171 HILL ROAD, ELVERSON, PA 19520-8966

Being in WARWICK TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 19-6-70

Improvements consist of residential property.

Sold as the property of ERIC CARTER, IN HIS CAPACITY AS HEIR OF RUTH S. CARTER, DECEASED, PHILIP CARTER, IN HIS CAPACITY AS HEIR OF RUTH S. CARTER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH S. CARTER, DECEASED

Your house (real estate) at 171 HILL ROAD, ELVERSON, PA 19520-8966 is scheduled to be sold at the Sheriff's Sale on 06/20/2013 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$121,988.69 obtained by, PHH (the mortgage), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

## ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

### **James C. Schwartzman, Esq.**

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania • Former Federal Prosecutor • Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania • Vice Chair, PA Interest on Lawyers Trust Account Board • Selected by his peers as one of the top 100 Super Lawyers in PA and the top 100 Super Lawyers in Philadelphia • Named by his peers to *Best Lawyers in America* in the areas of legal malpractice and professional responsibility

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**NOTICE OF SHERIFF'S SALE**  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 11-11781

BANK OF AMERICA, N.A.

Vs.

UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE M. TALIAFERRO, DECEASEDHEIR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED  
NOTICE TO: UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE M. TALIAFERRO, DECEASEDHEIR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 520 BLACKHORSE HILL ROAD, COATESVILLE, PA 19320-3313

Being in CITY OF COATESVILLE, County of CHESTER, Commonwealth of Pennsylvania, 16-2-55

Improvements consist of residential property.

Sold as the property of UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE M. TALIAFERRO, DECEASEDHEIR OF THE ESTATE OF LAWRENCE R. TALIAFERRO, DECEASED

Your house (real estate) at 520 BLACKHORSE HILL ROAD, COATESVILLE, PA 19320-3313 is scheduled to be sold at the Sheriff's Sale on 06/20/2013 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$75,483.46 obtained by, BANK OF AMERICA, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

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**1st Publication**

**ESTATE OF MILDRED E. KRENTEL**, late of East Goshen Township, Chester County, Pennsylvania, deceased.

Letters Testamentary on the Estate of the above named, MILDRED E. KRENTEL, deceased, having been granted to the undersigned on January 31, 2013, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executor and Counsel:

Frank W. Hayes, Esquire  
Hayes & Romero  
31 South High Street  
West Chester, PA 19382

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2013-0005R

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

IN RE: INCREASE OF FEES FOR ADOPTION SERVICES

ADMINISTRATIVE REGULATION NO. 3-2013

AND now this 4<sup>th</sup> day of February, 2013, pursuant to the provisions of 42 P.S. § 21032.1, and upon consideration of the petition and request by Terri Clark, Register of Wills and Clerk of the Orphans' Court of Chester County, Pennsylvania, it is hereby ORDERED and DECREED that the petition to increase to the fee schedule to cover the increased expense of providing the following services is GRANTED. The new fees to be charged for these services are set forth below:

Adoption Investigation	850.00
Adoption Investigation Review	125.00
Act 101 Search – Identifying	300.00
Act 101 Search – Non-Identifying	150.00

FILED  
2013 FEB - 4 PM 4:16

These increases will take effect 30 days after publication.

BY THE COURT:

  
JAMES P. MacELREE II, President Judge

CERTIFIED  
FROM THE RECORD  
ATTEST:   
DEPUTY PROTHONOTARY

2/4/13

**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 COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, MARCH 21, 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, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, APRIL 22, 2013. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULED 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. **PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK, OR MONEY ORDER MADE PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHEIFF OF CHESTER CO.** THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

**CAROLYN B. WELSH, SHERIFF**

**1st Publication**

**SALE NO. 13-3-158**  
**Writ of Execution No. 12-06583**  
**DEBT \$216,293.25**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Jenny Meadows made by Chesterland Associates, Inc., West Chester, PA, dated 8/10/1990 and last revised 3/25/1991 and recorded as Plan File No. 11,973 as follows, to wit:

BEGINNING at a point on the north-westerly side of a cul-de-sac known as Lehigh

Drive at a common corner of Lots No. 5 and No. 6 as shown on said Plan; thence from said beginning point and extending along the side of said road on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 65.23 feet to a point, a corner of Lot No.7; thence extending along the same south 86 degrees 30 minutes 30 seconds west 270.70 feet to a point in line of lands now or late of Linda M. Nichols, et al; thence extending along lands of the same north 21 degrees 37 minutes 17 seconds west 148 feet to a point, a corner of lands now or late of Lewis J. Davis, et ux; thence extending along lands of the same and lands now or late of W. Chester Ramsay, III, et ux, north 50 degrees 56 minutes 23 seconds east 284.56 feet to a point; thence north 89 degrees 0 minutes 0 seconds east 52.47 feet to a point a corner of Lot No. 5; thence extending along the same south 18 degrees 44 minutes 41 seconds east 264.99 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TAX Parcel #: 47-4-172.2E

BEING known as: 122 Lehigh Drive, East Fallowfield, PA 19320

BEING the same premises which Lori G. Fallon, single person, by Deed dated 3/25/04 and recorded 3/26/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6101 Page 968, granted and conveyed unto Thomas M. Horrex.

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **THOMAS M. HORREX**

SALE ADDRESS: 122 Lehigh Dr, E. Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **JAY E. KIVITZ, 215-549-2525**

**SALE NO. 13-3-159**  
**Writ of Execution No. 12-08455**  
**DEBT \$236,693.15**

ALL THAT CERTAIN tract of land situate in the Township of Caln, County of Chester and State of Pennsylvania, designated as Lot No. 3 on a Plan of Lots known as Baker Estate dated October 10, 1967 revised October 10, 1967 by Dearmit & Hayes, consulting engineers and surveyors and recorded 11/8/1967 in Plan Book 27 Page 24, as follows, to wit:

BEGINNING at a point on the north right of way line of Longview Drive (50 feet wide) a corner of Lot No. 2; thence from said point of



beginning, and along the land belonging to Lot No. 2 north 00 degrees 25 minutes 15 seconds west, 351.50 feet to a point in the Coatesville Downingtown Bypass north 88 degrees 05 minutes 30 seconds east 215.07 feet to a point, a corner of Lot No. 4; thence along Lot No. 4 south 00 degrees 25 minutes 15 seconds east, 307.43 feet to a point on the north side of cul-de-sac having a radius of 75 feet; thence along said cul-de-sac by a curve to the left having a radius of 75 feet an arc of 69.55 feet the chord thereof being 67.08 feet on a course of south 63 degrees 00 minutes 50 seconds west; thence by a curve to the right having a radius of 50 feet an arc of 46.36 feet the chord thereof being 44.62 feet on a course of south 63 degrees 00 minutes 51 seconds west, to a point on the north right of way line of the aforesaid Longview Drive; thence along the same south 89 degrees 34 minutes 45 seconds west, 115.00 feet to the first mentioned point and place of beginning.

PARCEL # 39-4-58.4K

HAVING erected thereon a dwelling known as 2431 Longview Drive, Coatesville, PA 19320

BEING the same premises of Jay G. Fischer, Executor of the Estate of Hilga R. Johnson aka Hilga E. Johnson, by their Deed dated 6/25/09 and recorded on 7/7/09 in the Recorder of Deeds Office of Chester County, Pennsylvania in Deed Book 7715, Page 144 granting and conveying unto Ernest Paisley and Amy Paisley.

PLAINTIFF: PNC Bank

VS

DEFENDANT: **ERNEST & AMY PAISLEY**

SALE ADDRESS: 2431 Longview Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOIS M. VITTI, 412-281-1725**

**SALE NO. 13-3-160**

**Writ of Execution No. 09-09308**

**DEBT \$182,835.58**

BY virtue of a Writ of Execution No. 09-09308

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 304 Locust Drive, Phoenixville, PA 19460-3622

UPI No. 15-10-154

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$182,835.58

PLAINTIFF: JPMorgan Chase Bank NA (aka)

VS

DEFENDANT: **ANNE M. & PATRICK T. WALLACE**

SALE ADDRESS: 304 Locust Dr, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **COURTENAY R. DUNN, 215-563-7000**

**SALE NO. 13-3-161**

**Writ of Execution No. 10-01491**

**DEBT \$66,519.50**

BY virtue of a Writ of Execution No. 2010-01491-CO

OWNER(S) of property situate in the Third Ward of the City of Coatesville, Chester County, Pennsylvania, being 403 East Chestnut Street, Coatesville, PA 19320-3234

UPI No. 16-6-32

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$66,519.50

PLAINTIFF: Aurora Loan Services LLC

VS

DEFENDANT: **RONALD P. TEDESCO, JR.**

SALE ADDRESS: 403 E. Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAUREN R. TABAS, 215-563-7000**

**SALE NO. 13-3-162**

**Writ of Execution No. 12-04308**

**DEBT \$286,170.42**

BY virtue of a Writ of Execution No. 12-04308

OWNER(S) of property situate in the Township of Kennett, Chester County, Pennsylvania, being 105 Friends Way, Avondale, PA 19311-9631

UPI No. 62-6-62.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$286,170.42

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ANDREA C. & JAMES N. BENDER, SR.**

SALE ADDRESS: 105 Friends Way, Avondale, PA 19311

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

**SALE NO. 13-3-163**  
**Writ of Execution No. 12-05347**  
**DEBT \$95,954.17**

BY virtue of a Writ of Execution No. 12-05347

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 425 Maple Avenue, Coatesville, PA 19320-3601

UPI No. 16-6-641

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$95,954.17

PLAINTIFF: Pennycam Mortgage Investments Trust Holdings LLC

VS

DEFENDANT: **RICHARD COLON**

SALE ADDRESS: 425 Maple Ave., Coatesville, PA 19320

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

**SALE NO. 13-3-164**  
**Writ of Execution No. 11-12318**  
**DEBT \$426,467.32**

BY virtue of a Writ of Execution No. 11-12318

OWNER(S) of property situate in the Township of Londonderry, Chester County, Pennsylvania, being 130 Hemlock Drive, Cochranville, PA 19330-9401

UPI No. 46-2-175

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$426,467.32

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MARY BARANICK**

SALE ADDRESS: 130 Hemlock Dr., Cochranville, PA 19330

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

**SALE NO. 13-3-165**  
**Writ of Execution No. 12-11533**  
**DEBT \$15,651,572.46**

TRACT 1

ALL THAT CERTAIN parcel of land situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described according to a survey prepared by Yerkes Associates, Inc., dated March 22, 1972, as follows, to wit:

BEGINNING at an iron pin, an interior point, the corner of lands now or late of Sun Oil Company and now or late of Porter, Painter & Porter Investment Company, which point is located north 7 degrees, 54 minutes, 00 seconds west, 442.89 feet from a point in the title line in the bed of Lincoln Highway (U.S. Route 30) approximately 461 feet westwardly along said title line from its point of intersection with the title line in the bed of Whitford Road; thence from said beginning point south 87 degrees, 27 minutes, 00 seconds west, 87.16 feet to an iron pin; thence north 27 degrees, 50 minutes, 12 seconds east, 120 feet to a point; thence north 23 degrees, 35 minutes, 55 seconds west, 251.62 feet to an iron pin, thence north 67 degrees, 06 minutes, 59 seconds east, 300 feet, crossing the westerly right-of-way line of Whitford Road, to a point in the title line of Whitford Road; thence south 24 degrees, 06 minutes, 40 seconds east, along said title line 531.20 feet to a spike; thence south 75 degrees, 15 minutes, 00 seconds west, 79.30 feet, recrossing the said westerly title line of Whitford Road, to an iron pin; thence south 73 degrees, 50 minutes, 00 seconds west, 62.40 feet to an iron pin; thence north 16 degrees, 10 minutes, 00 seconds west, 80.00 feet to an iron pin; thence south 73 degrees, 50 minutes, 00 seconds west, 188.60 feet to the point and place of beginning.

BEING Parcel No. 3 on said survey.

CONTAINING 3.079 acres of land, be the same more or less.

BEING UPI No. 41-5-3.0

BEING the same premises which Roberts LeBoutillier and Zelinda LeBoutillier, his wife, by Deed dated December 23, 1996 and recorded May 16, 2000, in the Office of the Recorder of Deeds for Chester County, Pennsylvania, in Record Book 4754, Page 1581, granted and conveyed unto The LeBoutillier Family Partnership.

TRACT 2

ALL THAT CERTAIN tract of land situate in West Whiteland Township, Chester County, Pennsylvania, described according to a survey made by Howard H. Ranck, Registered Surveyors, on August 13, 24, 1959, as follows to wit:

BEGINNING at a point on the title line in the bed of Whitford Road at a corner of land now or late of John R. Thomas; said point being the northeast corner of tract herein described; thence extending from said point of beginning south 21 degrees 29 minutes east along the title line through the bed of Whitford Road 800 feet to a point; thence leaving the said road and crossing the southwesterly side thereof and extending along

the remaining land of Anna Thomas Howell, et al. of which this was formerly a part, the four following courses and distances, to wit: (1) south 68 degrees 31 minutes west 300 feet to an iron pin; (2) south 21 degrees 29 minutes east 251.4 feet to an iron pin; (3) south 29 degrees 58 minutes west 120.2 feet to an iron pin; and (4) south 84 degrees 07 minutes west 1438.2 feet to an iron pin in line of land now or late of William Ball; thence extending along the same north 21 degrees 51 minutes west, 822.8 feet to an iron pin at a post in line of land now or late of William Balderston; thence extending along the lands now or late of William Balderston and John R. Thomas, north 71 degrees 14 minutes east and passing over an iron pin set on the southwesterly side of the said Whitford Road, 1785.6 feet to the first mentioned point and place of beginning.

CONTAINING 39.14 acres of land, be the same more or less.

BEING UPI No. 41-5-3-1

BEING the same premises which Roberts LeBoutillier and Zelinda LeBoutillier, his wife, by Deed dated December 23, 1996 and recoded May 23, 2000, in the Office of the Recorder of Deeds for Chester County, Pennsylvania, in Record Book 4754, Page 1586, granted and conveyed unto the LeBoutillier Family Partnership.

TRACT 3

ALL THAT CERTAIN parcel of land situate in West Whiteland Township, Chester County, Pennsylvania, described according to a survey made by Howard H. Ranck Registered Surveyor, on 8/13, 24/1959, as follows, to wit:

BEGINNING at a point on the title line in the bed of Whitford Road, said point being at the distance of 300 feet measured along the said title line south 21 degrees, 29 minutes east from a corner of land now or late of John R. Thomas; thence extending from said title line 200 feet to a point in remaining land of James Paolini, et ux; of which this was formerly a part; thence extending along the same the three following courses and distances, to wit: (1) south 68 degrees, 31 minutes west crossing the southwesterly side of Whitford Road 240 feet to a stake; (2) north 21 degrees, 29 minutes west 200 feet to a stake (3) north 68 degrees, 31 minutes east recrossing the southwesterly side of Whitford Road, 240 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.13 acres of land, be the same more or less.

BEING UPI No. 41-5-3.2

BEING the same premises which Roberts LeBoutillier and Zelinda LeBoutillier, his

wife, by Deed dated December 23, 1996 and recorded May 16, 2000, in the Office of the Recorder of Deeds for Chester County, Pennsylvania, in Record Book 4754, Page 1591, granted and conveyed unto The LeBoutillier Family Partnership.

TRACT 4

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, Chester County, Pennsylvania, and described according to a Plan of Land on Lincoln Highway to be conveyed by Anna Thomas Howell, made by Howard H. Ranck, Registered Surveyor, dated February, 1966, as follows, to wit:

BEGINNING at a point in the title line of the bed of Lincoln Highway (Route 30) in line of lands of William Ball; thence leaving the title line in the bed of Lincoln Highway, crossing an iron pin on the northwesterly side of Lincoln Highway and extending along lands of William Ball, north 21 degrees 51 minutes west 468.20 feet to an iron pin at a corner of lands of James Paolini; thence extending along lands of James Paolini, north 84 degrees 07 minutes east (passing over an iron pin at 400 feet) 600 feet to an iron pin, a corner of land of Anna Thomas Howell; thence extending along lands of Anna Thomas Howell south 21 degrees 51 minutes east crossing an iron pin on the northwesterly side of Lincoln Highway 468.20 feet to a point on the title line in the bed of Lincoln Highway; thence extending south 84 degrees 07 minutes west along the title line through the bed of Lincoln Highway 600 feet to the first mentioned point and place of beginning.

CONTAINING 6.19 acres of land, more or less.

BEING UPI No. 41-5-3.3

BEING the same premises which Roberts LeBoutillier and Zelinda LeBoutillier, his wife, by Deed dated December 23, 1996 and recorded May 16, 2000, in the Office of the Recorder of Deeds for Chester County, Pennsylvania, in Record Book 4754, Page 1596, granted and conveyed unto The LeBoutillier Family Partnership.

PROPERTY address: 200 North Whitford Road, Exton, PA 19341

SEIZED and taken in execution as the property of The LeBoutillier Family Partnership herein, under Judgment No. 12-11533

PLAINTIFF: Midatlantic Farm Credit  
ACA

VS  
DEFENDANT: **LEBOUTILLIER  
FAMILY PARTNERSHIP THE**

SALE ADDRESS: 200 North Whitford

Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **SUSAN P. PEIPHER, 717-299-1100**

**SALE NO. 13-3-166**

**Writ of Execution No. 08-06555**

**DEBT \$237,328.45**

BY virtue of a Writ of Execution No. 08-06555

OWNER(S) of property situate in the Township of East Marlborough, Chester County, Pennsylvania, being 405 Manor Drive, (formerly known as 414 Manor Drive), Kennett Square, PA 19348

UPI No. 61-5-16.13

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$237,328.45

PLAINTIFF: First Horizon Home Loans (Division of) AKA First Tennessee Bank National Association

VS

DEFENDANT: **CYNTHIA E. & DENNIS G. CLOUD**

SALE ADDRESS: 405 Manor Drive, F/K/A 414 Manor Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **DANIEL GEORGE SCHMIEG, 215-563-7000**

**SALE NO. 13-3-167**

**Writ of Execution No. 07-08697**

**DEBT \$292,264.54**

BY virtue of a Writ of Execution No. 07-08697

OWNER(S) of property situate in West Caln Township, Chester County, Pennsylvania, being 121 Lilly Road, Honey Brook, PA 19344

UPI No. 28-1-105

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$292,264.54

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **STEVEN B. HUTCHINSON and ALICIA J. ANDERSON**

SALE ADDRESS: 121 Lilly Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **COURTENAY R. DUNN, 215-563-7000**

**SALE NO. 13-3-188**

**Writ of Execution No. 11-13037**

**DEBT \$215,109.28**

BY virtue of a Writ of Execution No. 11-13037

OWNER(S) of property situate in the Borough of Oxford, Chester County, Pennsylvania, being 422 Park Street, Oxford, PA 19363-1536

UPI #6-5-43, 6-5-40.4, 6-5-40.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$215,109.28

PLAINTIFF: JPMorgan Chase bank National Association

VS

DEFENDANT: **ZAVALA & SILVIA MAGANA**

SALE ADDRESS: 422 Park St, Oxford, PA 19363

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

**SALE NO. 13-3-169**

**Writ of Execution No. 12-02150**

**DEBT \$192,304.99**

BY virtue of a Writ of Execution No. 2012-02150

OWNER(S) of property situate in the Borough of Oxford, Chester County, Pennsylvania, being 114 Sebastian Drive, Oxford, PA 19363-1128

UPI No. 6-3-47

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$192,304.99

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **FELICIA & FRANK CLAUDIO**

SALE ADDRESS: 114 Sebastian Dr, Oxford, PA 19363

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

**SALE NO. 13-3-170**

**Writ of Execution No. 09-10074**

**DEBT \$285,080.91**

BY virtue of a Writ of Execution No. 09-10074

OWNER(S) of property situate in the Township of East Brandywine, Chester County, Pennsylvania, being 775 Creek Road,

Downingtown, PA 19335-1253  
 UPI No. 30-3-5  
 IMPROVEMENTS thereon: residential dwelling  
 JUDGMENT amount: \$285,080.91  
 PLAINTIFF: Chase Home Finance LLC  
 VS  
 DEFENDANT: **PETER & ROBERTA RAFFETTO**  
 SALE ADDRESS: 775 Creek Rd, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **MICHELE M. BRADFORD, 215-563-7000**

**SALE NO. 13-3-171**  
**Writ of Execution No. 09-10665**  
**DEBT \$347,002.37**

ALL THAT CERTAIN lot or piece of ground situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Brandywine Manor Farms, II made by DeArmit and Hayes dated 3/22/1965, as follows, to wit:

BEGINNING at a point on the northerly side of Gloucester Drive (50 feet wide) measured the 2 following courses and distances from a point of curve on the easterly side of Wythe Drive (50 feet drive): (1) leaving Wythe Drive on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 40.43 feet to a point of tangent on the northerly side of Gloucester Drive and (2) along same north 64 degrees 50 minutes east 151.77 feet to the place of beginning along easterly side of Lot 21 north 25 degrees 10 minutes west 280.00 feet to point in line of land known as the recreation area; thence along said land north 64 degrees 40 minutes east 150 feet to a point a corner of Lot 23; thence along westerly side of Lot 23 south 25 degrees 10 minutes east 280 feet to a point on the northerly side of Gloucester Drive; thence along the northerly side of Gloucester Drive; thence along side of Gloucester Drive south 64 degrees 50 minutes west 150 feet to the first mentioned point and place of beginning.

CONTAINING 0.964 acres of land, be the same more or less.

HAVING erected thereon a dwelling known as 16 Gloucester Drive, Downingtown, PA 19335.

BEING Lot 22 on said Plan.

BEING Parcel #30-1R-19.

BEING the same premises which John W. Duncan and Lisa C. Duncan, by their Deed

dated 07/21/2008 and recorded 07/29/2008 in the Recorder of Deeds Office of Chester County, PA in Deed Book 7487, Page 1843, granted and conveyed unto Thomas F. Mulville and Barbara S. Mulville, as joint tenants with the right of survivorship.

PLAINTIFF: Thomas Milville  
 VS  
 DEFENDANT: **THOMAS & BARBARA MULVILLE**  
 SALE ADDRESS: 16 Gloucester Dr, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **LOUIS P. VITTI, 412-281-1725**

**SALE NO. 13-3-172**  
**Writ of Execution No. 12-07066**  
**DEBT \$234,059.50**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements, hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision site plan for John Reynolds by Neduecky Associates, Ltd., Land Planners and Engineers, Exton, PA, dated 3-10-88, last revised 5-17-88 and recorded 6-16-88 as Plan #8450 as follows to wit:

BEGINNING at a point on the south-westerly right of way line of Barn Hill Road (50 feet wide), said point being the southeast corner of Lot #1 (as shown on said Plan); thence from said point beginning and extending along the aforesaid right of way line south 50° 19' 40" east 100.15 feet to a point in the bed of an access easement, said point also being a corner of Lot #3; thence leaving the aforesaid right of way line, though the center of the aforesaid easement and extending along Lot #3 the 3 following courses and distances;

1) SOUTH 42°03'35" west 60.00 feet to a point, thence

2) SOUTH 71°09'04" west 91.80 feet to a point, thence

3) SOUTH 42°03'36" west 50.00 feet to a point in line of lands now or late of Szabo, said point also being the southwest corner of Lot #3; thence extending long lands of Szabo aforesaid north 47°36'32" west 83.00 feet to point in line of lands now or late of Brinton Woods, said point also being a corner of lands of Szabo aforesaid; thence extending along lands of Brinton Woods aforesaid north 42°03'36" east 27.00 feet to a point, said point being the southwest corner of Lot #1; thence leaving lands of Brinton Woods aforesaid and extending along Lot #1 the 2 following courses and distances;

1) SOUTH 47°56'32" east 127.60 feet to a point, thence

2) NORTH 42°03'36" east 159.10 feet to the first mentioned point and place of beginning  
MORE commonly known as: 1114 Fernhill Rd, West Chester, PA 19380

TAX Parcel #: 52-03-0177.060

BEING the same premises which Anthony E. DiFrancesco and Anna M. DiFrancesco, his wife, an undivided one half interest, by Deed dated 12/15/89 and recorded 12/29/89, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 1832 Page 357, granted and conveyed unto Anthony S. DiFrancesco and Geraldine M. DiFrancesco, his wife, an undivided one half interest.

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **ANTHONY S. & GERALDINE M. DIFRANCESCO**

SALE ADDRESS: 1114 Fernhill Road, West Chester, PA 19380

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

**SALE NO. 13-3-175**

**Writ of Execution No. 10-14688**

**DEBT \$1,151.19**

DOCKET No. 10-14688

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

TAX Parcel No. 39-1-46.12

PROPERTY address: 6 Granger Lane, Caln Township, Pennsylvania.

PLAINTIFF: Township of Caln

VS

DEFENDANT: **MICHAEL ANTHONY CAZILLE**

SALE ADDRESS: 6 Granger Lane, Coatesville, PA 19320

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

**SALE NO. 13-3-176**

**Writ of Execution No. 11-09400**

**DEBT \$321,996.45**

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

BEING known as 30 Oak Lane,

Berwyn, PA 19312

PARCEL Number: 43-10F-72

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America NA (SUCC) aka BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **JEFFREY D. SLOAN**  
SALE ADDRESS: 30 Oak Lane, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **KASSIA FIALKOFF, 856-669-5400**

**SALE NO. 13-3-177**

**Writ of Execution No. 08-13714**

**DEBT \$106,153.29**

ALL THAT CERTAIN message and lot of land with the hereditaments and appurtenances, situate in the Township of West Goshen, Chester County, Pennsylvania, being Lot numbered ninety-five and the west half of Lot numbered ninety-six, adjoining said Lot numbered ninety-five in Plan of Chatwood, laid out for Johnston T. Wilson, recorded in the Office for Recording of Deeds, in and for the said County, in Plan Book No. 1 Page 56, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Lot numbered ninety-five in the middle of Orchard Avenue; thence eastwardly along said middle line forty-five feet to a corner of lands now or late of George C. Sadler; thence along said other land southwardly by a line dividing lot numbered ninety-six into two equal parts, one hundred forty-seven and five tenths feet, (erroneously set forth in prior conveyance as one hundred forty feet and five tenths of a foot) to the middle line of Sycamore Alley; thence westwardly along the middle line of said alley, forty-five feet to the southeast corner of Lot numbered ninety-four; thence northwardly along said Lot, one hundred and forty-seven and nine tenths feet to the place of beginning.

BEING known as 834 Orchard Avenue, West Chester, PA 19382

PARCEL ID #52-05F-0172

UPI #52-5F-172

BEING the same premises which Elva Carr Huber by Deed dated 3/05/1975 and recorded on 3/07/1975 in Book E 45 Page 95 in the Office of the Recorder of Deeds conveyed unto Steven James Volk and Christine A. Volk.

PLAINTIFF: Deutsche Bank Trust Company Americas (FKA)



VS  
 DEFENDANT: **CHRISTINE &  
 STEVEN VOLK**

SALE ADDRESS: 834 Orchard  
 Avenue, West Chester, PA 19382

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

**SALE NO. 13-3-178**  
**Writ of Execution No. 12-08719**  
**DEBT \$410,513.86**

SITUATE in Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision of Albert G. Hultz, made by Coventry Associates, Engineering and Surveying, Pottstown, PA dated 2/1/86 as follows, to wit:

BEGINNING at a point on the north-westerly ultimate right of way line of Black Horse Road (T-477), a corner of Lot 2 on said Plan; thence extending from said point of beginning along said Lot 2, north (incorrectly given on aforesaid Plan as south) 15 degrees 23 minutes 54 seconds west 438.40 feet to a point a corner in line of land now or late of Fetters; thence extending along said land north 83 degrees 43 minutes 45 seconds east 151.85 feet to a point a corner of other land now or late of Hultz; thence extending along said land south 15 degrees 23 minutes 54 seconds east (incorrectly given on aforesaid Plan as west) 418.93 feet to a point on the ultimate right of way line of Black Horse Road, aforesaid; thence extending along the same south 76 degrees 22 minutes west 150.00 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

TAX Parcel #: 32-1-5.11

BEING known as: 220 Black Horse Road, Chester Springs, PA 19425

BEING the same premises which Thomas D Schmidt and Robin K Schmidt, husband and wife, by Deed dated 3/27/97 and recorded 4/2/97, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4158 Page 1018, granted and conveyed unto Heidi M Canfield.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **ERIC & HEIDI M.  
 CANFIELD**

SALE ADDRESS: 220 Black Horse Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ANDREW  
 F. GORNALL, 215-267-1322**

**SALE NO. 13-3-180**  
**Writ of Execution No. 08-09805**  
**DEBT \$242,596.74**

BY virtue of a Writ of Execution No. 2008-09805-CO

OWNER(S) of property situate in the Borough of Malvern, Chester County, Pennsylvania, being 107 Mountain Laurel Lane, Malvern, PA 19355-2554

UPI No. 02-04-0005.01D

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$242,596.74

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MARGARET &  
 SEAN LYNCH**

SALE ADDRESS: 107 Mountain Laurel Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JAIME  
 LYNN McGUINNESS, 215-563-7000**

**SALE NO. 13-3-181**  
**Writ of Execution No. 06-08050**  
**DEBT \$923,609.30**

ALL THAT CERTAIN tract of land, together with the three story stone dwelling house and frame bank barn erected thereon situate in the Township of Warwick, County of Chester and State of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a corner marked by a rail monument on the south side of the Macadam State Highway leading from Warwick to Hopewell; thence along the southern side of said highway north 82 degrees 45 minutes east a distance of 263 feet 10 1/2 inches to a corner marked by a rail monument thence leaving said highway and along property belonging to William Care, the two following courses and distances viz: (1) north 89 degrees 22 minutes east a distance of 717 feet 7 and 3/4 inches to a corner marked by a white oak tree; (2) north 74 degrees 59 minutes east a distance of 366 feet 8 1/4 inches to a corner marked by a rail monument thence along property belonging to the E. and G. Land Company north 77 degrees 29 minutes east a distance of 65 feet 7 inches to a corner marked by a rail monument; thence along property belonging to the United States of America the eight following courses and distances viz: (1) south 5 degrees 16 minutes west a distance of 1141 feet 10 1/2 inches to a corner marked by a wooden post; (2) north 83 degrees 35



minutes west a distance of 447 feet 3 inches to a corner marked by a rail monument; (3) south 78 degrees 53 minutes west a distance of 29 feet 4 1/4 inches to a corner marked by a rail monument; (4) north 87 degrees 15 minutes west a distance of 462 feet 0 inches to a corner marked by a rail monument near the edge of French Creek; (5) north 34 degrees west a distance of 174 feet 10 and 3/4 inches to a corner marked by a beech tree near the edge of French Creek; (6) north 58 degrees west a distance of 94 feet and 1/2 an inch to a corner marked by a rail monument at the edge of French Creek; (7) north 84 degrees west a distance of 46 feet 2 and 1/2 inches to a corner marked by a white oak tree near the edge of French Creek; (8) south 74 degrees 45 minutes west a distance of 98 feet 0 inches to a corner marked by a planted stone near the edge of French Creek; thence along property belonging to William H. Painter, north 15 degrees 46 minutes west a distance of 380 feet 1 inch to a corner marked by a rail monument; thence along residue portion of property belonging to Elizabeth F. Care and Hunter Care, her husband, north 8 degrees 29 minutes east a distance of 417 feet 7 and 3/4 inches to a corner marked by a rail monument.

TOGETHER with the right and privilege of egress, ingress and regress end to the free and uninterrupted use of a 14 feet wide land, extending westwardly from the western boundary line of the farm herein described, to the Warwick-Hopewell Road and passing to the south of a frame store building now or late of Elizabeth F. Care and Hunter Care, the line of which said land is now at present fixed upon the ground; said land shall be for the perpetual use of the Grantee herein, his heirs, executors and assigns.

PARCEL No. 19-2-52

BEING the same premises which Eric M. Flaxenburg and Jean S. Flaxenburg, by Deed dated June 27, 1978 and recorded in the Chester County Recorder of Deeds Office on July 7, 1978 in Deed Book E53, Page 514, granted and conveyed unto Eric M. Flaxenburg and Jean S. Flaxenburg.

PLAINTIFF: JPMorgan Chase Bank NA (Trustee) (D/B/A) AKA American Business Creditinc

VS

DEFENDANT: **JEAN S. & ERIC M. FLAXENBURG**

SALE ADDRESS: 600 Pine Swamp Road, Elverson, PA 19520

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

**SALE NO. 13-3-182**  
**Writ of Execution No. 12-08576**  
**DEBT \$139,726.26**

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

BEING known as 100 Winding Way a/k/a 100 Winding Way, Unit A-20, (East Caln Township), Downingtown, PA 19335

PARCEL Number: 40-02-0519

IMPROVEMENTS: residential property

PLAINTIFF: PNC Bank

VS

DEFENDANT: **JENNIFER WRIGHT**

SALE ADDRESS: 100 Winding Way aka 100 Winding Way Unit A, Downingtown, PA 19335

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

**SALE NO. 13-3-183**  
**Writ of Execution No. 12-06565**  
**DEBT \$530,951.17**

BY virtue of a Writ of Execution No. 2012-06565

OWNER(S) of property situate in the North Coventry Township, Chester County, Pennsylvania, being 1000 Circle Court, Pottstown, PA 19465-7891

UPI No. 17-7-460

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$530,951.17

PLAINTIFF: HSBC Bank USA,

VS

DEFENDANT: **DEBRA L. & THOMAS P. (JR.) MEARS**

SALE ADDRESS: 1000 Circle Court, Pottstown, PA 19465

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

**SALE NO. 13-3-184**  
**Writ of Execution No. 07-09484**  
**DEBT \$1,018.74**

DOCKET No. 07-09484

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

TAX Parcel No. 39-3H-48

PROEPRTY address: 209 Katherine Lane, Coatesville, Pennsylvania 19320

PLAINTIFF: Caln Township Of VS

DEFENDANT: **KENNETH L. PATTON**

SALE ADDRESS: 209 Katherine Lane, Coatesville, PA 19320

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

**SALE NO. 13-3-185**

**Writ of Execution No. 09-06982**

**DEBT \$114,143.56**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Bavis and Wray, Civil Engineers and Surveyors and known and designated as Lot #56 on the Plan of Overlook Park, Section "A" (Sub-division Plan 14), dated March 8th, 1949 and revised March 24th, 1949 and May 6th, 1949; said plan being recorded in the Office for the Recording of Deeds in West Chester, County of Chester, Pennsylvania, on October 3rd, 1949 in Plan Book No. 2, Page 94, and being more fully described as follows, to wit:

BEGINNING at a point on the easterly side of Locust Drive (formerly known as Carli Road), at the distance of sixty six feet measured south fifteen degrees, fifty seven minutes, fifteen seconds west, from the point formed by the intersection of the said easterly side of Locust Drive (fifty feet wide) with the southerly side of Washington Avenue (formerly known as Neville Drive) (fifty feet wide) if both were extended; thence south seventy four degrees, two minutes, forty five seconds east, one hundred twenty five feet to a point, thence north fifteen degrees, fifty seven minutes fifteen seconds east, sixty six feet to a point on the southerly side of Washington Avenue; thence by the same, north seventy four degrees, two minutes, forty five seconds west, one hundred five feet to a point of curve; thence by the arc of a circle curving to in a counter clock wise direction having a radius of twenty feet, the arc distance of thirty one and forty two one-hundredths feet to a point of tangency on the easterly side of Locust Drive; thence by the same, south fifteen degrees, fifty seven minutes, fifteen seconds west, forty six feet to the first mentioned point and place of beginning.

BEING No. 72 Washington Avenue,

Borough of Phoenixville, Chester County, PA.

BEING UPI #15-10-121

BEING the same premises which John W. Borelly and Stephanie F. Borelly, by Deed dated April 12, 2001 and recorded in the Office of the Recorder of Deeds of Chester County on April 26, 2001 in Deed Book Volume 4942, Page 483, granted and conveyed unto David L. Nauroth.

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **DAVID L. NAUROTH**

SALE ADDRESS: 72 Washington Ave, Phoenixville, PA 19460

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

**SALE NO. 13-3-186**

**Writ of Execution No. 12-05556**

**DEBT \$200,103.93**

ALL THAT CERTAIN unit or parcel of ground, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania and designated and shown on title plan of "Weatherstone" made by Robert F. Harsh & Associates, Inc., Consulting Engineers, West Chester, PA, dated 8/24/1979, recorded 10/2/1980 at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Plan File #3190 and designated as Unit 1001.

UNDER and subject to Declaration of Restrictions, Covenants and Easement of Weatherstone as set forth in Deed recorded 7/3/1979 in Misc. Deed Book 446, Page 537.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, playground area and streets or avenues as shown on Plan of Weatherstone, dated 8/24/1979 and recorded 10/2/1980 in Plan File #3190 as a means of ingress, egress and regress from the property herein described to the said playground, parking areas, streets or avenues in common with the owners, tenants and occupiers of the other lots or tracts of ground in the said Plan of Weatherstone

BEING Chester County Tax Parcel Number 54-1-247.

BEING the same premises which Josephine C. Mandeville, by Deed dated January 8, 2003 and recorded in the Office of the Recorder of Deeds of Chester County on January 24, 2003, at Deed Book Volume 5546, Page 796, granted and conveyed unto Rose Englander. Upon the death of Rose Englander, title vest solely in her Estate, by

operation of law.

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **STACEY E. TURN-**

**ER**

SALE ADDRESS: Executrix of the Estate of Rose G. Englander, 1001 Weatherstone Drive, Paoli, PA 19301

PLAINTIFF ATTORNEY: **BRIAN M. KILE, 412-281-7650**

**SALE NO. 13-3-187**

**Writ of Execution No. 10-10634**

**DEBT \$163,729.09**

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Property owned by Harold Umble made by K.R. Comstock, Jr., Registered Land Surveyor of Glenmore, PA. Dated June 29, 1978 as follows:

BEGINNING at an iron pin on the northwest curb line of Spruce Street, a corner of Lot #2 as shown on said Plan, said point being 75.00 feet, south 56 degrees, 31 minutes, 38 seconds west from an iron pin a corner of land now or late of Norman Devine, Jr., which said point is 668.50 feet measured southwestwardly from a point on the westerly curb line of Main Street; thence extending from said point of beginning, along the northwest curb line of said Spruce Street, 56 degrees, 31 minutes, 30 seconds west, 75.00 feet to an iron pin in line of land now or late of G.D. Martin; thence extending along the same, north 33 degrees, 30 minutes, 30 seconds west, 199.77 feet to an iron pin inline of land now or late of William Van Houten; thence extending along the same north 46 degrees, 34 minutes, 30 seconds east, 75.25 feet to a point, the northwesterly corner of Lot #2; thence extending along the same south 33 degrees 26 minutes east 199.70 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

BEING UPI #12-4-29.3

BEING the same premises which Barbara K. McComsey formally known as Barbara K. Ingram, by Deed dated February 28, 2003 and recorded in the Chester County Recorder of Deeds Office on March 10, 2003 in Deed Book 5600, Page 1966, granted and conveyed unto Jared Steffy and Kimberly A. Long.

PLAINTIFF: Chase Home Finance LLC (FKA) FKA Chase Manhattan Mortgage Corp

VS

DEFENDANT: **JARED STEFFY and KIMBERLY A. LONG**

SALE ADDRESS: 989 Spruce Street, Honey Brook, PA 19344

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

**SALE NO. 13-3-188**

**Writ of Execution No. 12-02920**

**DEBT \$400,424.01**

BY virtue of a Writ of Execution No. 12-02920

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 334 Elmhurst Drive, Chester Springs, PA 19425-3805

UPI No. 32-2-417

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$400,424.01

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **MELVINIA & SELESTER ROBINSON**

SALE ADDRESS: 334 Elmhurst Drive, Chester Springs, PA 19425

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

**SALE NO. 13-3-189**

**Writ of Execution No. 11-04334**

**DEBT \$133,873.27**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Everett T. Lang, Inc., by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pa., dated 6/9/87, revised 8/7/87, as follows, to wit:

BEGINNING at a point on the southwesterly side of West Sixth Avenue (33 feet wide) measured south 18 degrees 47 minutes east, 170.67 feet from the intersection of said southwesterly side of West Sixth Avenue with the southeasterly side of Charles Street (as extended) (30 feet wide); thence extending from said beginning point along said southwesterly side of said West Sixth Avenue, south 15 degrees 47 minutes east, 66.66 feet to a point a corner of Lot #3 on said Plan; thence extending along the same, south 71 degrees 13 minutes west, 110 feet to a point on the

northeasterly side of Water Street (unopened); thence extending along the same, north 18 degrees 47 minutes west, 66.56 feet to a point a corner of Lot #1 on said Plan; thence extending along the same, north 71 degrees 13 minutes east, 110 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

BEING Registry Parcel #16-9-94.3A.

VESTED by special warranty deed, dated 03/27/1998, given by Kenneth T. Fisher and Kathleen M. Fisher, husband and wife to Patricia Conover, a single person, her heirs and assigns and recorded 8/12/1999 in Book 4617 Page 1292

REAL property owner: Patricia Conover

PREMISES being known as: 10 West 6th Avenue, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-9-94.3A.

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **PATRICIA**

**CONOVER**

SALE ADDRESS: 10 West 6th Avenue, Coatesville, PA 19320

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

**SALE NO. 13-3-190**

**Writ of Execution No. 11-12365**

**DEBT \$139,441.46**

BY virtue of a Writ of Execution No. 11-12365

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 18 Seabury Lane, Downingtown, PA 19335-1544

UPI No. 32-3-11.4F

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$139,441.46

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **GREGORY M.**

**DALY**

SALE ADDRESS: 18 Seabury Ln, Downingtown, PA 19335

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

**SALE NO. 13-3-191**

**Writ of Execution No. 09-01947**

**DEBT \$215,633.53**

BY virtue of a Writ of Execution No. 09-01947

OWNER(S) of property situate in the Township of Lower Oxford, Chester County, Pennsylvania, being 1783 Baltimore Pike, Oxford, PA 19363-2500

UPI No. 56-4-56

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$215,633.53

PLAINTIFF: Taylor Bean & Whitaker Mortgage Corp

VS

DEFENDANT: **JESSICA L. PERYEA**

SALE ADDRESS: 1783 Baltimore Pike, Oxford, PA 19363

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

**SALE NO. 13-3-192**

**Writ of Execution No. 11-12539**

**DEBT \$200,619.30**

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

BEING known as 544 Wacousta Court, Oxford, PA 19363

PARCEL Number: 69-07-0086.080

IMPROVEMENTS: residential property

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

VS

DEFENDANT: **MYRTELINA VIL-LAFANE (IND) (ADMIN)**

SALE ADDRESS: 544 Wacousta Ct, Oxford, PA 19363

PLAINTIFF ATTORNEY: **KASSIA FIALKOFF, 856-669-5400**

**SALE NO. 13-3-193**

**Writ of Execution No. 12-08138**

**DEBT \$57,219.01**

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

BEING known as 58 Old Forge

Crossing, Devon, PA 19333  
 PARCEL Number: 43-5-451  
 IMPROVEMENTS: residential property

PLAINTIFF: Bank of America NA  
 VS  
 DEFENDANT: **TIMOTHY JOHN HOWE, JR.**  
 SALE ADDRESS: 58 Old Forge Crossing, Devon, PA 19333  
 PLAINTIFF ATTORNEY: **SALVATORE CAROLLO, 856-669-5400**

**SALE NO. 13-3-194**  
**Writ of Execution No. 12-05891**  
**DEBT \$72,620.98**

ALL THAT CERTAIN tract of land together with the dwelling house thereon erected situate 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 on the east curb line of Union Avenue, distant eighty-four and six hundredths feet southwardly from the south curb line of Madison Street; thence north seventy-six degrees twenty-six minutes east and passing through the middle dividing partition between this house being 209 Union Avenue and the house immediately adjacent on the north, one hundred five and twenty-six hundredths feet to a point in other lands of the Grantors; thence south thirteen degrees forty-six minutes east, nineteen and ninety hundredths feet to a stake; thence south seventy-six degrees fourteen minutes west, one hundred five and twenty-six hundredths feet to a drill hole in the curb line of Union Avenue; thence north thirteen degrees forty-six minutes west, twenty and twenty-seven hundredths feet to the point and place of beginning.

CONTAINING two thousand and one hundred fourteen and fifteen hundredths square feet of land, be the same more or less.

TAX Parcel #: 16-9-376  
 BEING known as: 209 Union Street, Coatesville, PA 19320

BEING the same premises which Andrea M. Levenite by Deed dated 7/31/98 and recorded 8/12/98, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4400 Page 126, granted and conveyed unto Aaron S. Jennings and Laticia S. Jennings, husband and wife.

PLAINTIFF: JPMorgan Chase Bank  
 VS  
 DEFENDANT: **AARON & LATICIA**

**JENNINGS**  
 SALE ADDRESS: 209 Union St, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **JAY E. KIVITIZ, 215-549-2525**

**SALE NO. 13-3-195**  
**Writ of Execution No. 12-02546**  
**DEBT \$56,829.64**

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

BEGINNING at a post or stone in the south side of the Philadelphia and Lancaster Turnpike Road a corner of land now or late of Daniel Clark; thence along said road south eighty seven and one half degrees west thirty feet to a stone a corner of land now or late of Mordecia Lincoln; thence by the same south three degrees east one hundred eighty seven feet two inches to stone on the north side of an alley; thence north eighty seven and one half degrees east thirty feet to a stone a corner of said land now or late of Dniel Clark; thence by said land north three degrees west one hundred eighty seven feet two inches to the place of beginning.

CONTAINING twenty square perches of land be the same more or less, with the free use and benefit of a well pump near the southwest corner of the dwelling house on the premises hereby created.

TAX Parcel #37-2Q-35  
 BEING known as: 2942 Lincoln Highway, P.O. Box 275, Sadsburyville, PA 19369

BEING the same premises which Russell R. Enoches and Joan M. Enoches, his wife, by Deed dated 1/29/93 and recorded 2/3/93, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 3493 Page 290, granted and conveyed unto Douglas Norman McGuigan and Sharon J. Sturges and the said defendant Douglas Norman McGuigan departed this life on 5/25/08, vesting title solely in Sharon J. Sturges, Becky McGuigan and Jessica McGuigan.

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

VS  
 DEFENDANT: **BECKY & JESSICA McGUIGAN and SHARON J. STURGES**  
 SALE ADDRESS: 2942 Lincoln Highway, PO Box 275, Sadsburyville, PA 19369

AND 2942 Lincoln Hwy, Sadsburyville, PA 19369  
 PLAINTIFF ATTORNEY: MICHAEL  
 TIMOTHY McKEEVER, 866-413-2311

**SALE NO. 13-3-196**  
**Writ of Execution No. 11-12776**  
**DEBT \$1,530,590.25**

ALL THAT CERTAIN lot or piece of ground, situate in the Townships of West Whiteland and West Goshen, bounded and described to a boundary plan of the Sorber property, prepared by Site Date Imaging, inc., dated 8/26/99, as follows, to wit:

BEGINNING at a point in the title line in the bed of Kirkland Avenue as shown on said survey; thence from said point of beginning, through the bed of said Kirkland Avenue the three following courses and distances: (1) north 79 degrees 56 minutes 00 seconds east 15.89 feet (2) north 84 degrees 35 minutes 00 seconds east 143.60 feet (3) south 89 degrees 29 minutes 00 seconds east 56.36 feet to a point; thence south 16 degrees 34 minutes 00 seconds east 385.19 feet to a point; thence north 89 degrees 10 minutes 00 seconds east 204.21 feet to a point in the title line in the bed of Wexford Drive; thence through the bed of Wexford Drive south 16 degrees 34 minutes 00 seconds east 188.07 feet to a point; thence south 89 degrees 10 minutes 00 seconds west 135.00 feet to a point; thence south 00 degrees 50 minutes 00 seconds east 213.13 feet to a point; thence south 89 degrees 10 minutes 00 seconds west 234.51 feet to a point; thence north 16 degrees 06 minutes 01 seconds west 779.72 feet to a point in the title line in the bed of Kirkland Avenue, beginning the first mentioned point and place of beginning.

BEING UPI 52-2-44

BEING the same premises which James C. Sorber and Sally Sorber, Administratrix/Trustee under the will of Myra A. Sorber, by indenture dated 09-27-07 and recorded 09-27-07 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 7274 Page 2186 granted and conveyed unto 4 Kirkland Avenue Holdings, LP.

PARCEL Nos. 52-02-0044.460; 52-02-0044.410; 41-08-0277; 41-08-0276; and 41-08-0275

PLAINTIFF: Parke Bank

VS

DEFENDANT: **4 KIRKLAND AVENUE HOLDINGS LP**

SALE ADDRESS: 1500 Sorber Dr, W. Whiteland, 1503 Sorber Dr, W. Whiteland, PA and 1504 Sorber Dr, W. Whiteland, PA

PLAINTIFF ATTORNEY: **PHILLIP DAVID BERGER, 610-668-0774**

**SALE NO. 13-3-197**  
**Writ of Execution No. 12-01792**  
**DEBT \$336,222.15**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, last revised 7/2/2004 and recorded in Chester County as Plan No. 17236 as follows, to wit

BEGINNING at a point on the south-westerly side of North Savanna Drive, a corner of Lot #291 as shown on said Plan; thence from said point of beginning, along the said side of North Savanna Drive on the arc of circle curving to the right having radius of 150.00 the arc distance of 90.41 feet to a corner of Lot #289; thence along Lot #289 south 70 degrees 51 minutes 03 second west 124.31 feet to a point in line of Open Space; thence along said Open Space the two following courses and distances (1) north 18 degrees 40 minutes 57 seconds west 3.28 feet (2) north 15 degrees 40 minutes 11 seconds east 31.37 feet to a corner of Lot #291; thence along Lot #291 north 33 degrees 23 minutes 40 seconds east 81.79 feet to the first mentioned point and place of beginning.

BEING Lot #290 as shown on said Plan.

BEING UPI 18-1-485.

TAX Parcel #: 18-01-0485

BEING known as: 85 N. Savanna Drive, Pottstown, PA 19465

BEING the same premises which NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Deed dated 8/28/06 and recorded 9/20/06, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6958 Page 1083, granted and conveyed unto Johnathan E. Smith and Hilary A. Smith, husband and wife

PLAINTIFF: Bank of America NA  
 VS

DEFENDANT: **HILARY A. & JOHNATHAN E. SMITH**

SALE ADDRESS: 85 N. Savanna Dr, Pottstown, PA 19465

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



**SALE NO. 13-3-198**  
**Writ of Execution No. 08-05967**  
**DEBT \$886,967.32**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyfffin, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of Glenhardie North made by Yerkee Engineering Co., Bryn Mawr, Pennsylvania, dated April 18, 2967 and last revised February 27, 1970 as follows, to wit:

BEGINNING at a point on the north-westerly side of North Thomas Road (50 feet wide) which point is measured the four (4) following courses and distances from a point of curve on the northerly side of Gulph Road (various widths) (as shown on said Plan): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north 9 degrees, 15 minutes, 50 seconds west 53.37 feet to a point of curve; (3) on a line curving to the right having a radius of 218.83 feet the arc distance of 258.56 feet to a point of tangent; and (4) north 58 degrees, 26 minutes east, 202 feet to the point and place of beginning; thence extending from said beginning point north 31 degrees, 34 minutes west, 200 feet to a point in the line of land of late of Valley Forge State Park; thence extending along the same north 58 degrees, 26 minutes east, 150 feet to a point; thence extending south 31 degrees 34 minutes east, 200 feet to a point on the northwesterly side of North Thomas Road; thence extending along the same south 58 degrees, 26 minutes west, 150 feet to the first mentioned point and place of beginning.

CONTAINING 30,000 square feet of land, be the same more or less.

BEING Lot No. 10 as shown on said Plan.

BEING UPI #43-1R-24

TITLE to said premises vested in Sharon M. Jackson, an individual by Deed from Cornerstone Newtown Square Associates, L.P., a Pennsylvania Limited Partnership dated 09/03/08 and recorded on 09/10/08 in the Delaware County Recorder of Deeds in Book 04429, Page 0923.

BEING known as 623 Thomas Jefferson Road, Wayne, PA 19087

TAX Parcel Number: 43-1R-24

RESIDENTIAL dwelling

PLAINTIFF: Deutsche Bank National Trust Company (Trustee)

VS

DEFENDANT: **HARSHA and MUKESH SAVANI**

SALE ADDRESS: 623 Thomas Jefferson Road, Wayne, PA 19087

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

**SALE NO. 13-3-199**  
**Writ of Execution No. 09-00514**  
**DEBT \$202,907.09**

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

BEING known as 75 West Central Avenue, Paoli, PA 19301

PARCEL Number: 43-09L-0029

IMPROVEMENTS: residential property

PLAINTIFF: Deutsche Bank National Trust Company (Trustee)

VS

DEFENDANT: **BRENDA BROWN (aka) aka BRENDA J. BROWN**

SALE ADDRESS: 75 West Central Avenue, Paoli, PA 19301

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

**SALE NO. 13-3-200**  
**Writ of Execution No. 12-02545**  
**DEBT \$313,927.22**

ALL THAT CERTAIN unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 Page 1016, et seq. First Amendment to Declaration recorded in Book 7229 Page 314, Second Amendment to Declaration recorded in Book 7345 Page 2155, Third Amendment to Declaration recorded in Book 7397 Page 2310, Fourth Amendment to Declaration as set forth in Record Book 7412 Page 2209, Fifth Amendment to Declaration as set forth in Record Book 7440 Page 556, Sixth Amendment to Declaration as set forth in Book 7454 Page 037 and any and all amendments hereto. Being designated as Unit 326 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate



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

TAX Parcel #: 38-1-226

BEING known as: 326 Larose Drive, Coatesville, PA 19320

BEING the same premises which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated 8/29/08 and recorded 9/15/08, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7515 Page 1386, granted and conveyed unto Rory A. Bussey, married man.

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

VS

DEFENDANT: RORY A. BUSSEY

SALE ADDRESS: 326 Larose Drive, Coatesville, PA 19320

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

**SALE NO. 13-3-201**

**Writ of Execution No. 10-02850**

**DEBT \$355,566.19**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Goshen, County of Chester, State of Pennsylvania, and described according to a Plan known as Glen acres, said Plan made by T.G. Colesworthy, County Surveyor, dated October 30, 1959, as follows, to wit:

BEGINNING at a point of tangent on the northwesterly side of Sylvan Road (40 feet wide) said point of tangent being at the distance of 31.52 feet measured on the arc of a circle curving to the right having radius of 20 feet from a point of curve on the southwesterly side of Glen Avenue (40 feet wide); thence extending from said point of beginning south 67 degrees 20 minutes 20 seconds west along the said side of Sylvan Road 135.10 feet to a point; thence extending north 22 degrees 22 minutes west 125.00 feet to a point, a corner of Lot #132; thence extending along Lot #132 north 67 degrees 20 minutes 20 seconds east 155.00 feet to a point on the southwesterly side of Glen Avenue aforesaid; thence extending south 22 degrees 22 minutes east along the said side of Glen Avenue 105.10 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.52 feet to the first mentioned point and tangent and place of beginning.

BEING Lot #133 as shown on the above mentioned Plan.

BEING UPI #50-2Q-8

BEING the same premises which Rita M. Cosgrove, by Deed dated July 26, 2007 and recorded in the Office of the Recorder of Deeds of Chester County on July 30, 2007 in Deed Book Volume 7225, Page 166, granted and conveyed unto Michael C. Zeminski and Amy P. Zeminski, husband and wife.

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: MICHAEL & AMY ZEMINSKI

SALE ADDRESS: 1161 Sylvan Dr, West Chester, PA 19382

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

**SALE NO. 13-3-202**

**Writ of Execution No. 12-08577**

**DEBT \$244,399.34**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan for Benjamin N. Wilson, made by Concord Land Planners and Surveyors P.O. Box 336 Oxford, PA 19363, dated 8-29-1989, last revised 12-1-1989 and recorded as Plan #11731, as follows, to wit:

BEGINNING at a point on the south-easterly side of Wilson Drive, (50 feet wide), which point is measured the four following courses from a point in the center line of Kimble Road, a corner of land now or formerly of Gregory Mazepink; (1) north 14 degrees 07 minutes 47 seconds west along the center line of Kimble Road 275 feet to a point; (2) thence north 75 degrees 52 minutes 13 seconds east 25 feet to a point on the northeasterly side of Kimble Road; (3) thence proceeding on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet (along the chord of the arc, north 30 degrees 52 minutes 13 seconds east the chord distance of 35.36 feet) to point on the southeasterly side of Wilson Drive; (4) thence along the southeasterly side of Wilson Drive north 75 degrees 52 minutes 13 seconds east 811.10 feet to the point of beginning, a point of curvature and a corner of Lot 3; thence from the point of beginning, along the arc of a circle curving to the right having a radius 25 feet, the arc distance of 21.03 feet to a point of reverse curvature; thence along the arc of a circle

curving to the left having a radius of 50 feet the arc distance of 54.74 feet to a point a corner of Lot 5; thence leaving Wilson Drive, south 29 degrees 54 minutes 21 seconds east along the line of Lot 5, 287.43 feet to a point; thence south, 75 degrees 52 minutes 13 seconds west 235.40 feet to the point, a corner of Lot 3; thence along the line of Lot 3 north 2 degrees 21 minutes 32 seconds east 312.87 feet to the point of beginning.

TAX Parcel #: 57-08-0040.03C

BEING known as: 106 Wilson Drive, Lincoln University, PA 19352

BEING the same premises which Benjamin N. Wilson, Jr., by Deed dated 6/12/98 and recorded 6/17/98, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4366 Page 1958, granted and conveyed unto John D. Meussner and Jean A. Meussner, husband and wife.

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **JEAN A. & JOHN D. MEUSSNER**

SALE ADDRESS: 106 Wilson Dr, Lincoln University, PA 19352

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

**SALE NO. 13-3-203**

**Writ of Execution No. 12-07514**

**DEBT \$793,828.97**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Marlborough, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Village of Blackshire, made by Register Associates, Inc., dated 5/30/1989, revised 8/3/1989 and recorded in Chester County as Plan #11134, as follows, to wit:

BEGINNING at a point on the southerly side of Chalfont Road, a corner of Lot 14, thence extending along the line of same, south 40 degrees 15 minutes 00 seconds east 254.98 feet to a point in the line of Open Space, thence extending along the line of same, south 00 degrees 37 minutes 31 seconds west 93.88 feet to a point in the line of Lot 12, thence extending along the line of same, north 85 degrees 42 minutes 57 seconds west 292.34 feet to a point on the easterly side of Chalfont Road, aforementioned, thence extending along the line of same, north 04 degrees 17 minutes 03 seconds east 18.83 feet to a point of curve, thence extending along the line of same, along the arc of a circle curving to the right with a radius of

360.00 feet, the arc distance of 285.67 feet to the point of beginning.

BEING Lot No. 13 on said Plan.

CONTAINING 1.247 acres.

BEING UPI #61-5-88.15

TAX Parcel #: 61-05-0088.150

BEING known as: 114 Chalfont Road, Kennett Square, PA 19348

BEING the same premises which Jeffrey C. Dunn, by Deed dated 2/11/05 and recorded 4/5/05, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6452 Page 1394, granted and conveyed unto Jeffrey C. Dunn and Dawn D. Dunn, husband and wife.

The PLAINTIFF: Bank of new York Mellon

VS

DEFENDANT: **DAWN & JEFFREY DUNN**

SALE ADDRESS: 114 Chalfont Rd, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **LISA A. LEE, 215-627-1322**

**SALE NO. 13-3-204**

**Writ of Execution No. 12-07345**

**DEBT \$234,076.81**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a Plan for Samuel Orshansky, made by John D. Stapleton, III, Registered Land Surveyors, Coatesville, Pennsylvania, dated 10/20/1987, revised 12/28/1987 and recorded 1/28/1988 in Plan File #7873, as follows, to wit:

BEGINNING at a point on the title line in the bed of Cedar Knoll Road (L.R. 15121) said point also being a corner of Lot No., 5; thence extending from said beginning point and along the title line in the bed of Cedar Knoll Road south 77 degrees 27 minutes 30 seconds east 177.19 feet to a point a corner of Lot No. 3; thence extending along same, south 18 degrees 21 minutes 10 seconds west 506.44 feet to a point, a corner of Lot No. 6; thence extending along same north 71 degrees 38 minutes 51 seconds west 176.27 feet to a point, a corner of Lot No. 5; thence extending along same, north 18 degrees 21 minutes 10 seconds east 488.50 feet to a point on the title line in the bed Cedar Knoll Road, the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

HAVING erected thereon a dwelling known as 228 Cedar Knoll Road, Coatesville, PA 19320.

PARCEL No. 29-06-0009-070.

BEING the same premises which Michael Vanscoyk and Jamie Vanscoyk, by Deed dated 2/27/2009 and recorded 3/03/2009 in the Recorder's Office of Chester County, Pennsylvania, Deed Book, Volume 7603, Page 1012, Instrument No. 10905555, granted and conveyed unto Joshua Miles.

PLAINTIFF: PNC Bank VS

DEFENDANT: JOSHUA MILES

SALE ADDRESS: 228 Cedar Knoll Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: LOIS M. VITTI, 412-281-1725

**SALE NO. 13-3-205**

**Writ of Execution No. 08-01594**

**DEBT \$204,833.83**

BY virtue of a Writ of Execution No. 08-01594

OWNER(S) of property situate in the Kennett Square Borough, Chester County, Pennsylvania, being 804 South Washington Street, Kennett Square, PA 19348

UPI No. 3-6-47

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$204,833.83

PLAINTIFF: Wells Fargo Bank NA (S/B/M) AKA Wells Fargo Home Mortgage Inc

VS

DEFENDANT: EDWARD & NICOLE GUCCIO WUCHTER

SALE ADDRESS: 804 South Washington Street, Kennett Square, PA 19348

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

**SALE NO. 13-3-206**

**Writ of Execution No. 12-07742**

**DEBT \$199,462.39**

ALL THAT CERTAIN lot or parcel of land, situate in the Borough of Kennett Square, County of Chester and Commonwealth of Pennsylvania, designated as Lot No. 1 on Plan of Lots laid out and surveyed by Arthur Cromwell, Registered Surveyor, June 13, 1947, bounded and described more particularly as follows, to wit:

BEGINNING in the middle of South Street 18 feet from a pin set on the south edge of sidewalk along south side of South Street, this pin being 49.8 feet from the northeast corner of the Nilan Residence; thence along middle of South Street east 69 feet to northwest corner of Lot No. 2; thence leaving South Street line of Lot No. 2 south 1 degrees 27 minutes 167.7 feet to an iron pin in line of land now or late of Chas Walter Estate; thence by this iron pin in line of North 88 degrees 23 minutes west 60 feet to an iron pin; thence by land of Mary Nilan north 1 degrees 27 minutes east 166 feet to the first mentioned point and place of beginning.

CONTAINING 10,000 square feet of land, more or less.

ALSO, ALL THAT CERTAIN lot, piece or parcel of land, situate in the Borough of Kennett Square, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with survey made by Arthur Crowell, Registered Surveyor, dated June 13, 1947, designated as Lot No. 5 as follows:

BEGINNING at an iron pin at the southwest corner of Lot No. 1 conveyed to Manar N. Johnston, et vir; thence north eighty-eight degrees twenty-three minutes west 10 feet; thence by line of Lot No. 6 about to be conveyed to Thomas J. Nilan, et ux, north one degree twenty-seven minutes east one hundred sixty-five and eight-tenths feet to the middle of South Street; thence along the middle of said South Street east ten feet to the northwest corner of Lot No. 1; thence leaving said Street by line of Lot No. 1 south one degree twenty-seven minutes west one hundred sixty-six feet to the place of beginning.

CONTAINING 1,660 square feet of land, more or less.

BEING UPI #3-4-222

TAX Parcel #: 3-4-222

BEING known as: 316 West South Street, Kennett Square, PA 19348

BEING the same premises which Michael C. Grib and Beth Anne Grib, husband and wife, by Deed dated 4/18/08 and recorded 4/22/08, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7416 Page 386, granted and conveyed unto Megan L. Hanby, an unmarried individual.

PLAINTIFF: Green Tree Consumer Discount Company

VS

DEFENDANT: MEGAN L. HANBY

SALE ADDRESS: 316 W. South Street, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: JILL P.

**JENKINS, 215-627-1322**

**SALE NO. 13-3-207**  
**Writ of Execution No. 10-12030**  
**DEBT \$1,913.54**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Lots called "Rolling Glen" Section IX, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 2/22/1962 and revised 9/22/1962, as follows:

BEGINNING at a point on the southeasterly side of Allen Drive (50 feet wide) at the distance of 321 feet measured south 81 degrees 24 minutes 10 seconds west, along said side of Allen Drive from its intersection with the southwestern side of Glendale Road (50 feet wide), both lines produced; thence along the southeastside of Allen Drive, south 81 degrees 24 minutes 10 seconds 106.51 feet to a point, a corner of Lot No. 143, thence along Lot No. 143, south 8 degrees 35 minutes 50 seconds east, 189.54 feet to a point in line of land of Harold W. Biddle; thence long said land, north 81 degrees 18 minutes 10 seconds east, 106.51 feet to a point, a corner of Lot No. 141; thence along Lot No.141 north 8 degrees 35 minutes 50 seconds west, 189.35 feet to the first mentioned point and place of beginning.

BEING Lot No. 142 on said Plan.  
 CONTAINING 0.4621 acres  
 BEING Parcel Number 33-4M-122  
 RESIDENTIAL dwelling  
 PLAINTIFF: Uwchlan Township  
 VS

DEFENDANT: **JAY D. & TINA MARCY WEBER**

SALE ADDRESS: 112 Allen Dr, Exton, PA 19341

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

**SALE NO. 13-3-208**  
**Writ of Execution No. 06-03802**  
**DEBT \$3,172.34**

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

BEGINNING at a point on the southeasterly side of Fairweather Drive, a corner of Lot No. 48 on said Plan; thence extending south 47 degrees 94 minutes 49 seconds east along same 105.00 feet to a point a corner of Lot No. 50 on said Plan; thence extending south 00 degrees 37 minutes 15 seconds west along same 74.05 feet to a point of curve on the northwesterly side of Misty Autumn Drive; thence extending along same the two following courses and distances: (1) along an arc of a circle curving to the right having a radius of 192.92 feet the arc distance of 142.43 feet to a point of compound curve; and (2) still along an arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the southeasterly side of Fairweather Drive; thence extending north 42 degrees 55 minutes 11 seconds east along same 80.00 feet to the point of beginning.

BEING Lot No. 49 on said Plan.  
 CONTAINING 0.2919 acres  
 BEING tax parcel number 33-4K-51  
 RESIDENTIAL dwelling  
 PLAINTIFF: Uwchlan Township  
 VS  
 DEFENDANT: **JOHN & JOAN**

**DiCANDILO**

SALE ADDRESS: 317 Fairweather Dr, Exton, PA 19341

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

**SALE NO. 13-3-209**  
**Writ of Execution No. 09-02855**  
**DEBT \$96,142.49**

ALL THAT CERTAIN lot or land situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the west house of a block of two frame dwelling houses, designated as No. 434 Maple Avenue, bounded and described as follows:

BEGINNING at a point on the south curb line of Maple Avenue a corner of land of Salome Darlington and distance fifty two feet three inches west of the west curb line of Fifth Avenue thence westwardly along the south curb line of Maple Avenue forty one feet four inches and extending southwardly between parallel lines of that width at right angles to Maple Avenue one hundred twenty feet to the north side of a fifteen feet wide alley.

BOUNDED on the north by the south curb line of Maple Avenue; on the east by land of Salome Darlington – this east line passes through the center of the middle dividing partition wall in

and block of two houses; on the south by the north line of a fifteen feet wide alley and on the west by land of Robert Bernau

CONTAINING forty nine hundred sixty square feet of land, be the same more or less BEING the same premises which RST Partners c/o Tony Lal by Deed dated 8/31/05 and recorded 10/24/05 in Chester County Document ID 10589078 granted and conveyed to Harry Colon.

PLAINTIFF: Bank of America  
VS

DEFENDANT: **HARRY COLON**

SALE ADDRESS: 434 Maple Avenue,  
Coatesville, PA 19320

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

**SALE NO. 13-3-210**

**Writ of Execution No. 07-07812**

**DEBT \$311,484.04**

ALL THAT CERTAIN lot or piece of ground, situate in Westtown Township, Chester County, PA described in accordance with a Plan of Lots for Folcroft Construction Company made by Reeder and Margarity, Professional Engineers, Upper Darby, PA 7-31-1956, revised 8-27-1956, as follows, to wit:

BEGINNING at a point on the north east side of Woodcrest Road (50 feet wide) said point being at the distance of 449.89 feet measured north 29 degrees 35 minutes 20 seconds west, from the intersection of the northeast side of Woodcrest Road (extended) with the northwest side of Clearview Road (extended) (50 feet wide); thence extending along the northeast side of Woodcrest Road north 29 degrees 35 minutes 20 seconds west, 77.401 feet to a point of curve; thence on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 36.12 feet to a point of reverse curve; thence on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 45.417 feet to a corner of Lot No. 81; thence along same north 49 degrees 46 minutes 29 seconds east, 271.524 feet to a point; thence south 29 degrees 35 minutes 20 seconds east, 202.89 feet to the point; thence south 60 degrees 24 minutes 40 seconds west, 291 feet to the first mentioned point and place of beginning.

BEING known as: 207 Woodcrest Road (Westtown Township), West Chester, PA 19382

PROPERTY ID No.: 67-2-57

TITLE to said premises is vested in Michael P. McGonigal and Donna Jean

McGonigal, husband and wife by Deed from David Szabo, Executor of the Estate of J. Lester Szabo, deceased dated 04/21/1995 recorded 05/09/1995 in Deed Book 3889 Page 1541.

PLAINTIFF: Lasalle Bank National Association (Trustee) AKA Merrill Lynch Mortgage Investors Trust Mortgage

VS

DEFENDANT: **MICHAEL P. & DONNA JEAN MCGONIGAL**

SALE ADDRESS: 207 Woodcrest Road, West Chester, PA 19382

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

**SALE NO. 13-3-211**

**Writ of Execution No. 08-12971**

**DEBT \$351,263.10**

PREMISES "A"

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

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

CONTAINING 3.400 acres.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and State of Pennsylvania, and described according to a map thereof made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated April 11, 1950, as follows, to wit:

BEGINNING at a point in the title line in the bed of Grubb Rod at the distance of three

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

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

BEING Parcel #54-3-317

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

BEING known as 194 Grubb Road, Malvern, PA 19355

TAX Parcel Number: 54-3-317

RESIDENTIAL dwelling

PLAINTIFF: Wells Fargo Bank NA as

Trustee

VS

DEFENDANT: **DAVID M. DALLAS**

SALE ADDRESS: 194 Grubb Rd, Malvern, PA 19355

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

**SALE NO. 13-3-212**

**Writ of Execution No. 09-07337**

**DEBT \$276,903.04**

ALL THAT CERTAIN extract of lands of Charles S. Mikl, as described in Deed Book T-56, Page 308 sc, and in Lease Book 12B, Page 162, situate in the Township of Valley, County of Chester, surveyed by Edgar Laub, and recorded in the Recorder of Deeds Office, Chester County, Pennsylvania, on May 19, 1988 in Plan Book Page

bounded and described as follows, to wit: follows:

BEGINNING at a spike in the center of Valley Road, S.R. 0372, said spike being the south-east corner of Parcel #2; thence by said Parcel #2, and passing over and iron pin north twenty-three degrees thirty minutes ten seconds west, two hundred sixty-two and twenty one-hundredths feet to an iron pin in line of thirtythreeands of the Westwood Fire Company; thence by said Fire Company, north sixtythree degrees thirty three minutes thirty seconds east, one hundred seven feet to an iron pin, and northwest corner of lands of George M. Greenfield; thence by said G.M. Greenfield, south thirty-three degrees twenty-one minute east, two hundred seventy-five and one one hundredth feet to a spike in the center of Valley Road; thence by said Roads center line, south sixty-seven degrees forty minutes west, one hundred fifty-four feet to the point of beginning.

CONTAINING 34,786 square feet.

PARCEL #38-05-0013

PROPERTY address: 1331 Valley Road, Coatesville, Pa 19320

BEING the same premises which Charles Mikl by Deed dated 6/1/88 and recorded 6/15/88, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 1176 Page 27, granted and conveyed unto Charles G. Crawford and Raymond Phillip Warfield.

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **CHARLES G.**

**CRAWFORD**

SALE ADDRESS: 1331 Valley Rd, Coatesville, PA 19320

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

**SALE NO. 13-3-214**

**Writ of Execution No. 12-08286**

**DEBT \$266,837.76**

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

SITUATE in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "Netherwood" made for Alfred and Joseph Tordone by Henry S. Conrey, Inc., of Paoli, Pa., dated 5/17/1979 and last revised 3/27/1985 and recorded as Chester County Plan #5788, as follows, to wit:

BEGINNING at a point on the south-east side of Netherwood Drive, 50 feet wide, said point being the southwest corner of Lot #19 of said



Plan and the northwest corner of this about to be described Lot; thence from said beginning point and along said Lot #19, south 70 degrees 59 minutes 23 seconds east 200.00 feet to a point a corner of Lot #18 of said Plan; thence along the same and along Lot #17 of said Plan, south 15 degrees 01 minutes 53 seconds west 178.77 feet to a point a corner of Lot #12 of said Plan; thence along the same north 83 degrees 44 minutes 55 seconds west 192.47 feet to a point of curve on the east side of Netherwood Drive; thence along the same on the arc of a circle curving to the right having a radius of 1000.00 feet the arc distance 222.68 feet to the first mentioned point and place of beginning.

CONTAINING 40,005 square feet, be the same more or less.

BEING Lot #11 on the above mentioned Plan.

BEING UPI // 29-7-156.22

BEING the same premises which Eric S. Fleshood and Colleen M. Fleshood, husband and wife by Indenture dated 01/14/2011, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid, in Deed Book 8115, Page 1141, granted and conveyed unto Jaclyn Kotanchik Wright, in fee.

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **JACLYN**

**KOTANCHIK WRIGHT**

SALE ADDRESS: 65 Netherwood Dr, Coatesville, PA 19320

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

**SALE NO. 13-3-215**

**Writ of Execution No. 12-04666**

**DEBT \$184,685.80**

ALL THAT CERTAIN lot of land designated as Lot No. 4 on "Subdivision of land belonging to W.K. Thorne" situated in Highland Township, Chester County, Pennsylvania, recorded in the Office of the Recorder (erroneously cited as Recorded in current Deed) of Deeds of Chester County, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING in the middle of Township Road No. 371 at the northeast corner of Lot No. 3; thence along and in the center line of said Township Road No. 371 north seventy-five degrees twenty-nine minutes east (N. 75° 29'E.) eighty-eight and thirty-four one-hundredths (erroneously cited as hundreds in current Deed) (88.34) feet to a point and north seventy-eight degrees forty-three minutes forty-five seconds east (N. 78°

43' 45" E.) eleven and sixty-six one-hundredths (11.66) feet to a point at the northwest corner of Lot No. 5; thence along the west line of Lot No. 5 south thirteen degrees fifty-six minutes ten seconds east (S. 13° 56' 10" E.) two hundred twenty-four and twenty-five one-hundredths (224.25) feet to a point in the remaining land of the grantor, thence along the same south seventy-seven degrees forty-seven minutes forty-seven seconds west (S. 77° 47' 47" W.) ninety-eight (98) feet to a point at the southeast corner of Lot No. 3; thence along the east line of Lot No. 3 north fourteen degrees twenty-nine minutes forty-four seconds west (N. 14° 29' 44" W.) (erroneously cited as N. 14° 26' 44" W. in current Deed) two hundred twenty-one and seventeen one-hundredths (221.17) feet to the place of beginning.

BEING Parcel #45-01-0011.040

BEING UPI #45-1-11.4

IMPROVEMENTS: residential dwelling

BEING the same premises which William E. Hammond a/k/a William E. Hammond, Jr., by and through his son Curtis A. Hammond, his Attorney-in-Fact, pursuant to a Power of Attorney dated December 9, 2004 and recorded on December 10, 2004 in Book 6356, Page 229 in the Chester County Recorder of Deeds, and Curtis A. Hammond, individually, as joint tenants with right of survivorship, granted and conveyed unto Michael Goines, Sr. and Monique Goines, husband and wife, by Deed dated April 12, 2005 and recorded January 19, 2006 in Chester County Record Book 6742, Page 2347 for the consideration of \$1.00.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **MICHAEL & MONIQUE GOINES, SR.**

SALE ADDRESS: 48 Boroline Road, Parkesburg, PA 19365

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

**SALE NO. 13-3-216**

**Writ of Execution No. 12-03037**

**DEBT \$243,976.70**

ALL THAT CERTAIN lot of land situated on south side of Chestnut Street between Fifth and Sixth Avenues in Coatesville City, County of Chester, Commonwealth of Pennsylvania on which is located the east house or a block of two frame dwelling houses, designated as No. 546 E. Chestnut Street.



FRONTING on the south curb line of Chestnut Street twenty seven feet six inches and extending back southwardly between parallel lines of that width at right angles to said Chestnut Street one hundred fifty one and eight tenths feet to the north side of Diamond Street, the west line of the Lot herein conveyed runs along the center of the middle dividing partition in said block of two frame dwelling houses.

BOUNDED on the north side of by south curb line of Chestnut Street; on the east by land of Albert Sardella; on the south by Diamond Street; and on the west by land of J. Rodney Martin.

BEING UPI #16-6-180

TAX Parcel #: 16-06-0180

BEING known as: 546 East Chestnut Street, Coatesville, PA 19320

BEING the same premises which Michele L. Gibbs Butler and Michael Butler by Deed dated 8/17/06 and recorded 8/18/06, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6930 Page 1514, granted and conveyed unto Shirley R. Jackson.

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **SHIRLEY aka SHIRLEY R. JACKSON**

SALE ADDRESS: 546 East Chestnut Street, Coatesville, PA 19320

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

**SALE NO. 13-3-217**

**Writ of Execution No. 10-01854**

**DEBT \$319,537.91**

BY virtue of a Writ of Execution No. 10-01854

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania, being 332 Larose Drive, Coatesville, PA 19320-1628

UPI No. 38-1-229

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$319,537.91

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **DAISY LARA and ARMENTHA B. SEARLES**

SALE ADDRESS: 332 Larose Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M.**

**KOLESNIK, 215-563-7000**

**SALE NO. 13-3-218**

**Writ of Execution No. 12-00683**

**DEBT \$402,716.93**

ALL THAT CERTAIN or piece of ground situate in the Township of London Grove, County of Chester and State of Pennsylvania and described in accordance with a Plan prepared for Charles Breinig made by Register Associates, Inc., Surveyors, Kennett Square, PA dated June 36, 2002 and described as follows wit:

BEGINNING at a point in the title line in the bed of Public Road T-337 known as "Baker Station Road" said point being a corner of lands now or late of Dominic Dorazio Jr. et ux; thence leaving the public road and extending north 33 degrees 26 minutes west crossing an iron pin (set) 184 feet to another iron pin (set); thence extending north 56 degrees 34 minutes east 124.08 feet to a point; thence extending south 15 degrees 25 minutes 45 seconds east 14.66 feet to an iron pin (set); thence extending south 28 degrees 26 minutes 20 seconds east 176.82 feet to a point in the title line of the Public Road; thence extending along the Public Road the two (2) following courses and distance of wit (1) south 70 degrees 27 minutes 16 seconds west 25.38 feet to a point and (2) south 56 degrees 34 minutes west 79.52 feet to a point; the first mentioned point and place of beginning.

TAX Parcel #: 59-8-29

BEING known as: 335 Baker Station Road, West Grove, PA 19390

BEING the same premises which Ernie Watters and Lakeeta Watters by Deed dated 7/12/06 and recorded 11/14/06, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7006 Page 1366, granted and conveyed unto Rafael Sanchez.

PLAINTIFF: Green Tree Consumer Discount Company

VS

DEFENDANT: **RAFAEL SANCHEZ**  
SALE ADDRESS: 335 Baker Station Road, West Grove, PA 19390

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

**SALE NO. 13-3-219**  
**Writ of Execution No. 12-06588**  
**DEBT \$309,433.97**

BY virtue of a Writ of Execution No. 12-06588

OWNER(S) of property situate in the Township of Penn, Chester County, Pennsylvania, being 495 Valley Road, West Grove, PA 19390-9464

UPI No. 58-4-107.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$309,433.97

PLAINTIFF: Pennymac Mortgage Investment Trust Holdings LLC

VS

DEFENDANT: **PEDRO JULIAN ORTIZ**

SALE ADDRESS: 495 Valley Road, West Grove, PA 19390

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

**SALE NO. 13-3-220**  
**Writ of Execution No. 08-00223**  
**DEBT \$196,080.96**

BY virtue of a Writ of Execution No. 08-00223

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 303 Black Walnut Drive, Phoenixville, PA 19460

UPI No. 26-2-415

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$196,080.96

PLAINTIFF: Unknown Requestor AKA Americas Servicing Company

VS

DEFENDANT: **ZIAD & HELEN HARBOUCHI**

SALE ADDRESS: 303 Black Walnut Drive, Phoenixville, PA 19460

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

**SALE NO. 13-3-221**  
**Writ of Execution No. 07-06438**  
**DEBT \$164,649.10**

ALL THAT CERTAIN message and parcel of land, the southern half of Lot No. 15 on Plan of Lots as laid out by John Nicholson, situate in the Township of East Whiteland, County of

Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech is bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of a public street leading southward to the Lincoln Highway, a corner of Lots Nos. 16, 13 and 14; thence extending along the middle of said street north 25 degrees, 10 minutes west, 28 feet to an iron pin; thence leaving the street and extending by the northern half of Lot No. 15 belonging to William L. Benn, et ux, the next 3 courses and distances; (1) north 66 degrees, 29 minutes east, 79 feet to an iron pin (2) south 23 degrees, 31 minutes east, 27 feet to an iron pin; (3) north 68 degrees, 37 minutes east, 63.92 feet to an iron pin in the middle of another street as laid out on said Plan and in line of Lot No. 35; thence along the middle of said street and Lot No. 35, south 25 degrees, 10 minutes east, 33 feet to an iron pin, a corner of Lot No. 16; thence extending by Lot No. 16, south 8 degrees, 0 minutes west, 147.1 feet to the first mentioned iron pin and place of beginning.

CONTAINING 4,628 square feet of land, be the same, more or less.

ALSO all that certain tract of land situate in East Whiteland Township, Chester County, Pennsylvania, being a part of Lot No. 15 on Plan of Lots of John Nicholson, recorded in the Recorder's Office of said County in Plan Book No. 2 Page 43, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road north 25 degrees, 10 minutes west, 33 feet from the corner of Lots Nos. 15 and 16 on said Plan of Lots, thence leaving said road and along other land of the said William L. and Helen A. Benn, his wife, the 2 following courses and distances, to wit: (1) south 65 degrees west, 63.92 feet to an iron pin and (2) north 25 degrees, 10 minutes west, 27 feet to an iron pin; thence by remaining land of the said William M. Benn, Sr., north 65 degrees east, 63.92 feet to the middle of said public road; thence along the center of said road south 25 degrees, 10 minutes east, 27 feet to the place of beginning.

CONTAINING 1,725 square feet of land, more or less.

PARCEL No. 42-3Q-11

TOWNSHIP of East Whiteland

BEING the same premises which John J. Hally, Sr., William P. Hally, III and Joseph R. Halley, by their Power of Attorney, James T. Owens, Esquire, by Deed dated February 6, 2006 and recorded February 23, 2006 in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 6771 Page 1967, granted

and conveyed unto Thomas J. McGarvey and Diane McGarvey, in fee.

PLAINTIFF: First Horizon Home Loans (Division of) AKA First Tennessee Bank National Association

VS

DEFENDANT: **DIANE & THOMAS MCGARVEY**

SALE ADDRESS: 31 Prospect Avenue, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ILANA C. ZION, 610-278-6800**

**SALE NO. 13-3-222**

**Writ of Execution No. 09-01583**

**DEBT \$187,074.28**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Vincent Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Springwood Homes, Inc., a Division of Chester Valley Engineers, Paoli, Pa., dated 12/13/1961 as follows, to wit:

BEGINNING at a point in the center line of a 33 feet wide private right of way which point is measured the four (4) following courses and distances from the point formed by the intersection of said center line with the extended northerly side of Horseshoe Trail (50 feet wide); (1) extending from said point of intersection north 37 degrees east, 50 feet to a point of curve (2) on a line curving to the right having a radius of 586.26 feet, the arc distance of 69.92 feet to a point of tangent (3) north 43 degrees 50 minutes east, 205 feet to a point of curve and (4) on a line curving to the left having a radius of 451.08 feet the arc distance of 173.84 feet to the point and place of beginning; thence extending from said beginning point along said center line of said 33 feet wide private right of way on a line curving to the left having a radius of 451.08 feet the arc distance of 22.96 feet to a point of tangent; thence extending partly along the center line of said right of way and along Lot No. 4 (as shown on said Plan), north 18 degrees 50 minutes east, 215.01 feet to a point; thence extending south 42 degrees 24 minutes 25 seconds east, 215.28 feet to a point; thence extending south 44 degrees 21 minutes 20 seconds west, 109.67 feet to a point; thence extending north 68 degrees 15 minutes west, 230.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said Plan.

TOGETHER with and reserving therefrom and thereout the free and common use, right, liberty and privilege of the above mentioned 33 feet wide private right of way extending northeasterly from Horseshoe Lane to the above described premises as and for a right of way, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

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

TITLE to said premises is vested in Daniel G. Beebe, by Deed from Daniel G. Beebe, erroneously named Daniel C. Beebe in prior deed and Carolyn P. Beebe, acting by and through her agent Michael J. Hawley, Esquire, duly constituted and appointed by letter of attorney dated december 13, 2004 and intended to be recorded herewith, h/w, dated 12/13/2004, recorded 12/27/2004 in Book 6371, Page 498.

UPI # 25-3-19.5

BEING known as the premises of 6 Springwood Lane, a/k/a 9 Horseshoe Trail, Chester Springs, PA 19425-2904

RESIDENTIAL property

SEIZED in execution as the property of and Daniel G. Beebe on No.: 09-01583

PLAINTIFF: Countrywide Home Loans

VS

DEFENDANT: **DANIEL G. BEEBE**  
SALE ADDRESS: 6 Springwood Lane aka 9 Horseshoe Trail, Chester Springs, PA 19425  
PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-3-223**

**Writ of Execution No. 12-00063**

**DEBT \$554,600.40**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate in the Township of South Coventry, County of Chester, State of Pennsylvania, bounded and described according to a Plan for the Greis Subdivision, made by All County and Associates, Inc., St. Peters, PA dated 08/09/2002 and last revised 07/13/2003 and recorded 09/17/2003 as Plan #15792 as follows, to wit:

BEGINNING at a point on the southwesterly Right of Way line of Harmonyhill Road (S.R. 4041) said point being a corner of Lot No. 1 as shown on the above mentioned Plan; thence

extending from said beginning point and along the southwesterly Right of Way line of Harmonyhill Road eastwardly on the arc of a circle curving to the left having a radius of 2512.47 feet the arc distance of 50.28 feet to a point a corner of Lot No. 2 as shown on the above mentioned Plan; thence extending along the same the two following courses and distances: (1) south 04 degrees 14 minutes 22 seconds west 500 feet to a point; and (2) south 85 degrees 45 minutes 38 seconds east 216.16 feet to a point the corner of lands now or late of Arthur W. Stutzman; thence extending along the same south 03 degrees 30 minutes 00 seconds west 1328.09 feet to a point a corner of lands now or late of Tri County Fish & Game Association, Inc., thence extending along the same north 56 degrees 56 minutes 40 seconds west 585.45 feet to a point a corner of lands now or late of Marty and June Roshong; thence extending along the same north 04 degrees 58 minutes 44 seconds east 840.54 feet to a point a corner of Lot No. 1 as shown on the above mentioned Plan; thence extending along the same the two following courses and distances: (1) south 85 degrees 45 minutes 38 seconds east 218.81 feet to a point; and (2) north 04 degrees 14 minutes 22 seconds east 700.00 feet to the first mentioned point and place of beginning.

CONTAINING an area 13.099 acres more or less.

BEING Lot No. 3 as shown on the above mentioned Plan.

BEING UPI Tax ID Number 20-1-40.

UNDER and subject to Declaration of Easements and Covenants concerning driveways in Greis Subdivision as intended to be herewith recorded.

BEING the same premises which Steven J. Greis and Kristin D. Greis, husband and wife, be Deed dated June 6, 2006, in the Recorder of Deeds Office, in and for Chester County, Pennsylvania, in Record Book 6902, Page 1383, granted and conveyed unto Scott and Michelle C. Sands h/w, in fee.

AND the said Scott C. Sands has since departed this life on September 19, 2010 whereby title is vested unto Michelle C. Sands by Operation of Law.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: MICHELLE C.

**SANDS**

SALE ADDRESS: 20 Spring Hollow Drive, (f/k/a 1584 Harmonyville Road), Pottstown, PA 19465

PLAINTIFF ATTORNEY: NANCY J.

**GLIDDEN, 610-692-1371**

**SALE NO. 13-3-224**

**Writ of Execution No. 12-05558**

**DEBT \$263,896.45**

BY virtue of a Writ of Execution No. 12-05558

OWNER(S) of property situate in the Township of Penn, Chester County, Pennsylvania, being 10 Ledum Run Road, West Grove, PA 19390-9411

UPI No. 58-5-6.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$263,896.45

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **HEATHER SMITH**

SALE ADDRESS: 10 Ledum Run Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ALLISON**

**WELLS, 215-563-7000**

**SALE NO. 13-3-225**

**Writ of Execution No. 12-02010**

**DEBT \$278,387.66**

BY virtue of a Writ of Execution No. 12-02010

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 518 Delancey Circle, Devon, PA 19333-1008

UPI No. 43-10D-46.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$278,387.66

PLAINTIFF: Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc

VS

DEFENDANT: **RITA F. AND THOMAS H. BUSH**

SALE ADDRESS: 518 Delancey Circle, Devon, PA 19333

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

**SALE NO. 13-3-226**

**Writ of Execution No. 12-00513**

**DEBT \$227,945.32**

ALL THAT CERTAIN message and tract of ground situate in Sycamore Heights, Borough of Kennett Square, Chester County, Pennsylvania, being all of Lot No. 5 and a small part of Lot No. 6 on Plan of Sycamore Heights and

situate on the south side of Ridge Avenue, bounded and described according on a survey by George E. Regester, Jr., R.S., #4197, dated December 14, 1959, as follows:

BEGINNING at an iron pin set in the south street line of Ridge Avenue, as the same is now laid out and opened fifty (50) feet wide at the northwest corner of Lot No. 4 and said pin being south 81 degrees 15 minutes west two hundred ninety-seven (297) feet from a corner of land of Burton Kanofsky and the northeast corner of Lot No. 1 of Sycamore Heights, measured along the south street line of said Ridge Avenue; thence along the south street line of said Ridge Avenue, south 81 degrees 15 minutes west ninety-six (96) feet to an iron pin a corner of remaining part of Lot No. 6; thence along said Lot No. 6 owned by Bolen and Silverstein south 8 degrees 45 minutes east one hundred fifty (150) feet to an iron pin set in line of land now or late of Horn Brothers; thence along land now or late of Horn Brothers north 81 degrees 15 minutes east ninety-six (96) feet to an iron pin a corner of Lot No. 4 aforesaid; thence along Lot No. 4, north 8 degrees 45 minutes west one hundred fifty (150) feet to the first mentioned point and place of beginning.

CONTAINING 14,400 square feet of land, be the same more or less.

PROPERTY known as: 502 Ridge Avenue, Kennett Square, PA 19348

BEING the same premises which Joseph A. Falcone, Administrator of the Estate of Madeline M. Falcone, deceased by Deed dated 8/16/95 and recorded 9/14/95 in the County of Chester in Record Book 3938 Page 1210 conveyed unto Joseph A. Falcone, in fee.

TITLE to said premises vested in Thomas Joseph Fadigan and Maureen M. Fadigan by Deed from Joseph A. Falcone dated 11/10/99 and recorded 01/28/00 in the Chester County Recorder of Deeds in Book 4705, Page 1200.

BEING known as 502 Ridge Avenue, Kennett Square, PA 19348

TAX Parcel Number: 3-6-40.1

RESIDENTIAL dwelling

PLAINTIFF: US Bank National Association (indenture trustee) DBA Terwin Mortgage Trust 2006-1 Asset-Backed Securities, TMTS Series 2006-1

VS

DEFENDANT: **THOMAS & MAUREEN FADIGAN**

SALE ADDRESS: 502 Ridge Avenue, Kennett Square, PA 19348

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

**SALE NO. 13-3-227**  
**Writ of Execution No. 11-02552**  
**DEBT \$161,458.46**

ALL THAT CERTAIN message and lot of land known as 416 West State Street, situate in the Borough of Kennett Square, County of Chester and State of Pennsylvania, bounded and described according to a survey made March, 1941, by Arthur Crowell, C.E. as follows to wit:

BEGINNING at the northwest corner of remaining land of Charles S. Chambers, now or late; thence by line of the same south 1 degree 33 minutes west 167.6 feet to an iron pin; thence by line of land now or late of Lorenzo D. Wilkinson, west 112 feet to an 8 inch spike; thence by land of Richard R. Worrall, now or late north 1 degree 29 minutes east 167.6 feet to the middle of West State Street; thence along West State Street east 11.7 feet to the first mentioned point and place of beginning.

CONTAINING 18,816 square feet of land, more or less.

EXCEPTING and reserving thereout and therefrom all that certain message and lot of land situate on the south side of West State Street, between Lafayette and Washington Streets, Borough of Kennett Square, County of Chester, and State of Pennsylvania, according to a survey dated February 28, 1957, by George E. Regester, Jr., #4197 being the same premises which Robert W. Tunis, Jr., and Josephine H. Tunis, his wife by Deed dated March 27, 1957 and recorded in the Office for the Recording of Deeds as aforesaid, in Deed Book C-29, Page 597, granted and conveyed unto Brandywine Matrix Corporation, a Pennsylvania Corporation.

AND being also the same premises which Brandywine Matrix Corporation by its Deed dated August 7, 1963 and recorded in the Office for the Recording of Deeds in Deed Book H-35, page 711, granted and conveyed unto S. Frank Johnson and Mabel Johnson, his wife, in fee, said tract bounded and described as follows:

BEGINNING at an iron pin set in the south street line of West Street (as the same is now laid out and opened 50 feet wide) at a corner of land of Thomas B. Worrall, et ux; thence along the south street line of said West State Street, north 87 degrees 31 minutes east 63 feet to an iron pin; thence along land now or late of Robert W. Tunis, Jr., the next three courses and distances; (1) south 0 degrees 6 minutes west 80.07 feet to an iron pin; (2) north 89 degrees 54 minutes west 11.1 feet to an iron pin; and (3) thence by a line passing along the west face of west wall of frame bungalow erected on land of Robert Tunis, Jr., now or late,

south 1 degree 49 minutes east 65.05 feet to an iron pin sat in a line of land now or late of Jacob DiMarino; thence along land now or late of Jacob DiMarino, south 86 degrees 25 minutes west 54.12 feet to an old iron pin set in line of land of Thomas B. Worrall, aforesaid; thence along land of Thomas B. Worrall, north 0 degrees 6 minutes east 145.72 feet to the first mentioned point and place of beginning.

CONTAINING 8,484 square feet of land, be the same more or less.

BEING the same premises which Joan Malchione Pisano by Deed bearing even date and recorded immediately prior hereto, granted and conveyed unto Edward J. Sobolewski, Jr. and Kay K. Sobolewski, husband and wife, in fee.

TITLE to said premises vested in Gerald M. Pisano by Deed from Edward J. Sobolewski, Jr. and Kay K. Sobolewski, husband and wife dated 05/26/93 and recorded 05/26/93 in the Chester County Recorder of Deeds in Book 3561, Page 565.

BEING known as 416-418 West State Street, Kennett Square, PA 19348

TAX Parcel Number: 03-02-0228

RESIDENTIAL dwelling

PLAINTIFF: Wells Fargo Bank National Association

VS

DEFENDANT: **GERALD PISANO**

SALE ADDRESS: 416-418 State St, Kennett Square, PA 19348

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

**SALE NO. 13-3-228**

**Writ of Execution No. 09-04100**

**DEBT \$538,584.50**

BY virtue of a Writ of Execution No. 09-04100

OWNER(S) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 924 Nottingham Road, Pottstown, PA 19465-7884

UPI No. 17-7-438

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$538,584.50

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JOSE RIOS-LAZO**

SALE ADDRESS: 924 Nottingham Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JAIME**

**LYNN McGUINNESS, 215-563-7000**

**SALE NO. 13-3-229**

**Writ of Execution No. 12-08873**

**DEBT \$153,536.19**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, formerly 417 Park Street, now known and numbered as 501 Park Street, Oxford Borough, Chester County Pennsylvania, described according to a Plan thereof by Jerre P. Trout, Registered Engineers, October 1949 as follows:

BEGINNING at a point on the title line in the bed of Park Street (45 feet wide) at the distance of 488.5 feet southeastwardly measured along the said title line from its point of intersection with the center line of North 4th Street; thence extending north 26 degrees, 3 minutes east crossing the northeasterly side of Park Street 142.18 feet to a point; thence extending south 64 degrees, 19 minutes east 59 feet to a point; thence extending south 26, 3 minutes west recrossing the northeasterly side of Park Street 142.56 feet to a point on the aforesaid title line in the bed of Park Street; thence extending north 63 degrees, 57 minutes west along the said title line through the bed of Park Street 59 feet to the first mentioned point and place of beginning. Improvements consist of a one story frame house with five rooms.

TAX Parcel #: 6-5-33

BEING known as: 501 Park Street, Oxford, PA 19363

BEING the same premises which Migdalia Ortega n/k/a Migdalia Ruiz, by Deed dated 9/9/05 and recorded 10/4/05, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6640 Page 761, granted and conveyed unto Jesus Ruiz and Migdalia Ruiz, husband and wife.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JESUS & MIGDALIA RYUZ**

SALE ADDRESS: 501 Park Street, Oxford, PA 19363

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

**SALE NO. 13-3-230**  
**Writ of Execution No. 12-09840**  
**DEBT \$62,855.30**

BY virtue of a Writ of Execution No.  
12-09840

OWNERS of property situate in the  
Borough of Parkesburg, Chester County,  
Pennsylvania, being 419 West First Avenue,  
Parkesburg, PA 19464,

UPI No. 08-05-50

IMPROVEMENTS thereon: vacant lot

PLAINTIFF: Customers Bank

VS

DEFENDANT: **MILES REINHART**

SALE ADDRESS: 419 First Avenue,  
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ARTHUR**  
**L. SAGNOR, 610-436-9300**