



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

(USPS 102-900)

*The Official Legal Publication for Chester County*

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Vol. 59

WEST CHESTER, PENNSYLVANIA, JANUARY 6, 2011

No. 01

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# Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,  
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the  
Publication of Legal Notices*

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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCDA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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Paoli Pointe Condominium vs. Levin*Condominium association expenses – Tough times – Attorney’s fees*

In this dispute between a condominium unit owner and the condominium association over the application of payments, the timeliness of same and what, if any, counsel fees are due the association, defendant’s position is that he fell on “tough times” which impacted his ability to timely meet his commitments to the Association. The Court did not deem “tough times” a cognizable defense. Defendant further contends that a payment was misapplied to one of his units which he intended to be applied to another unit and, had it been properly applied, plaintiff’s counsel would not have had to become involved. The Court determined the Association was entitled to apply the payment as it did, regardless of defendant’s desires. Further, the Uniform Condominium Act permits awarding of costs and attorney’s fees. The Court awarded some, but not all, of the attorney’s fees sought by the Association because defendant’s conduct, while annoying, was not outrageous and he should not bear the full cost of erroneous rulings which prolonged these proceedings. The Court Held in favor of Plaintiff and against Defendant for all the unpaid assessment, any fees, expenses and costs related thereto and a portion of plaintiff’s counsel fees.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2009-08871; Paoli Pointe Condominium Assoc. vs. Dale Levin

Scott R. Reidenbach, Neil M. Hilkert for Plaintiff  
Defendant, Pro Se

Gavin, J., November 15, 2010:-

PAOLI POINTE CONDOMINIUM ASSOC. : IN THE COURT OF COMMON PLEAS  
: CHESTER COUNTY, PENNSYLVANIA  
vs. : CIVIL ACTION - LAW  
DALE LEVIN : NO: **2009-08871**

Scott R. Reidenbach and Neil M. Hilkert, Esquire, Attorneys for Plaintiff  
Defendant Pro Se

### **OPINION**

#### **ISSUE**

This is a dispute between a condominium unit owner and the condominium association over the application of payments, the timeliness of same and what, if any, counsel fees are due the association.

#### **FINDINGS OF FACT**

1. Paoli Pointe Condominium Association is a Pennsylvania Association with a place of business at 100 Paoli Pointe Drive, Paoli, Chester County, Pennsylvania. Paoli Pointe is a residential condominium consisting of 141 units.
2. At all times material defendant Dale Levin owned Units 512 and 522 at Paoli Pointe.
3. Unit 512 was owned by defendant Levin from August 24, 2005 through June 6, 2008 and was rented to a third party. See plaintiff's Exhibit D.
4. Unit 522 was purchased by defendant on March 30, 2006 and is occupied by defendant's parents. See plaintiff's Exhibit F.
5. Defendant Levin resides at 155 Monument Avenue, Malvern, Chester County, Pennsylvania.
6. All units located at Paoli Pointe are subject to the "Declaration of Condominium for Paoli Pointe Condominium" which at all times material hereto was properly recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania. See plaintiff's Exhibit C.
7. Shew Management Company is employed by the Condominium Association to manage the property to include the billing and collecting of dues.

8. Through June of 2008 defendant Levin was a licensed realtor.
9. Plaintiff's Exhibit C, the Declaration of Condominium, Article XIII sets forth the procedure for monthly assessments (Paragraph #1), acceleration in the event of non-payment (Paragraph #10) and the personal liability of unit owners for payment of assessments (Paragraph #11).
10. Defendant failed to timely pay the assessment due October 1, 2006 for Unit 512 which prompted a late fee to be assessed on October 20, 2006. On October 27, 2006 defendant made the payment due October 1, 2006 but failed to include the late fee. See plaintiff's Exhibit D.
11. Plaintiff's Exhibit D sets forth in detail the history pertaining to Unit 512 to include the date assessments were due, when late fees were charged and which payments, six in total, were skipped.
12. Plaintiff's Exhibit D demonstrates that defendant ran an almost constant unpaid balance through and inclusive of the date the property was sold to a third party.
13. Despite an on-going failure to timely pay assessments, or late fees and intermittent skipping of payments, the Association never sought counsel fees as to Unit 512.
14. Unit 522 saw the same pattern of late payments, late fee notices and, unfortunately, skipped monthly payments, twenty in total, commencing in January of 2007, as occurred with Unit 512. See plaintiff's Exhibit F.
15. As a result of defendant's failure to make his monthly payments, pay late fees and pattern of skipped payments for Unit 522, his account was turned over to counsel for the Association on March 19, 2009 for collection. As of March 19, 2009, defendant was in arrears \$1,042.00.
16. Between March 2009 and July 2009 defendant made payments on his account but failed to pay accrued late fees and counsel fees.
17. Defendant failed to make a SINGLE monthly payment or late fee assessment during the period August 2009 to June 2010. See plaintiff's Exhibit F.
18. Exhibit D-1, dated April 1, 1998, sets forth the policy for "assessments and fees" among other things. See page 5, #3(B) and (D).
19. A document dated November 6, 2006 is part of Exhibit D-1 and notes under "Delinquent Policy" that, "After three months past due, the account will be turned over to legal counsel for collection."
20. Defendant offered no reason for the non-payment of assessments and late fees other than that he fell on "tough times."
21. Defendant does not dispute his liability for unpaid assessments and late fees.

### **DISCUSSION**

As I understand defendant's position, it is that he fell on tough times which impacted his ability to timely meet his commitments to the Association. He further contends that a payment was misapplied to Unit 512 whereas he intended it be applied to Unit 522 and had it been properly applied counsel would not have had to become involved.

I am always amazed when someone asserts "tough times" as an excuse for non-performance. Why the other unit owners should have to carry defendant escapes me. "Tough times" is not a cognizable defense and I decline to accept it as such.

The statement contained in Exhibit D-1 regarding referring delinquent accounts to counsel is not contractually binding on the Association as defendant offered no consideration for same. I reject any concept of detrimental reliance on defendant's part that he could somehow time untimely payments to avoid attorney involvement. Further, I note that defendant's encounter with "late fees" began in October, 2006 for BOTH units, see plaintiff's Exhibits D and F. Indeed, they ran along parallel tracks of delinquency through June, 2008, when defendant sold Unit 512. Policies exist for general situations, not one such as here where defendant made a conscious decision to be continually non-compliant. It would stand common sense on its head to suggest that a habitually delinquent property owner could assert the policy as a defense to the Association's efforts to collect funds unquestionably due it. Funds incidentally that benefitted defendant's property! I see no reason why the law should countenance the shifting of maintaining his property onto the other homeowners.

Defendant also argues that his funds were misapplied and that he wanted all payments allocated to Unit 522 as is evident from the "memo" portion of the checks offered as Exhibits D-2 and 3. In fact, the main argument he advances is that if the check allocated to Unit 512 on June 4, 2008 had been applied to Unit 522 he would not have been in arrears on Unit 522, as he made a payment on that unit on June 12, 2008. True, however, he would have been in arrears on Unit 512. The amount due on Unit 512 on June 1, 2008 was \$1,008.00 and the Association was entitled to allocate the \$650.00 check dated June 4, 2008 to that arrearage despite defendant's intent that the payment be allocated to Unit 522. The Uniform Condominium Act, 68 Pa. C.S.A. §3315(a) and (h) authorizes the allocation made by the Association. In fact, the Association faced a dilemma no matter where or how it allocated the June 4, 2008 check, as both properties were then in arrears in an amount exceeding that of the check.

Defendant's insistence that the check be allocated as he wanted is what drove the subsequent interaction with the Association's counsel. Given the clear language and intent of the aforementioned Condominium Act provisions, defendant had no reasonable basis to persist with the "misallocation defense" and have "three bites" at the issue:

#### **District Court Proceeding**

The Association initially sued in Magisterial District Court 15-4-01 and was heard by Magisterial District Judge Blackburn who apparently accepted the “misapplication defense” and erroneously ruled in defendant’s favor prompting an appeal by the Association.

### **ARBITRATION PROCEEDINGS**

Under our local rules this matter was first assigned to arbitration at which time defendant had unpaid assessments and late fees of \$2,318.13. Estimated counsel fees were \$2,500.00. Defendant counterclaimed for the “misapplied” \$650.00 check of June 4, 2008.

The arbitrators found for plaintiff in an amount that did not include counsel fees and against defendant on his counterclaim. This award made the Association whole as to past due assessments and late fees, but awarded nothing for the cost of collecting an unquestioned obligation of defendant. It also rejected the “misallocation” defense.

### **The Tie Breaker**

The Association timely appealed the arbitrator’s decision in what I characterize as a “best of three” appeal. Certainly the Association was not after its assessments and late fees which it had finally been awarded. It did want its counsel fees which, I find, had been improperly denied by the arbitrators.

68 Pa. C.S.A. §3315(f) reads:

Costs and Attorney’s Fees – A judgment or decree in any action or suit brought under this section shall include costs and reasonable attorney’s fees for the prevailing party.

The Association certainly was the “prevailing party” as that term is understood in the law.

I find myself asking who should bear the cost of erroneous legal rulings and to what extent. Had defendant taken the time to consult the Uniform Condominium Act he would have known his “misallocation defense” was not viable as the Act reads, “The foregoing SHALL be applicable, notwithstanding any restrictive endorsement, designation or instructions placed on or accompanying a payment.” (emphasis mine). 68 Pa. C.S.A. §3315(h). Had he done so this case would most likely never have gone this far. His *pro se* status does not excuse his

failure to know the applicable law. Had the arbitrators followed the mandate of the statute and awarded “reasonable attorney’s fees” they would have been in a lesser sum (\$2,500) than is now being sought, \$9,560.55. While I have previously ruled that an association member who put their Association through a similar exercise should bear the entire cost of the Association’s legal fees, I decline to do so here. Mountain View Condominium Association v. Bomersbach, 734 A.2d 468 (Pa.Cmwlth. 1999). In Bomersbach, the member essentially engaged in trench warfare over the issue of counsel fees, conduct I found to be outrageous. Here, defendant’s conduct while annoying, is not outrageous and I decline to place the full cost of erroneous rulings which prolonged these proceedings on him.

Based on the foregoing, I enter my

### ORDER

AND NOW, this 15<sup>th</sup> day of November, 2010, I find in favor of Plaintiff and against Defendant in the following amounts:

1. 100% of any unpaid assessment outstanding as of October 8, 2010, and
2. 100% of any fees and expenses imposed as a result of the non-payment of assessments through October 8, 2010, and
3. Counsel fees of \$5,736.00 as the “prevailing party,” and
4. Costs

I find in favor of Plaintiff and against Defendant on Defendant’s Counterclaim.

BY THE COURT:

/s/ Hon. Thomas G. Gavin



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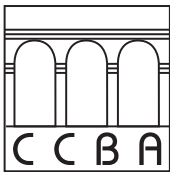
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**2nd Publication**

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**CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on 11/18/2010 by PHASEBIO PHARMACEUTICALS, INC, a business corporation formed under the laws of the State of Delaware, where its principal office is located at One Great Valley Parkway, Suite 30, Malvern, PA 19355 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Chester County.

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 10-15383**

NOTICE IS HEREBY GIVEN that the name change petition of Elizabeth Ochoa Ontiveros was filed in the above-named court and will be heard on January 31, 2011, at 9:30 AM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: December 22, 2010

Name to be changed from: Elizabeth Ochoa Ontiveros to: Elizabeth Ontiveros Ochoa

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

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on December 10, 2010 for PRS-US Inc, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Business Consulting  
DONALD J. WEISS, Solicitor  
6 Hilloch Lane  
Chadds Ford, PA 19317

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**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Dept. of State for SCOTT THOMPSON REMODELING, INC. a corporation organized under the Pennsylvania Business Corporation Law of 1988.

ROBERT P. SNYDER & ASSOCIATES,  
Solicitors  
121 Ivy Lane  
King of Prussia, PA 19406

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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 REAL DREAMS INC., in accordance with 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

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on December 10, 2010 for LORO Wealth Strategies, Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: Asset Management.

**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**

**BICKEL**, Frances F., late of South Coventry Township. Barbara K. McNally, 424 Pawlings Road, Phoenixville, PA 19460, Executrix. **BARRY W. KERCHNER**, Esquire, 976 Stuart Drive, Pottstown, PA 19464, atty.

**CONNOR**, Mary C., late of Borough of Phoenixville. Suzanne F. Mottola, 22 S. Fairfield Road, Devon, PA 19033-1522 and Dennis J. Connor, Jr., 1613 Ridgeway Road, Havertown, PA 19083-2512, Administrators. **KATHLEEN HERZOG LARKIN**, Esquire, 215 Darby Road, Paoli, PA 19301, atty.

**CREMERS**, Estelle H., late of Warwick Township. Elisa M. Cremers, care of **ALLAN B. GREENWOOD**, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. **ALLAN B. GREENWOOD**, Esquire, Siana, Bellwoar & McAndrew, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**DOCKSTADER**, Ernest K., late of Penn Township. James M. Dockstader, 51 Londonderry Road, Windham, NH 03087, Executor. **ROGER E. LEGG**, Esquire, 430 West First Avenue, Parkesburg, PA 19365, atty.

**DRENKER**, Irene G., late of Borough of Downingtown. Steven G. Drenker and Kathryn L. Murphy, care of **MICHAEL C. MC BRATNIE**, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341, Executors. **MICHAEL C. MC BRATNIE**, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341, atty.

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**GUZZI**, Dorothy, late of Borough of West Chester. Georgine T. Guzzi, care of ELLIOTT GOLDBERG, Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301, Administratrix. ELLIOTT GOLDBERG, Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301, atty.

**HELMS**, Frank Q., late of West Fallowfield Township. Judith Shaw, care of GUY F. MATTHEWS, Esquire, 344 W. Front Street, P.O. Box 319, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 344 W. Front Street, P.O. Box 319, Media, PA 19063, atty.

**JANSEN**, Frederick C., late of West Brandywine Township. Christopher P. Jansen and David P. Jansen, care of KIM D. FETROW, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executors. KIM D. FETROW, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

**KERSHNER**, Jean Flaughner, late of East Marlborough Township. Karen Kershner Frattali, 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.

**LEVENGGOOD**, Mildred, late of East Coventry Township. Dennis Levengood, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

**MULLEN**, Frances M., late of Kennett Township. KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**NICOTERA**, Madeline A., late of Borough of Oxford. Elaine N. Donofrio, care of TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

**ORR**, Heather Ann, a/k/a Heather A. Orr, late of East Marlborough Township. Rowland Orr, 837 Marlborough Spring Road, Kennett Square, PA 19348, Executor.

**PLATTEN**, Peter, late of Willistown Township. Sabine Platten, care of JOHN A. RULE, Esquire, 3770 Ridge Pike, Suite 2, Collegeville, PA 19426, Executrix. JOHN A. RULE, Esquire, Miller, Turetsky, Rule & McLennan, P.C., 3770 Ridge Pike, Suite 2, Collegeville, PA 19426, atty.

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**PLUMMER**, Louisa N., late of West Bradford Township. PNC BANK, National Association, c/o Kara Chickson, J.D., 1600 Market Street, 7th Floor, Philadelphia, PA 19103, Executrix. **TRACY BLAKE DE VLIENER**, Esquire, Gadsden Schneider & Woodward LLP, 201 King of Prussia, Suite 100, Radnor, PA 19087-5152, atty.

**SCHWARTZ**, Shirley P., late of Valley Township. Amy P. McHugh, 270 Moore Road, Downingtown, PA 19335, Executrix. **ROBERT S. SUPPLEE**, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**SHARP**, Harriet J., late of Borough of West Chester. Margery M. Noll, 20 East Vine Street, Fleetwood, PA 19522, Administratrix. **ROBERT R. KREITZ**, Esquire, Roland Stock, LLC, 627 North Fourth Street, P.O. Box 902, Reading, PA 19603, atty.

**STRAUSSER**, Earl E., late of North Coventry Township. Robert Mest, 322 Carsonia Avenue, Mount Penn, PA 19606, Executrix. **PATRICK J. KURTAS**, Esquire, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

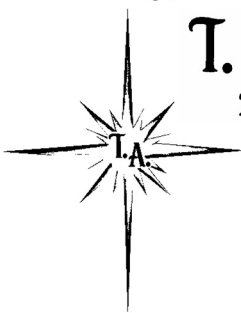
**WAGNER**, Eugene, late of West Nantmeal Township. Dawn Marie Wagner, 654 Brandamore Road, Brandamore, PA 19316, Executrix. **ROBERT L. BEGGS**, Esquire, 380 East Chestnut Street, Coatesville, PA 19320, atty.

## 2nd Publication

**ANTOINE**, Mary L., late of Willistown Township. Allyson M. Lindauer, care of **MICHAEL C. MC BRATNIE**, Esquire, 747 Constitution Drive, Suite 100, Exton, PA 19341, Executrix. **MICHAEL C. MC BRATNIE**, Esquire, Fox Rothchild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341, atty.

**BLACKWOOD**, Ethel Annie, a/k/a Ethel A. Blackwood, late of Easttown Township. **JOHN J. DEL CASALE**, Esquire, 1620 Locust Street, Philadelphia, PA 19103-6392, Executrix. **JOHN J. DEL CASALE**, Esquire, M. Mark Mendel, Ltd., 1620 Locust Street, Philadelphia, PA 19103-6392, atty.

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**BROWN**, Robert Lowry, late of Exton. DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**CORLESS**, Jean, late of Pennsbury Township. John T. Corless, care of BERTRAM WOLFSON, Esquire, 259 N. Radnor-Chester Road, Suite 160, Radnor, PA 19087, Executor. BERTRAM WOLFSON, Esquire, McCausland, Keen & Buckman, 259 N. Radnor-Chester Road, Suite 160, Radnor, PA 19087, atty.

**EDDS**, Thomas D., Jr., late of West Whiteland Township. Jason A. Edds, 194 Joyce Lane, Honey Brook, PA 19344, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**EVANS**, Gailua Sue, late of Borough of Downingtown. Kimberly Maxwell, care of BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**FLYNN**, Thomas W., Jr., a/k/a Thomas W. Flynn, late of Tredyffrin Township. THOMAS W. FLYNN, III, Esquire, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087-8333, Executor. THOMAS W. FLYNN, III, Esquire, Crawford Diamond Flynn LLC, 124 Bloomingdale Avenue, P.O. Box 8333, Wayne, PA 19087-8333, atty.

**HENDERSON**, Ruth R., a/k/a Ruth E. Ruff Henderson, late of West Grove. Barbara R. Griffin and Cheryl A. Henderson, care of LARRY ELLIOTT JONES, Esquire, 118 West Evergreen Street, West Grove, PA 19390, Executrices. LARRY ELLIOT JONES, Esquire, 118 West Evergreen Street, West Grove, PA 19390, atty.

**MOZZANI**, Eleanor L., late of Birmingham Township. Helen M. Mozzani, care of MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

## **CHARLES T. DeTULLIO**

**Attorney at Law**  
**134 North Church St.**  
**West Chester, PA 19380**  
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**Nunc Pro Tunc Appeals**

**\*Referral fees paid when permitted by the Rules of Professional Conduct. Fax and email available to referring attorneys.**



**REYNOLDS**, Verna Mae, late of Valley Township. Jermaine D. Reynolds, 960 W. Chestnut St., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SEXTON**, Imogene E., late of East Whiteland Township. DUKE SCHNEIDER, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**VALENTEEN**, Emma L., a/k/a Emma Laura Valenteen, late of Phoenixville. John J. Coll, Jr., 28 Richard Lee Lane, Phoenixville, PA 19460, Executor.

### 3rd Publication

**BELT**, Patricia Frances Cashdon, a/k/a Patricia F. Belt, late of Tredyffrin Township. Amy E. Sparks, care of KAREN M. STOCKMAL, Esquire, 1055 Westlakes Drive, Ste. 300, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, 1055 Westlakes Drive, Ste. 300, Berwyn, PA 19312, atty.

**BRYSON**, Katherine M., late of East Coventry Township. Susan M. Kelly, 1159 Industrial Avenue, Pottstown, PA 19464, Executrix. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464-5426, atty.

**CONNER**, L. Leon, Jr., late of West Bradford Township. J. Christopher Conner, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**GRANTLAND**, Charles Hillman, Jr., a/k/a Charles H. Grantland, Jr., late of Westtown Township. Linda J. Dean, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

**LLOYD**, Walter L., late of Tredyffrin Township. John P. Lloyd, 217 Woodstock Road, Villanova, PA 19085, Executor. W. STEVEN WOODWARD, Esquire, Gadsden Schneider & Woodward LLP, 201 King of Prussia Road, Suite 100, Radnor, PA 19087, atty.

**MANNING**, Marion M., late of Pennsbury Township. Thomas C. Manning, John L. Manning, S. Catherine Kane and Christopher F. R. Manning, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

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**MELCHIOR**, Nicholas C., III, late of Kennett Square. Dennis Melchior, 222 Maiden Lane, Kennett Square, PA 19348, Administrator.

**PAOLANTONIO**, Joseph V., a/k/a Joseph Vincent Paolantonio, late of Willistown Township. Patricia A. Soley, care of VINCENT S. DI CIOCCIO, Esquire, 21 Brennan Drive, P.O. Box 788, Bryn Mawr, PA 19010, Executrix. VINCENT S. DI CIOCCIO, Esquire, 21 Brennan Drive, P.O. Box 788, Bryn Mawr, PA 19010, atty.

**STARR**, Inez, late of Thornbury Township. Patricia Lynn Conner, care of DENIS A. GRAY, Esquire, 301 Lindenwood Drive, Suite 217, Malvern, PA 19355, Executrix. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 301 Lindenwood Drive, Suite 217, Malvern, PA 19355, atty.

**WILLIAMS**, Ralph N., late of Spring City. Sharon Seeney, 1121 Nobb Hill Drive, West Chester, PA 19380 and Sheila Seeney, 1121 Nobb Hill Drive, West Chester, PA 19380, Executors.

**WILSEY**, Michael A., late of Borough of West Chester. Dana Lee Wilsey, care of RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Road, Drexel Hill, PA 19026, Executrix. RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Road, Drexel Hill, PA 19026, atty.

## CLASSIFIED ADS SECTION

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## FICTITIOUS NAME

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

Brandywine Sharpening, with its principal place of business at 1860 Cambridge Road, Honey Brook, PA 19344.

The application has been (or will be) filed on: November 16, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Amos S. Kauffman, 1860 Cambridge Road, Honey Brook, PA 19344.

BLAKINGER, BYLER & THOMAS, P.C.,  
Solicitors  
28 Penn Square  
Lancaster, PA 17603

West Chester Endodontics, with its principal place of business at 606 E. Marshall Street, Suite 204, West Chester, PA 19380.

The application has been (or will be) filed on: December 13, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Exton Endodontics, P.C.

JEFFREY B. SANSWEET, Solicitor  
Kalogredis, Sansweet, Dearden and Burke, Ltd.  
987 Old Eagle School Road  
Suite 704  
Wayne, PA 19087

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on December 8, 2010, with the Corporation Bureau of the Pennsylvania Department of State, at Harrisburg, Pennsylvania, for the purpose of forming a domestic non-profit corporation under the Pennsylvania Nonprofit Corporation Law of 1988 (P.L. 1444, No. 177), 15 Pa.C.S.A. §5301 et seq., as amended, to provide trade association membership services.

The name of the corporation is INTERNATIONAL COLLEGE OF DENTISTS, U.S.A. SECTION, PENNSYLVANIA CHAPTER, INC. ARNOLD B. KOGAN, Solicitor  
Goldberg Katzman, P.C.  
320 Market St., Strawberry Square  
P.O. Box 1268  
Harrisburg, PA 17108

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**3rd Publication****EXISTENCE OF TRUST NOTICE**

Trust Estate of **ELIZABETH H. MULLOY**, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Elizabeth H. Mulloy are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Deborah Lamascus Hamilton and Wachovia Bank, N.A., Co-Trustees  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19384

DAVID L. MYERS, ESQUIRE  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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**EXISTENCE OF TRUST NOTICE**

Trust Estate of **HENRY LLEWELLYN MERRITT**, deceased, late of Penn Township, Chester County, Pennsylvania. All person having claims or demands against the Trust Estate of **HENRY LLEWELLYN MERRITT** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Doris Mae Swartz Merriitt and Mary Jane Kern  
Bednar, Co-Trustees  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

L. Peter Temple, Esquire  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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**NOTICE OF REVOCABLE TRUST**

Let all persons be on notice that Annie W. Peck, late of the Township of Kennett, died on September 2, 2010 leaving an Estate and a Revocable Living Trust. The Co-Executors are Elizabeth W. P. Schlueter and George T. Peck, Jr., and the Co-Trustees of the Revocable Living Trust are Elizabeth W. P. Schlueter, George T. Peck and Wells Fargo Bank, N.A. All persons having claims or demands against the Estate or Trust of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment with out delay to:

Elizabeth W. P. Schlueter, Co-Executor/Co-Trustee  
George T. Peck, Jr., Co-Executor/Co-Trustee  
Wells Fargo Bank, N.A., Co-Trustee  
c/o HALL LAW OFFICES  
A Professional Corporation  
27 S. Darlington Street  
West Chester, PA 19382

LISA COMBER HALL, Esquire  
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**SHERIFF SALE OF REAL ESTATE**

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, THURSDAY, JANUARY 20, 2011 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 CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON TUESDAY, FEBRUARY 22, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. 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 SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

**CAROLYN B. WELSH, SHERIFF**  
2nd Publication

**SALE NO. 11-1-1**  
**Writ of Execution No. 10-07910**  
**DEBT \$333,497.46**

ALL THAT CERTAIN lot or piece of ground.

SITUATE in East Whiteland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Malvern Hunt made by Pennoni Associates, Inc. dated 3-4-2001, revised 8-14-2001 and recorded in Chester County as Plan No. 16041 as follows to wit:

BEGINNING at a point on the northerly side of Kingston Circle, a corner of Lot

117/C62, on said Plan; thence extending along said Kingston Circle, on the arc of a circle curving to the left having a radius of 300.00, the arc distance of 34.04 feet to a point a corner of Lot 119/C60; thence extending along same the two following courses and distances: (1) north 19 degrees 25 minutes 56 seconds west, 111.66 feet to a point; (2) north 46 degrees 13 minutes 02 seconds west, 31.70 feet to a point in line of other lands; thence extending along same north 81 degrees 43 minutes 10 seconds east, 53.72 feet to a point a corner of Lot 117/C62, aforesaid; thence extending along same the two following courses and distances: (1) south 04 degrees 46 minutes 44 seconds east, 17.51 feet to a point; (2) south 19 degrees 25 minutes 56 seconds east, 111.28 feet to the point and place of beginning.

BEING Lot 118/C61 on said Plan.  
CONTAINING 4,737 square feet of land, more or less.

BEING UPI #42-3-64.74  
BEING known as: 4 Kingston Circle,  
Exton, PA 19341

PROPERTY ID No.: 43-03-0064.740  
TITLE to said premises is vested in Saul Rothenberg, as sole owner by Deed from the Cutler Group, Inc. a Pennsylvania Corporation dated 12/30/2002 recorded 01/09/2003 in Deed Book 5526 Page 2237.

PLAINTIFF: PNC Mortgage, a  
Division of PNC Bank NA  
VS

DEFENDANT: SAUL M. ROTHENBERG a/k/a SAUL ROTHENBERG  
SALE ADDRESS: 4 Kingston Circle,  
Exton, Pa. 19341

PLAINTIFF ATTORNEY: MARK J. UDREN, 856-669-5400

**SALE NO. 11-1-3**  
**Writ of Execution No. 10-01927**  
**DEBT \$229,395.20**

BY virtue of a Writ of Execution No. 10-01927

OWNER(S) of property situate in the Township of West Brandywine, Chester County, Pennsylvania, being 1385 Manor Road, Coatesville, PA 19320-1245

UPI No. 29-7-73.1  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,395.20

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **YVONNE MORRIS**

SALE ADDRESS: 1385 Manor Road,  
Coatesville, Pa. 19320-1245

PLAINTIFF ATTORNEY: **JAIME  
McGUINNESS, ESQ., 215-563-7000**

**SALE NO. 11-1-4**

**Writ of Execution No. 10-04164**

**DEBT \$217,059.36**

ALL THAT CERTAIN lot or piece of ground situate in East Nantmeal Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan for Phoebe May Dray and George Earl Dry made by John D. Stapleton, III, Registered Land Surveyor, Coatesville, Pennsylvania, dated June 5, 1985 and last revised August 20, 1985 and recorded in Chester County, Recorder of Deeds Office as Plan No. 5786, as follows, to wit:

BEGINNING at a spike found in the centerline of Creamery Road (T-513) a corner of Lot No. 3 on said Plan; thence extending along same and along the title line in the bed of Creamery Road north 86 degrees 00 minutes 00 seconds east 222.12 feet to a point a corner of Lot No. 2 on said Plan; thence extending along same the 2 following courses and distances: (1) south 11 degrees 00 minutes 00 seconds east crossing the southerly side of Creamery Road 385.58 feet to a point; (2) south 84 degrees 42 minutes 00 seconds west 262.40 feet to a point in line of lands of Charles J. McLean; thence extending along same north 5 degrees 00 minutes 00 seconds west re-crossing the southerly side of Creamery Road 388.72 feet to the point and place of beginning.

CONTAINING in area 2.146 acres, more or less.

BEING Lot No. 1 on said Plan.

TAX Parcel #24-03-0034.010

PROPERTY address: 237 Creamery  
Road, Elverson, PA 19520

IMPROVEMENTS: A residential  
dwelling.

SOLD as the property of: Matthew G.  
Anderson and Kendra P. Anderson

BY deed from: Dana L. Buss f/k/a  
Dana L. Beitler

DATED: 05/01/2006 and recorded:  
05/04/2006

BOOK: 6833 Page: 1054

PLAINTIFF: Citimortgage, Inc.  
VS

DEFENDANT: **MATTHEW G.  
ANDERSON and KENDRA P. ANDERSON**

SALE ADDRESS: 237 Creamery  
Road, Elverson, Pa. 19520

PLAINTIFF ATTORNEY: **MICHAEL  
T. McKEEVER, 215-627-1322**

**SALE NO. 11-1-5**

**Writ of Execution No. 09-13453**

**DEBT \$181,564.47**

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

BEGINNING at a point in the center line of Third Avenue which said point of beginning is 144 feet westwardly along said center line from its intersection with the center line of West Bridge Street and which said point of beginning is the southwest corner of land of Joseph Paxon and wife; thence along the center line of Third Avenue, south 78 degrees 31 minutes west 60 feet to a new corner of land of the Mary Cope Estate, grantor herein thence along the same north 11 degrees 29 minutes west 164 feet to the center line of Spruce Alley; thence along the same north 78 degrees 31 minutes east, 60 feet to a corner of land of the said Joseph W. Paxon and wife; thence along the same south 11 degrees 29 minutes east 164 feet to a point, the place of beginning.

TAX Parcel #08-05-0229

PROPERTY address: 805 West Third  
Avenue, Parkesburg, PA 19365

IMPROVEMENTS: A residential  
dwelling.

SOLD as the property of: Joseph F.  
Diprospero

BY deed from: Francis A. Lasak and  
Janice U. Lasak, husband and wife

DATED: 03/10/1999 and recorded:  
04/09/1999

BOOK: 4540 Page: 2238

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **JOSEPH F. DIPROS-  
PERO**

SALE ADDRESS: 805 West Third  
Avenue, Parkesburg, Pa. 19365

PLAINTIFF ATTORNEY: **MICHAEL  
T. McKEEVER, 215-627-1322**

**SALE NO. 11-1-6**  
**Writ of Execution No. 10-07490**  
**DEBT \$258,974.68**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision for The Woodlands, made by Yerkes Associates, Inc., 101 Charles Drive, Bryn Mawr, Pa dated 9/11/1981, last revised 8/26/1988 and recorded as Plan #8546 as follows, to wit:

BEGINNING at an interior point, a corner of Lot #52, thence extending along same, south 13 degrees 36 minutes west crossing through the bed of a 20 feet wide storm sewer easement 78.00 feet to a point; thence extending north 76 degrees 24 minutes west 23.33 feet to a point in the line of Lot #54; thence extending along same and re-crossing aforementioned easement, north 13 degrees 36 minutes east 78.00 feet to a point; thence extending south 76 degrees 24 minutes east 23.33 feet to the point of beginning.

TAX Parcel #41-05-1252

PROPERTY address: 1470 Chestnut Court, West Chester, PA 19380

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Teresa Lyda Hartlove

BY deed from: Keith Ramnath and Fernet Ramnath

DATED: 08/30/2004 and recorded: 09/09/2004

BOOK: 6275 Page: 1353

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **TERESA LYDA HARTLOVE**

SALE ADDRESS: 1470 Chestnut Court, West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **MICHAEL T. McKEEVER, 215-627-1322**

**SALE NO. 11-1-7**  
**Writ of Execution No. 10-07997**  
**DEBT \$411,219.09**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, being Lot No. 34 on said Plan, bounded and described according to a Final Major

Subdivision Plan for Foxchase, prepared for Keystone Custom Homes by RGS Associates, dated 2/20/2004 last revised 11/23/2005 and recorded in Plan Book No. 4019 & 17733, as follows, to wit:-

BEGINNING at a point on the westerly side of Radence Lane (50 feet wide), a corner of this and Lot No. 35 on said Plan; thence extending from said point of beginning and along the westerly side of Radence Lane, aforesaid, the two following courses and distances, viz:- (1) south 02 degrees 08 minutes 22 seconds east 40.00 feet to a point of curve therein, and (2) along the arc of a circle curving to the left having a radius of 97.00 feet the arc distance of 21.70 feet (and a chord bearing of south 08 degrees 32 minutes 50 seconds east 21.65 feet) to a point, a corner of Lot No. 33 on said Plan; thence extending along the same, south 75 degrees 02 minutes 43 seconds west 142.30 feet to a point in line of Open Space on said Plan; thence extending along the same, north 02 degrees 08 minutes 22 seconds west 93.08 feet to a point, a corner of Lot No. 35 on said Plan; thence extending along the same, north 87 degrees 51 minutes 38 seconds east 136.34 feet to the first mentioned point and place of beginning.

TAX Parcel #59-10-3.38

PROPERTY address: 19 Radence Lane, West Grove, PA 19390

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Paul Njoku and Chioma A. Alexander, husband and wife, as tenants by the entirety

BY deed from: Keystone Custom Homes, Inc.

DATED: 05/15/2007 and recorded: 05/17/2007

BOOK: 7162 Page: 1949

INSTRUMENT # 10755042

PLAINTIFF: PNC Mortgage, A Division of PNC Bank, National Association S/B/M National City Bank

VS

DEFENDANT: **CHIOMA A. ALEXANDER and PAUL NJOKU**

SALE ADDRESS: 19 Radence Lane, West Grove, Pa. 19390

PLAINTIFF ATTORNEY: **MICHAEL T. McKEEVER, 215-627-1322**



**SALE NO. 11-1-8**  
**Writ of Execution No. 10-05434**  
**DEBT \$242,656.20**

ALL THAT PARCEL of land in Township of East Nottingham, Chester County, Commonwealth of Pennsylvania, as more fully described in Deed Book 4253, Page 103, ID #69-01-0019, being known and designated as one parcel consisting of ID #69-01-0019 further bounded and described as metes and bounds property.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in partly in East Nottingham Township and partly in Lower Oxford Township, Chester County, Pennsylvania, formerly known as the Hopewell School and Lybeum Building, bounded and described according to a survey, made by George E. Regester, Jr. and Sons, Inc., dated 1/12/1976 as taken from Plan C-438, to wit:

BEGINNING at a spike set in the title line of Public Road L.R. 15005, known as Hopewell Road, said road leading easterly to Oxford and westerly to Glenroy, said spike of beginning marking a southeasterly corner of this and a southwesterly corner of lands now or late of Lawrence E. Bush, said point of beginning being the following 2 courses and distances, to wit (measured along said title line in said public road L.R. 15005 from a PK nail set at the intersection of said road with Public Road T-312, known as Lower Hopewell Road: (1) south 64 degrees 25 minutes 20 seconds west 243.05 feet to a PK nail and (2) south 66 degrees 19 minutes 58 seconds west, 140.95 feet to said beginning point; thence leaving said point of beginning and by said title line in said Public Road L.R. 15005, as per adjoining Deeds of record, south 66 degrees 19 minutes 58 seconds west, 141.90 feet to a spike; thence leaving said title line in said road by lands now or late of Silvio F. Dignazio and others as per adjoining Deeds of record, the following 2 courses and distances to wit: (1) north 58 degrees 10 minutes 02 seconds west, 26.47 feet to an iron pin and (2) north 23 degrees 15 minutes 20 seconds east, 155.14 feet to a point set in stream marking a northeasterly corner of this and the northwesterly corner of first mentioned land of Lawrence E. Bush; thence by lands of said Bush (per line established by Arthur Crowell, Registered Surveyor, dated 4/9/1945), south 42 degrees 29 minutes 51 seconds east, 135 feet to the first mentioned point and place of begin-

ning.

CONTAINING 0.255 acres of land be the same more or less.

BEING Tax Parcel #69-1-19  
BEING the same premises which  
William G. Teodecki and Susan B. Teodecki by Deed dated 10/27/1997 and recorded 10/31/1997 in and for Chester County in Deed Book 4253 Page 0103, granted and conveyed to Michael D. Brenna, Jr.

PLAINTIFF: JP Morgan Chase Bank,  
N.A.

VS  
DEFENDANT: **MIKE D. BREN-**  
**NAN, JR.**

SALE ADDRESS: 1013 Hopewell  
Road, Oxford, Pa. 19363

PLAINTIFF ATTORNEY: **CHRISTO-**  
**PHER A. DeNARDO, 610-278-6800**

**SALE NO. 11-1-9**  
**Writ of Execution No. 10-07371**  
**DEBT \$351,114.35**

ALL THAT CERTAIN unit and piece of ground situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania bounded and described according to an as built plan of units 560 to 590 situate in the Garden Villas at Eagleview made by Hopkins and Scott, Inc. registered surveyors of Kimberton, PA., dated January 26, 1999, as follows, to wit:

BEGINNING at an interior point, said point being measured south 61 degrees, 56 minutes, 45 seconds east 20.14 feet from a point on the southeast side of Perimeter Drive, 50 feet wide; thence from said beginning point and along lands of "Eagleview" and along Unit #580 of said Plan, south 61 degrees, 56 minutes, 45 seconds east 53.50 feet to a point; thence along said land of "Eagleview" the 11 following courses and distances: (1) south 28 degrees, 03 minutes, 15 seconds west, 21.67 feet to a point; (2) north 61 degrees, 56 minutes, 45 seconds west 12.79 feet to a point; (3) south 28 degrees, 03 minutes, 15 seconds west 4.13 feet to a point; (4) north 61 degrees, 56 minutes, 45 seconds west 8.96 feet to a point; (5) south 28 degrees, 03 minutes, 15 seconds west 7.29 feet to a point; (6) north 61 degrees, 56 minutes, 45 seconds west 15.37 feet to a point; (7) north 28 degrees, 03 minutes, 15 seconds east 7.29 feet to a point; (8) north 61 degrees, 56 minutes, 45 seconds west 9.08 feet to a point; (9) north 28



degrees, 03 minutes, 15 seconds east 9.92 feet to a point; (10) north 61 degrees, 56 minutes, 45 seconds 7.29 feet to a point; (11) north 28 degrees, 03 minutes, 15 seconds east 15.58 feet to the first mentioned point and place of beginning.

PARCEL No.: 33-04-0008.03G UPI: 33-4-8.3G

BEING known as: 590 Perimeter Drive, Downingtown, PA 19335.

BEING the same premises which Robert W. Seaman and Martha J. Seaman, husband and wife, by Deed dated June 24, 2002 and recorded June 25, 2002 in and for Chester County, Pennsylvania, in Deed Book Volume 5312, Page 1324, granted and conveyed unto Catherine A. Krapf, a married woman.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **CATHERINE A. KRAPF and DAVID W. KRAPF**

SALE ADDRESS: 590 Perimeter Drive, Downingtown, Pa. 19335

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

**SALE NO. 11-1-10**

**Writ of Execution No. 10-04155**

**DEBT \$152,205.83**

ALL THAT CERTAIN message, tenement and tract of land situate on the westerly side of Brick Street, in the Borough of Oxford, County of Chester, State of Pennsylvania bounded and described in accordance with survey made November 21, 1953 by S. Pusey Morrison, Registered Surveyor, as follows:

BEGINNING at a point on the easterly side of Brick Street, a corner of land now or Carl Sexton; thence by land now or late of Carl Sexton passing over and through a marker set on the west side thereof north 58 degrees 30 seconds west 78 feet to the marker, a corner of other land of Catheryn E. Samples which is about to be conveyed to Malva Pauline Watson; thence by the same and passing over a driveway or lane leading from Brick Street into the premises adjoining the herein described tract on the west, south 20 degrees 45 minutes west 94 feet to a marker; thence along other land of Catheryn E. Samples and passing over a marker set on the westerly side of Brick Street south 58 degrees, 30 minutes east 78 feet to the point on the easterly side of Brick

Street and in line of land of James J. Maley; thence by land of James J. Maley, north 20 degrees 45 minutes east 94 feet to the first mentioned point and place of beginning.

TOGETHER with the privilege of the grantee, his heirs and assigns, at all times to take water from the well situate on the property adjoining the herein described tract on the west of premises, which premises is to be conveyed by the said Catheryn E. Samples to Malva Pauline Watson and the right of ingress, regress and egress thereto.

UNDER and subject to a driveway or lane over the southerly portion of the herein described premises leading from Brick Street to the premises situate on the West.

TAX Parcel #06-05-0166

PROPERTY address: 110 Brick Road, Oxford, PA 19363

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Sarah B. Cooper and Douglas C. Cooper

BY deed from: Robert T. Warden, Jr.

DATED: 10/29/2004 and recorded: 12/30/2004

BOOK: 6376 Page: 1391

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **SARAH B. COOPER and DOUGLAS C. COOPER**

SALE ADDRESS: 110 Brick Road, Oxford, Pa. 19363

PLAINTIFF ATTORNEY: **MICHAEL T. McKEEVER, 215-627-1322**

**SALE NO. 11-1-11**

**Writ of Execution No. 10-09809**

**DEBT \$445,071.33**

ALL THAT CERTAIN tract of land situate in West Brandywine Township, Chester County, Pennsylvania, being shown on a Plan of Property for Ralph W. Ralston dated March 23, 1962, by Albert C. Skiles, Jr., R.S. and being more fully described as follows:

BEGINNING at a spike in the title line of a public road T-378 (33 feet wide) said spike being in the south line of land now or late of Haye R. Killian and being also the original northwest corner of land now or late of William J. Hall; thence from said point of beginning, leaving the aforesaid road, and along the south line of Hayes R. Killian north 64 degrees 25 minutes 00 seconds

east, 442.54 feet to an iron pin passing over an iron pin set 37.54 feet from the aforesaid point of beginning; thence along lands now or late of William J. Hall, south 32 degrees 04 minutes 40 seconds east 450.84 feet to an iron pin in the north line of land now or late of James J. Butler; thence along the said north line, being in part an old stonewall, and crossing Indian Run, south 88 degrees 09 minutes 30 seconds west, 396.11 feet to a spike in the title line of T-378 crossing over an iron pin set 23.75 feet from the last mentioned spike; thence along the title line of T-378 north 50 degrees 00 minutes 00 seconds west, 316.80 feet to the point of beginning.

CONTAINING 3.236 acres of land be the same more or less.

TITLE to said premises is vested in Eugene P. McKenna, Jr. and Carolyn McKenna, h/w, by Deed from Suzanne F. Pletcher, dated 02/25/1997, recorded 03/05/1997 in Book 4147, Page 1543.

UPI #29-2-7.1

BEING known as the premises of 131 Germany Hollow Road, Honey Brook, PA 19344-9404

RESIDENTIAL property

SEIZED in execution as the property of Eugene McKenna, Jr. and Carolyn McKenna on Judgment No. 09-09809

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association FKA the Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2006SP2

VS

DEFENDANT: **EUGENE McKENNA, JR. a/k/a EUGENE P. McKENNA and CAROLYN McKENNA**

SALE ADDRESS: 131 Germany Hollow Road, Honey Brook, Pa. 19344-9404

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 11-1-12**

**Writ of Execution No. 10-05428**

**DEBT \$305,302.02**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Windridge" Residential Community made by Nave, Newell & Stampf, Ltd. 550

American Avenue PO Box 61542 King of Prussia, PA 19406-0942 (610) 265-8323, dated 11-29-99, last revised 9-7-00, and recorded as Plan #9015521, as follows, to wit:

BEGINNING at a point on the northerly side of Ridgeview Lane, a corner of Lot 65 on said Plan; thence extending along same, north 88 degrees 15 minutes 11 seconds west, 80.00 feet to a point a corner of Lot 67; thence extending along same, north 01 degrees 44 minutes 49 seconds east, 125.06 feet to a point in line of Township Park Open Space; thence extending along same, south 88 degrees 15 minutes 13 seconds east, 80.00 feet to a point a corner of Lot 65, aforesaid; thence extending along same, south 01 degrees 44 minutes 49 seconds west, 125.07 feet to the point and place of beginning.

BEING Lot 66 on said Plan.

TAX Parcel #40-4-285

PROPERTY address: 409 Crestwood Lane, Downingtown, PA 19335

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Beryl C. Augustine a/k/a A. Beryl Chithra and Augustine S. Sandhirakasan, husband and wife

BY deed from: Augustine S. Sandhirakasan

DATED: 07/24/2003 and recorded: 11/23/2004

BOOK: 6342 Page: 889

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **BERYL C. AUGUSTINE a/k/a BERYL CHITHRA and AUGUSTINE S. SANDHIRAKASAN**

SALE ADDRESS: 409 Crestwood Lane, Downingtown, Pa. 19335

PLAINTIFF ATTORNEY: **MICHAEL T. McKEEVER, 215-627-1322**

**SALE NO. 11-1-13**

**Writ of Execution No. 09-03073**

**DEBT \$364,492.86**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester, and Commonwealth of PA, bounded and described according to a Subdivision and Land Development of "Woods at Edge Mill" prepared by Chester Valley Engineers, Inc dated 6/16/2002 last revised 11/4/2002 and recorded in Chester County as Plan #16473 as follows, to wit

BEGINNING at a point on the south-easterly side of Willow Glen Circle, a corner of Lot #29 as shown on said Plan, thence from said point of beginning, also the said side of Willow Glen Circle on the arc of a circle curving to the left having a radius of 60 00 feet the arc distance of 74 87 feet to a corner of Lot #37, thence along Lot #37 north 88 degrees 26 minutes 10 seconds east 99 00 feet to a point in line of lands of Beaver Run Knoll, thence along said lands of Beaver Run Knoll the two following courses and distances, (1) south 01 degrees 33 minutes 50 seconds east 175 00 feet (2) south 88 degrees 26 minutes 10 seconds west 100 42 feet to a corner of Lot #39, thence along Lot #39 north 20 degrees 04 minutes 17 seconds west 124 54 feet to the first mentioned point and place of beginning

BEING Lot #38 as shown on said plan  
BEING UPI #39-4-368

BEING the same premises which Eleftherios Papaioannou by Deed dated 5/31/07 and recorded 6/25/07 in and for Chester County in Document Id #10765641 granted and conveyed to Eleftherios Papaioannou (son) and Dimitrios Papaioannou and Maria Papaioannou, husband and wife (parents).

PLAINTIFF: Wells Fargo Bank, N.A.,  
as Trustee for the Registered Holders of Structured  
Asset Securities Corporation Mortgage Pass-  
Through Certificates, Series 2007-0S1

VS

DEFENDANT: **ELEFThERIOS  
PAPAIONNOU and DIMITRIOS PAPAION-  
NOU and MARIA PAPAIOANNOU**

SALE ADDRESS: 525 Willow Glen  
Circle, Downingtown, Pa. 19335

PLAINTIFF ATTORNEY: **CHRISTO-  
PHER DeNARDO, 610-278-6800**

**SALE NO. 11-1-14**

**Writ of Execution No. 09-14249**

**DEBT \$69,041.66**

ALL THAT CERTAIN tract of land upon which is build an apartment over a garage, designated as No. 28 ½ South Sixth Avenue, in the City of Coatesville, County of Chester and State of Pennsylvania bounded and described according to a new survey made by J.W. Harry, C.E., June 4, 1953, as follows:

BEGINNING at a point in the west curb line of South Sixth Avenue, a corner of other land of Clara R. Dunleavy, it being the southeast

corner of a lot with a dwelling house erected thereon designated as No. 29 South Sixth Avenue, distant seventy-nine and five-tenths feet measured south nine degrees sixteen minutes east along the west curb line of South Sixth Avenue from its point of intersection with the south line of Harmony Street (twenty feet wide); thence along the west curb line of South Sixth Avenue, south nine degrees sixteen minutes east, twenty-five and five-tenths feet to a point at the northeast corner of a Lot with a dwelling house erected thereon designated as No. 34 South Sixth Avenue; thence along the north line of the same south eighty degrees forty-four minutes west, one hundred and fifty feet to a point in the east line of Modena Alley (fifteen feet wide); thence along the east line of said alley north nine degrees sixteen minutes west, twenty-eight and twenty-seven one-hundredths feet to a point a corner of remaining land of said other land of Clara R. Dunleavy; thence along the same for the following courses and distances: (1) north eighty degrees forty-four minutes east, thirty-four and sixty-five one-hundredths feet to a point; (2) south nine degrees sixteen minutes east. Two and seventy-seven one hundredths feet to a point in the original south line of said Clara R. Dunleavy; thence along the same north eighty degrees forty-four minutes east, one hundred fifteen and thirty-five one-hundredths feet to the place of beginning.

CONTAINING 3,921 square feet of  
land, be the same more or less.

PREMISES "B"

ALL THAT CERTAIN lot or tract of land, on which is located a brick dwelling house, situated on the west side of Sixth Avenue, in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of Sixth Avenue distant one hundred five feet south of the south line of Harmony Street; thence along the west curb line of Sixth Avenue southwardly twenty-two and one-half feet and extending back westwardly between parallel lines of that width at right angles to said Sixth Avenue one hundred fifty feet to the east side of a fifteen feet wide alley. The south line of this property passes through the center of the middle partition wall of a block of two brick houses of which the brick dwelling house herein conveyed is the north house.

BOUNDED on the north by land now or late of Charles H. Dunleavy; on the east by the west curb line of Sixth Avenue; on the south by

land now or late or Russell R. Piersol; and on the west by a fifteen feet wide alley. Containing thirty-three seventy-five square feet of land, be the same more or less.

PARCEL No.: 16-6-401

BEING known as: 30 South 6<sup>th</sup> Avenue, Coatesville, PA 19320.

BEING the same premises which Elisa T. Lees, by Deed dated November 30, 2000 and recorded December 6, 2000 in and for Chester County, Pennsylvania, in Deed Book Volume 4862, Page 1155, granted and conveyed unto Crystal D. Thomas.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-1

VS

DEFENDANT: **CRYSTAL THOMAS**

SALE ADDRESS: 30 South 6<sup>th</sup> Avenue, Coatesville, Pa. 19320

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

**SALE NO. 11-1-15**

**Writ of Execution No. 10-01116**

**DEBT \$278,381.75**

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 preliminary/final subdivision plan — Phase 3 (Part 2) made by Mesko Associates, Inc., Exton, PA, dated 6/2/1999 and last revised 4/24/2000 and recorded as Plan File #15457, as follows, to wit:

BEGINNING at a point on the southeasterly side of Trestle Lane, which point is measured along the arc of circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet from a point on the northeasterly side of Brinton Drive; thence from said beginning point and extending along the side of Trestle Lane north 04 degrees 17 minutes 56 seconds east 55.00 feet to a point, a corner of Lot #75; thence extending along the same south 85 degrees 42 minutes 04 seconds east 147.50 feet to a point in line of Open Space No. 9; thence extending along the same south 04 degrees 17 minutes 56 seconds west 85.00 feet to a point on the northeasterly side of Brinton Drive, aforesaid; thence extending along the side of the same the two following courses and

distances: (1) north 85 degrees 42 minutes 04 seconds west 117.50 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #74 on said Plan.

PARCEL No.: 47-02-0020.740

BEING known as: 301 Trestle Lane, Coatesville, PA 19320.

BEING the same premises which James J. Archie and Anecca M. Archie, by Deed dated November 3, 2006 and recorded November 9, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7002, Page 648, granted and conveyed unto Nancy E. Sims and Oliver Sims, her husband.

PLAINTIFF: Bank of America, National Association, as Successor by Merger to LaSalle Bank NA as Trustee for Washington Mutual Mortgage Pass-Through Certificate WMALT Series 2007-HY2 Trust

VS

DEFENDANT: **NANCY E. SIMS and OLIVER SIMS**

SALE ADDRESS: 301 Trestle Lane, Coatesville, Pa. 19320

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

**SALE NO. 11-1-16**

**Writ of Execution No. 10-03879**

**DEBT \$176,744.63**

ALL THOSE TWO CERTAIN lots or tracts of land, hereditaments and appurtenances, described as follows:

TRACT 1:

ALL THAT CERTAIN tract or lot of land, hereditaments and appurtenances, situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described as follows:

BOUNDED on the northeasterly side by the middle of Manor Avenue, bounded on the southeasterly side by other land of the said grantees, bounded on the southerly side by land of Merritt Harmon and wife, and bounded on the westerly side by the middle of Downing Avenue, be the contents what they may.

TRACT 2:

ALL THAT CERTAIN messuage and lot or tract of land, hereditaments and appurte-

nances, situate in the West Ward of the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Manor Avenue, a corner of land of Joseph D. Hoopes; thence south 27 degrees 31 minutes west, 80.72 feet to a corner of land conveyed by Joseph D. Hoopes to Everett J. Hoopes, now of Merritt Harmon; thence along said land south 33 degrees 21 minutes 30 seconds east, 70.97 feet to a corner of lands formerly of William B. Johnson, now of Walter Fisher, thence along the said land, north 27 degrees 31 minutes east, 115.26 feet to the middle of Manor Avenue aforesaid; thence along the middle of the said Manor Avenue, north 62 degrees 29 minutes west, 62 feet to the place of beginning.

TITLE to said premises is vested in Wesley R. Davies and Robin L. Davies, h/w, by Deed from Wesley R. Davies, a/k/a Wesley R. Davies and Robin L. Davies, h/w, dated 04/07/1998, recorded 04/21/1998 in Book 4336, Page 398.

UPI #11-7-210

BEING known as the premises of 124 Manor Avenue, Downingtown, PA 19335-2623

RESIDENTIAL property

SEIZED in execution as the property of Wesley Ronald Davies and Robin L. Davies on Judgment No. 10-03879

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for BCAPB LLC Trust 2007-AB1

VS

DEFENDANT: **WESLEY RONALD DAVIES and ROBIN L. DAVIES**

SALE ADDRESS: 124 Manor Avenue, Downingtown, Pa. 19335-2623

PLAINTIFF ATTORNEY: **JENINE R. DAVEY, 215-563-7000**

**SALE NO. 11-1-17**

**Writ of Execution No. 10-07491**

**DEBT \$219,839.76**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation by G. D. Houlman and Son. Inc., Civil Engineers and Land Surveyors, Media, Pennsylvania dated November

2, 1998 last revised October 15, 1999 and recorded as Plan No. 15138 (Sheets 1 to 24 inclusive) as follows, to wit:

BEGINNING at a point on the southeasterly side of Millview Drive (50 feet wide) said point also making a corner of a Lot No. 146 on said Plan; thence from said beginning along the southwesterly side of Millview Drive the two following courses and distances; (1) north 34 degrees 30 minutes 30 seconds east 42.09 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 35 feet the arc distance of 75.57 feet to a point of tangency on the southwesterly side of Regency Drive (50 feet wide); thence extending along south 21 degrees 37 minutes 00 seconds east 72.99 feet to a point, a corner of Lot No. 144; thence leaving said side of Regency Drive and extending along said Lot No. 144 south 45 degrees 25 minutes 00 seconds west 33.91 feet to a point, a corner of aforesaid Lot No. 146; thence extending along said Lot No. 146 north 54 degrees 00 minutes 00 seconds west 106.73 feet to the first mentioned point and place of beginning. BEING Lot No. 147 on said Plan.

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for WAMU Series 2007-HE1 Trust by: JP Morgan Chase Bank, National Association, successor in interest to Washington Mutual Bank, as attorney in fact by Deed dated 4/28/2009 and recorded 8/3/2009 in and for Chester County as Document ID 10955041 granted and conveyed to Jaime Martinez.

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **JAMIE MARTINEZ**  
SALE ADDRESS: 102 Millview Drive, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER A. DeNARDO, 610-278-6800**

**SALE NO. 11-1-18**

**Writ of Execution No. 08-04191**

**DEBT \$252,500.18**

BY virtue of a Writ of Execution No. 08-04191

OWNER(S) of property situate in Caln Township, Chester County, Pennsylvania, being 2708 Shelburne Road, Downingtown, PA 19335

UPI No. 39-4-536

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$252,500.18

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SANTIGIE L. CONTEH and TERESA V. SMITH**

SALE ADDRESS: 2708 Shelburne Road, Downingtown, Pa. 19335

PLAINTIFF ATTORNEY: **SHEETAL R. SHAH-JANI, 215-563-7000**

**SALE NO. 11-1-19**

**Writ of Execution No. 10-03840**

**DEBT \$333,156.34**

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan known as "Candylywyck at New Garden", made by Nave Newell & Stampf, Ltd., dated 4/26/2000 last revised 4/30/2001 and recorded as Plan File No. 15978, as follows, to wit:

BEGINNING at a point on the north-east side of Honey Locust Lane (50 feet wide) at a corner of Lot No. 89 on said Plan; thence extending from said beginning point along the northeast side of Honey Locust Lane on a line curving to the right having a radius of 535 feet; the arc distance of 119.84 feet to a point of corner of Lot No.87, thence extending along the same north 72 degrees 28 minutes 19 seconds east, 150 feet to a point in line of Open Space, thence extending along the same south 23 degrees 46 minutes 44 seconds east 86.06 to a point a corner of Lot No. 89 aforesaid, thence extending along the same south 59 degrees 38 minutes 15 seconds west 150 feet to the first mentioned point and place of beginning.

CONTAINING 15,595 square feet be the same more or less.

BEING Lot No. 88 on said Plan.

BEING Part of U.P.I. No. 60-4-25

BEING known as: 226 Honey Locust Drive, Avondale, PA 19311

PROEPTY ID No.: 60-04-0020.470

TITLE to said premises is vested in Rodney Rominger and Amy Rominger by Deed from Sharp Road Farms, Inc. dated 09/24/2002

RECORDED 10/04/2002 in Deed Book 5408 Page 1017.

PLAINTIFF: PNC Mortgage, a Division of PNC Bank National Association

VS

DEFENDANT: **RODNEY ROMINGER and AMY ROMINGER**

SALE ADDRESS: 226 Honey Locust Drive, Avondale, Pa. 19311

PLAINTIFF ATTORNEY: **ALAN M. MINATO, 856-669-5400**

**SALE NO. 11-1-20**

**Writ of Execution No. 10-00022**

**DEBT \$274,723.18**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Plan or Survey of Bradford Glen "Phase I" made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 5/24/1977 last revised 10/13/1977 and recorded in Plan File No. 1678 as follows, to wit:

BEGINNING at a point on the easterly side of Famham Lane cul-de-sac said point being also a corner of Lot No. 63 as shown on said Plan; thence extending from said beginning point along Lot No. 63 and through the bed of a 20 feet wide water main easement north 74 degrees 00 minutes 27 seconds east, 91.80 feet to a point in line of lands designated as non-dedicated open space; thence extending along the same south 2 degrees, 36 minutes, 30 seconds west, 85.92 feet to a point in line of Lot No. 65; thence extending along the same north 70 degrees, 32 minutes, 45 seconds west, 90.41 feet to a point on the southeasterly side of Famham Lane cul-de-sac; thence extending along the same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 30.93 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 as shown on said Plan.

CONTAINING 5,000 square feet of land be the same more or less.

TITLE to said premises is vested in Timothy Federwitz and Danielle S. Federwitz, husband and wife, by Deed from Anthony T. Leach and Shannon Leach dated June 21, 2004 and recorded July 2, 2004 in Deed Book 6208, Page 875 Instrument # 10431609.

PREMISES being known as: 1632 Farnham Lane, Downingtown, Pennsylvania



19335.

TAX I.D. #: 50-5A-66

PLAINTIFF: Household Finance

Consumer Discount Company  
VSDEFENDANT: **TIMOTHY FEDER-  
WITZ and DANIELLE S. FEDERWITZ**SALE ADDRESS: 1632 Farnham  
Lane, Downingtown, Pa. 19335PLAINTIFF ATTORNEY: **TER-  
RENCE J. McCABE, 215-790-1010****SALE NO. 11-1-21****Writ of Execution No. 09-11886****DEBT \$271,438.71**BY virtue of a Writ of Execution No.  
09-11886OWNER(S) of property situate in the  
West Brandywine Township, Chester County,  
Pennsylvania, being 1643 Horseshoe Pike,  
Glenmoore, PA 19343-1035

UPI No. 29-4-141

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$271,438.71

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **ANTHONY  
ALESSANDRO a/k/a ANTHONY ALESSAN-  
DRO, JR. and KAREN ALESSANDRO**SALE ADDRESS: 1643 Horseshoe  
Pike, Glenmoore, Pa. 19343-1035PLAINTIFF ATTORNEY: **DANIEL  
G. SCHMIEG, 215-563-7000****SALE NO. 11-1-22****Writ of Execution No. 09-13951****DEBT \$75,746.65**BY virtue of a Writ of Execution No.  
09-13951OWNER(S) of property situate in the  
Township of East Fallowfield, Chester County,  
Pennsylvania, being 38 Newlinville Road,  
Coatesville, PA 19320-4203

UPI No. 47-5A-33

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$75,746.65

PLAINTIFF: Chase Home Finance,

LLC

VS

DEFENDANT: **ALICE F. LEWIS**SALE ADDRESS: 38 Newlinville Rd.,  
Coatesville, PA 19320PLAINTIFF ATTORNEY: **JAIME  
McGUINNESS, 215-563-5000****SALE NO. 11-1-23****Writ of Execution No. 10-02845****DEBT \$328,295.35**

TRACT #1

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, situate in Kennett Township,  
Chester County, Pennsylvania, bounded and  
described, as follows, to wit:BEGINNING at a point in the center of  
a public road leading from Kaolin to Yorklyn, said  
point being south 45 degrees 28 minutes west,  
55.27 feet from an iron pin in the center of afore-  
said road, said iron pin being a corner of land now  
or late of Bucktoe Hills Development and now or  
late of Ashby Larmore; thence from said beginning  
point along the center of aforesaid road, south 45  
degrees 28 minutes west, 133.13 feet to a point, a  
corner of land now or late of Mary G. Shoemaker;  
thence along same, north 42 degrees 45 minutes  
west, 232.71 feet to a point; thence the following 2  
courses and distances along land now or late of  
William G. Shoemaker: (1) north 56 degrees 54  
minutes east, 223.14 feet to a pipe and (2) south 18  
degrees 18 minutes east, 210 feet to the place of  
beginning, passing over a pipe on the northerly  
side of aforesaid public road.CONTAINING .8744 acre of land be  
the same more or less.

TAX Parcel #62-06-0036.010

PROPERTY address: 115 Marshall  
Bridge Road, Kennett Square, PA 19348IMPROVEMENTS: a residential  
dwelling.SOLD as the property of: Peter H.  
FrankBY deed from: Peter H. Frank and  
Matthew W. FrankDATED: 03/19/2003 and recorded:  
04/10/2003BOOK: 5647 Page 615 Document #  
10218952PLAINTIFF: Wilmington Trust  
Company

VS

DEFENDANT: **PETER H. FRANK**

SALE ADDRESS: 115 Marshall  
Bridge Rd., Kennett Sq., PA 19348  
PLAINTIFF ATTORNEY: **MICHAEL  
McKEEVER, 215-627-1322**

**SALE NO. 11-1-24**  
**Writ of Execution No. 10-07951**  
**DEBT \$312,013.87**

ALL THAT CERTAIN parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being known and designated as Lot No. 3, according to an 8 Lot subdivision for Christian E. and Elizabeth R. Crane; made by Lake, Roeder, Hillard and Associates, New Holland, PA, dated September 6, 2001 and recorded in Plan File No. 16276.

TAX Parcel #28-6-216.3

PROPERTY address: 198 Sugarman Road, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Barbara Glass and Daniel Glass, as tenants by the entirety

BY deed from: Christian E. Crane and Elizabeth R. Crane

DATED: 08/15/2002 and recorded: 08/21/2002

BOOK: 5364 Page: 85

INSTRUMENT # 10118903

PLAINTIFF: PNC Mortgage, A  
Division of PNC Bank

VS

DEFENDANT: **BARBARA &  
DANIEL GLASS**

SALE ADDRESS: 198 Sugarman Rd.,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL  
McKEEVER, 215-627-1322**

**SALE NO. 11-1-26**  
**Writ of Execution No. 10-05429**  
**DEBT \$205,433.25**

BY virtue of a Writ of Execution No. 2010-05429

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 358 Jennifer Drive, Coatesville, PA 19320-2254

UPI No. 39-3H-6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$205,433.25  
PLAINTIFF: GMAC Mortgage, LLC  
VS  
DEFENDANT: **STACY L. LINKINS**  
SALE ADDRESS: 358 Jennifer Drive,  
Coatesville, Pa. 19320-2254  
PLAINTIFF ATTORNEY: **COURT-  
NEY R. DUNN, 215-563-7000**

**SALE NO. 11-1-27**  
**Writ of Execution No. 10-01207**  
**DEBT \$480,053.43**

ALL THAT CERTAIN messuage and tract of land situate in the Township of East Goshen County of Chester and State of Pennsylvania, which according to a survey dated January 1949 made by J. Vernon Keech Registered Surveyor is bounded and described as follows to wit:-

BEGINNING at an iron pin on the west side of a public road leading from the Philadelphia and West Chester Pike to the Paoli State Road, a corner of land belonging to Chandler Martin; thence extending by said Martin's land south eighty five degrees and thirty five minutes west five hundred sixty six and nineteen hundredths feet to an iron pin in line of land belonging to G. H. Chillas; thence extending by said Chillas; land north thirteen degrees and forty nine minutes west one hundred ninety seven and three hundredths feet to a stone a corner of land belonging to A. J. Smith thence extending by said Smith's land north seven degrees and two minutes west four hundred and thirty six feet to a granite stone; thence still by said Smith's land and land of William C. Tracey and Lot #34 of Milltown Manor belonging to Harry F. Taylor and passing over a granite stone set on the west side of the public road aforesaid north eighty two degrees and fifty eight minutes east four hundred fifteen and seven tenths feet to an iron pin about three feet west of the bed of said road; thence extending along the public road the next five courses and distances to wit:- south twenty degrees and fifty three minutes east fifty two and sixty four hundredths feet to a spike in the bed of the road; thence south thirteen degrees and sixteen minutes east three hundred fifty four and one tenth feet to an iron pin on the west side of the road; thence south thirty three degrees and thirty three minutes east two hundred fifteen and four tenths feet to a spike in the middle of the road; thence south twenty degrees and forty six minutes



east thirty seven and ninety four hundredths feet to an iron pin on the west side of the public road and south forty one degrees and twenty one minutes east thirty and two hundredths feet to the first mentioned iron pin and place of beginning.

CONTAINING six and nine hundred sixty two thousands acres of land be the same more or less.

EXCEPTING therefrom and thereout  
BEING known as: 16 Reservoir Road,  
West Chester, PA 19380

PROPERTY ID No.: 53-06-0079

UPI #: 53-6-79

TITLE to said premises is vested in Richard M. Miller and Joan S. Miller, his wife, as tenants by the entireties by Deed from Rose M. Vickery, widow dated 10/18/1985 recorded 11/06/1985 in Deed Book 124 Page 276.

PLAINTIFF: US Bank, NA as Trustee  
for CCB Libor Series 2005-1 Trust

VS

DEFENDANT: **RICHARD M. MILLER**

SALE ADDRESS: 16 Reservoir Rd.,  
West Chester, PA 19380

PLAINTIFF ATTORNEY: **MARK UDREN, 856-669-5400**

**SALE NO. 11-1-28**

**Writ of Execution No. 05-06127**

**DEBT \$225,630.61**

BY virtue of a Writ of Execution No. 05-06127

OWNER(S) of property situate in East Nottingham Township, Chester County, Pennsylvania, being 223 Stella Street, Oxford, PA 19363

UPI No. 69-7-32-6G

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$225,630.61

PLAINTIFF: US Bank National Association as Successor Trustee to Wachovia Bank, NA Pooling & Servicing Agreement dates as of 11/1/04. Asset-Backed Pass Through Certificates Series 2004-WWWF1

VS

DEFENDANT: **LEE JARMON, JR. & ALISA T. JARMON a/k/a ALISA TRUITT**

SALE ADDRESS: 223 Stella St.,  
Oxford, PA 19363

PLAINTIFF ATTORNEY: **COURTE-**

**NAY DUNN, 215-563-7000**

**SALE NO. 11-1-29**

**Writ of Execution No. 09-13991**

**DEBT \$324,595.96**

PREMISES "A"

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, described according to a Plan of Lots known as "Dogwood Dell" made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated February 14, 1973 and last revised June 25, 1973, as follows, to wit:

BEGINNING at a spike formed by the intersection of the northeasterly side of Dogwood Dell Drive (extended) (50 feet wide) with the title line in the bed of Manor Road (Pennsylvania Route 82) (as shown on said Plan) extending from said beginning point along lands now or late of Harold W. Kuchler, south 88 degrees 19 minutes 10 seconds east, 305.70 feet to a point; thence extending south 2 degrees 8 minutes 22 seconds east 71.82 feet to a point; thence extending south 44 degrees 32 minutes 57 seconds west 411.14 feet to a point on the northeasterly side of Dogwood Dell Drive, aforesaid; thence extending along the northeasterly, easterly and southeasterly sides of Dogwood Dell Drive, the four following courses and distances: (1) on the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 63.27 feet to a point of tangent; (2) north 11 degrees east, 155.30 feet to a point of curve; (3) on the arc of circle curving to the left having a radius of 180.38 feet, the arc distance of 156.94 feet to a point of tangent and (4) north 38 degrees 51 minutes 00 seconds west, 14.43 feet to the first mentioned point and place of beginning.

CONTAINING 1.377 acres of land be the same more or less.

EXCEPTING thereout and therefrom

ALL THAT CERTAIN parcel of land with the hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described to a Final Subdivision Plan of "Dogwood Dell" made by George E. Register, Jr. and Sons, Inc. Registered Land Surveyors, Kennett Square, PA dated February 14, 1973 and last revised July 12, 1974 as follows, to wit:

BEGINNING at an iron pin marking a corner of this about to be described tract, a corner of Lot "C" to be conveyed to Henry P. Huey, Jr., the northwesterly corner of Lot No. 3 owned by Joseph Simone and set in line of land of Harold W. Kuchler; thence leaving said iron pin of beginning and by said land of Lot "C" south 2 degrees 8 minutes 22 seconds east, 71.82 feet to a point marking a corner of this and a corner of Lot No. 2 on said plan owned by Henry P. Huey, Jr., grantee herein; thence by said land of Lot No. 2, south 44 degrees 32 minutes 57 seconds west, 143.90 feet to an iron pin marking a corner of this, a corner of Lot "A" to be conveyed to Walter F. Griffith, Jr. and a corner of Lot No. 1 owned by Walter F. Griffith, Jr., grantor herein; thence by said land of Lot No. 1 the following two courses and distances to wit: (1) north 31 degrees 14 minutes 45 seconds east, 100 feet to a point and (2) north 22 degrees 29 minutes 42 seconds east, 96.44 feet to

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **SUZANNE RENEE NORMAN & JOHN F. WATSON**

SALE ADDRESS: 3 Dogwood Dell Dr., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL McKEEVER, 215-627-1322**

**SALE NO. 11-1-31**

**Writ of Execution No. 09-11477**

**DEBT \$232,558.90**

BY virtue of a Writ of Execution No. 09-11477

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 105 Bradford Drive, Coatesville, PA 19320-4329

UPI No. 47-8-1.36

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$232,558.90

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **JOHN J. MORRONI, JR**

SALE ADDRESS: 105 Bradford Dr., Coatesville, PA 19320

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

**SALE NO. 11-1-32**

**Writ of Execution No. 10-05488**

**DEBT \$478,694.31**

BY virtue of a Writ of Execution No. 10-05488

OWNER(S) of property situate in the Franklin Township, Chester County, Pennsylvania, being 165 Walker Road, Landenberg, PA 19350-1266

UPI No. 72-7-77

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$478,694.31

PLAINTIFF: FCDB GMPL 2008-1 Trust

VS

DEFENDANT: **MATTHEW E. MINOR**

SALE ADDRESS: 165 Walker Rd., Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MICHELE BRADFORD, 215-563-7000**

**SALE NO. 11-1-33**

**Writ of Execution No. 09-11796**

**DEBT \$90,075.78**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, described according to a Map of "Powderhorn Knoll". Section "B" Property of Tinney and Bock, made by Yerkea Engineering Co., Bryn Mawr, Pennsylvania, dated January 10, 19\_\_.

BEGINNING at a point on the dividing the land herein described and land now or formerly of Charles F. Kaercher, Jr., et ux, on the northeast side of Flint Lock Lane; thence along the northeast side of Flint Lock Lane, north 37 degrees 19 minutes west, 25.89 feet to a corner of Lot #33; thence along Lot #33, south 87 degrees 53 minutes east, 267.66 feet to a point; thence along lot#34 crossing a stream and a 30 feet wide drainage easement, north 24 degrees 34 minutes 30 seconds west, 228.27 feet to a point; thence along Lots #45, 46, 47 and 48 on Powderhorn Knoll, Section "C", north 86 degrees 25 minutes 56 seconds east, 617.55 feet to a rail monument; thence along land of the Reading Railroad, the two (2) following courses and distances: (1) south 50 degrees 35

minutes east, re-crossing said stream 61.83 feet to a rail monument; (2) south 9 degrees 11 minutes east, 80.82 feet to a rail monument; thence by land now or formerly of Charles F. Kaercher, Jr., et ux, the two (2) following courses and distances: (1) south 65 degrees 51 minutes 30 seconds west, 380.32 feet to an iron pin; (2) north 87 degrees 53 minutes west, 487.21 feet to the first mentioned point and place of beginning.

BEING Lot #81 of said Plan.

#2

ALL THAT CERTAIN tract of land situate to the rear of Flint Lock Lane in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey and subdivision plan prepared by William L. Conner, Professional Land Surveyor, Spring City, Pennsylvania, dated February 13, 1989, Plan No. B-89-010.

BEGINNING at an iron pin (set) a corner of remaining lands of Philip J. and Mary L. DeMartino and being also in line of lands of Elias and Olga Karkalas; the said corner being also the two (2) following courses and distances from the side of Flint Lock Lane; 1) measured along the said lands of DeMartino, south 37 degrees 19 minutes east 16.11 feet to a corner of the said lands of Karkalas, and 2) along the common line of lands of DeMartino and Karkalas, south 87 degrees 53 minutes east 249.36 feet to the place of beginning; thence from the place of beginning along the said remaining lands of Philip J. and Mary L. DeMartino, north 02 degrees 07 minutes east 36.40 feet to an iron pin (set) in line of lands of Elias and Olga Karkalas; thence along the same, south 24 degrees 34 minutes 30 seconds east 40.74 feet to a spike (found) and north 87 degrees 53 minutes west 18.30 feet to the place of beginning.

CONTAINING 333.00 square feet of land, be the same more or less.

BEING Parcel No. 27-6H-30.

BEING the same premises which Elias Karkalas and Olga Karkalas, by deed dated 7/22/94 and recorded 10/10/94, in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3821 Page 1264, granted and conveyed unto Elias Karkalas.

TAX PARCEL #27-6H-0026

PROPERTY ADDRESS: 80 Flintlock Lane, Phoenixville, PA 19460; 80 Flintlock Land a/k/a 80 Flintlock Lane, Phoenixville, PA 19460

IMPROVEMENTS: A residential dwelling.

SOLD as the Property of: ELIAS A. KARKALAS

PLAINTIFF: TD Banknorth, NA.  
s/b/m Regent National Bank  
VS

DEFENDANT: ELIAS A. KARKALAS

SALE ADDRESS: 80 Flintlock Ln.,  
Phoenixville, PA 19460, 80 Flintlock Ln., a/k/a 80  
Flintlock Ln., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: MICHAEL  
McKEEVER, 215-627-1322

SALE NO. 11-1-34

Writ of Execution No. 07-09024

DEBT \$258,056.16

ALL THAT CERTAIN tract of land, situate in East Bradford Township, lying on the north side of the public road leading from Unionville to West Chester, Chester County, Pennsylvania, more particularly bounded and described according to a survey made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Plan T-179 dated 02/23/1965 revised 03/23/1975 being Lot #4 on said Plan.

BEGINNING at an iron pin marking the northwesterly corner of this about to be described tract, the northeasterly corner of lands of James Harrington, the southeasterly corner of lands of Thomas Kershaw and the southwesterly corner of lands of Everett R. Tinder, Jr. thence leaving said point of beginning and by said lands of Everett R. Tinder, Jr., north 77 degrees 50 minutes 00 seconds east along the center line of a 30 feet wide right of way, 175.81 feet to an iron pin marking the northeasterly corner of this and the northwesterly corner of lands of Gerald J. Tinder, thence leaving said center line of said right of way partly along said lands of Gerald J. Tinder, and along other lands of Everett R. Tinder, Sr., grantor herein, south 11 degrees 48 minutes 00 seconds east 308.91 feet to a point set in the center line of the aforementioned 30 feet wide right of way marking the southeasterly corner of this and a corner of said other lands of Everett R. Tinder, Sr., thence along said center line and along said other lands of Everett R. Tinder, Sr., south 64 degrees 42 minutes 00 seconds west 180.60 feet to a point marking the southwesterly corner of this and set on the westerly side of said 30 feet wide right of way in line of lands of Francis W. Harrington, thence along said lands of Francis W. Harrington, along

aforementioned lands of James Harrington and along said westerly side of said 30 feet wide right of way, north 11 degrees 48 minutes 00 seconds west 350.45 feet to the first mentioned point and place of beginning.

CONTAINING 1.331 acres of land be the same more or less.

THE above being subject to and together with the use of a 50 feet wide right of way, and a 30 feet wide right of way leading from State Road to the above described property, described as follows:

BEGINNING at an old spike set in the center line of public road known as State Road, leading to a northeasterly direction to West Chester and a southwesterly direction to Unionville, said old spike of beginning set on the easterly side of the about to be described 50 feet wide right of way, marking the southwesterly corner of lands now or formerly of Arthur W. Ball, thence leaving said point of beginning, along the easterly side of said 50 feet wide right of way and along said lands now or formerly of Arthur W. Ball, north 11 degrees 48 minutes 00 seconds west 629.56 feet to a point set on the easterly line of a 30 feet wide right of way, thence by a line being the easterly line of a 30 feet wide right of way, north 11 degrees 48 minutes 00 seconds west 230.91 feet, thence leaving said easterly side of said 30 feet wide right of way and along the center line of said 30 feet wide right of way, through a aforementioned land of Everett R. Tinder, Sr. south 64 degrees 42 minutes 00 degrees west 280.50 feet to a point marking the southeasterly corner of the above described tract, thence continuing along said center line of said right of way along said lands of Francis R. Tinder, Sr., and along the above described tract, south 64 degrees 42 minutes said 30 feet wide right of way, marking the southwesterly corner of the wide right of way, and along the westerly boundary of the above described tract, north 11 degrees 48 minutes 00 seconds west 350.45 feet to an iron pin set in the center line of said 30 feet wide right of way, marking the northwesterly corner of the above described tract, thence along the center line of said right of way along aforementioned lands of Everett R. Tinder, Jr. and along the northerly boundary of the above described tract, north 77 degrees 59 minutes 00 seconds east 175.81 feet to an iron pin, point of ending.

PARCEL No. 51-07-0015.02C

EAST Bradford Township

BEING the same premises which

Delores Kanuika, by Deed dated December 16, 2005 and recorded January 9, 2006 in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 6734 Page 705, granted and conveyed unto Delores Kanuika and Stephen Kanuika, wife and husband.

PLAINTIFF: HSBC Bank USA, NA as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1

VS

DEFENDANT: **STEPHEN & DELORES KANUIKA**

SALE ADDRESS: 913 W. Miner St., West Chester, PA 19380

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

**SALE NO. 11-1-35**

**Writ of Execution No. 10-08112**

**DEBT \$257,752.73**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Nantmeal, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for Richard Bentley, prepared by Conner and Smith Engineers, Inc., Spring City, Pennsylvania, dated 6/25/1991 and last revised 8/29/1991 and recorded in Chester County as Plan No. 11347, as follows, to wit:

BEGINNING at a point in the title line of the bed of Fairview Road (S.R.4031) a corner of Lot No. 1 as shown on said Plan; thence from said beginning point along Lot No. 1 the three following courses and distances (1) north 13 degrees 59 minutes 55 seconds east, 273.15 feet (2) north 66 degrees 49 minutes east, 273.48 feet (3) north 6 degrees 18 minutes west, 452.20 feet to a point in the line of lanes of Robert L. Greer; thence along lands of Robert L. Greer north 80 degrees 27 minutes 15 seconds east, 266.81 feet to a point in line of lands of Robert Kolton; thence along lands of Robert Kolton the two following courses and distances (1) south 5 degrees 43 minutes 30 seconds east, 100 feet (2) south 22 degrees 25 minutes 40 seconds east, crossing a field road 449.45 feet to a point in line of lands of Fred Varnes; thence along lands of Fred Varnes and also lands of Joseph Nedzia and C. James Shaw to the two following courses and distances (1) south 66 degrees 49 minutes west, crossing a stream 647.64 feet (2) south 3 degrees 36 minutes 20 seconds west, 122.34 feet to a point in the title line of the bed of Fairview

Road north 76 degrees 49 minutes 30 seconds west re-crossing said stream 112.34 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TOGETHER, with the use of a 20 feet wide driveway easement in common with Lot No. 1 as more fully shown on said Plan. Subject to proportionate part of the expense of maintenance of said common driveway easement.

BEING the same premises which Leonard F. Evans and Christine E. Evans, husband and wife, by indenture dated January 15, 1999 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4499 Page 1751 &c., granted and conveyed unto Gale R. Gorden and Bonnie M. Slifer, also known as Bonnie M. Pogue, in fee.

BEING Tax Parcel No. 24-6-14.1B

BEING known as: 2129 Fairview Road, Glenmore, PA 19343

PROPERTY ID No.: 24-6-14.1B

TITLE to said premises is vested in Brian K. Hunt and Terri Hunt by Deed from Gale R. Gordon and Bonnie Silfer a/k/a Bonnie M. Pogue dated 08/10/2004 recorded 08/13/2004 in Deed Book 6251 Page 172.

PLAINTIFF: The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, National Association as Trustee for the Registered Holders of NovaStar Mortgage Funding Trust, Series 2004-4, Series 2004-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4

VS

DEFENDANT: **BRIAN K. HUNT and TERRI HUNT**

SALE ADDRESS: 2129 Fairview Road, Glenmore, Pa. 19343

PLAINTIFF ATTORNEY: **MARK J. UDREN, 856-669-5400**

**SALE NO. 11-1-36**

**Writ of Execution No. 10-07597**

**DEBT \$477,905.20**

ALL THAT CERTAIN lot or piece of ground situate in Upper Uwchlan Township, County of Chester, Commonwealth of Pennsylvania d bounded and described according to a Plan of Bordeaux Estates made by Henry Conrey, Inc. Division of Chester Valley Engineers, PA 7/20/1978 last revised 3/27/1979 as follows:

BEGINNING at a point on southeasterly side of Lafayette Circle (50 feet wide) and also being a corner of Lot 15 and being on the line dividing Phase I and Phase II Bordeaux Estates (shown on said Plan); thence extending from said beginning point and along Lot 15, south 46 degrees 59 minutes 30 seconds east 262.01 feet to a point in line of land of John L. Trego; thence extending along the same north 39 degrees 41 minutes 5 seconds west 265.88 feet to a point on southeasterly side of Lafayette Circle; thence along same the 2 following courses and distances; (1) north 50 degrees 18 minutes 55 seconds east 111.33 feet to a point of curve; (2) on a line curving to the left having a radius of 325 feet the arc distance of 41.45 feet to the first mentioned point and place of beginning.

CONTAINING 43,607 square feet of land, be the same more or less.

BEING Lot 14 on said Plan.

PARCEL No. 32-3-45.24

BEING the same premises which Thomas A. Verica by Deed dated January 9, 2006 and recorded in the Chester County Recorder of Deeds Office on January 11, 2006 in Deed Book 6736, Page 2183, granted and conveyed unto Thomas A. Verica and Betty A. Verica, husband and wife.

PLAINTIFF: Bank of America, NA  
VS

DEFENDANT: **BETTY A. VERICA & THOMAS A. VERICA**

SALE ADDRESS: 7 Lafayette Circle, Downingtown, PA 19335

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

**SALE NO. 11-1-37**

**Writ of Execution No. 10-01115**

**DEBT \$121,164.25**

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

SITUATE in the Township of Easttown, Chester County, Pennsylvania bounded and described according to survey of M. R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated 08/02/1947, as follows, to wit:

BEGINNING at a spike set in the intersection of the center line of First Avenue and Walnut Avenue in Berwyn; thence along the center line of Walnut Avenue, north 25 degrees west,

52.77 feet to a spike; thence leaving Walnut Avenue, and passing through a party wall separating this premises from the premises to the north, north 64 degrees 08 minutes east, 115 feet to an iron pin; thence south 25 degrees 52 minutes east, 54.5 feet to a point in the center line of First Avenue; thence along the center line of First Avenue, south 65 degrees 00 minutes west, 115.01 feet to the intersection with the center line of Walnut Avenue, the first mentioned point and place of beginning.

BEING the same premises which Elizabeth Hampton Morrow by Deed dated 9/1/2005 and recorded 9/27/2005 in and for Chester County as Document ID 10579324 granted and conveyed to Lynnette Hampton and Valeria Hampton.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Registered Holders of New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS ASSIGNS, & ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH HAMPTON-MORROW, DECEASED AND VALERIE HAMPTON (REAL OWNER & MORTGAGOR) & LYNETTE HAMPTON (REAL OWNER)**

SALE ADDRESS: 71 Walnut Ave., Berwyn, PA 19312

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

**SALE NO. 11-1-38**

**Writ of Execution No. 10-07513**

**DEBT \$473,179.27**

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 Plan of "Creekview", prepared by Bursich Associates, Inc., dated 4/19/2001, last revised 6/1/2005 and recorded in Chester County as Plan #17525, as follows, to wit:

BEGINNING at a point on the southerly side of Robin's Nest Lane, a corner of Lot #70 as shown on said Plan; thence from said point of beginning, along the said side of Robin's Nest Lane the following three courses and distances: (1)

north 71 degrees 17 minutes 10 seconds east 153.4 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 24.38 feet to a point of reverse curve (3) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 50.14 feet to a corner of Lot #68; thence along Lot #68 south 29 degrees 35 minutes 49 seconds east, through a drainage easement, 149.06 feet to a corner of Lot #73; thence along Lot #73 and also Lot #72 south 78 degrees 20 minutes 26 seconds west, crossing a UGI gasline easement, 250.99 feet to a corner of Lot #70; thence along Lot #70 north 18 degrees 42 minutes 50 seconds west, re-crossing said UGI gasline easement, 139.66 feet to the first mentioned point and place of beginning.

BEING Lot #69 as shown on said Plan.

BEING UPI 18-4-132.68.

BEING known as: 37 Robin's Nest Lane, Pottstown, PA 19465

PROPERTY ID No.: 18-04-0132.680

UPI No.: 18-4-132.68

TITLE to said premises is vested in Steven C. Heitz and Susan Heitz, husband and wife by Deed from NVR, Inc. a Virginia Corporation trading as Ryan Homes dated 02/07/07 recorded 03/13/07 in Deed Book 7104 Page 272 Instrument Number 10735843.

PLAINTIFF: One West Bank, FSB

VS

DEFENDANT: **STEVEN C. & SUSAN HEITZ**

SALE ADDRESS: 37 Robins Nest Ln., Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ALAN MINATO, 856-669-5400**

**SALE NO. 11-1-39**

**Writ of Execution No. 10-07571**

**DEBT \$546,390.19**

ALL THAT CERTAIN lot or piece of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of "Auburn Hills", made by Hillcrest Associates, Inc., dated 9-23-2002 last revised 11-21-2002 and recorded in Chester County as Plan #16614 as follows, to wit:

BEGINNING at a point on the southerly side of Cezanne Court, a corner of Lot 37 on said Plan; thence extending along Lot 37 south 08 degrees 15 minutes 00 seconds west, 313.25 feet to a point in line of other lands; thence extending



along same south 82 degrees 01 minutes 47 seconds west, 99.34 feet to a point a corner of Lot 35; thence extending along same north 05 degrees 00 minutes 00 seconds west, 335.66 feet to a point on the southerly side of Cezanne Court, aforesaid; thence extending along same south 86 degrees 29 minutes 12 seconds east, 172.91 feet to the point and place of beginning.

CONTAINING 1.002 acres of land, more or less.

BEING Lot No. 36 on said Plan.

TAX Parcel #60-5-0015.290

BEING known as: 102 Cezanne Court, Landenberg, PA 19350

PLAINTIFF: JP Morgan Chase Bank

VS

DEFENDANT: **KURT D. ESSER**

SALE ADDRESS: 102 Cezanne Ct., Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MICHAEL MCKEEVER, 215-627-1322**

**SALE NO. 11-1-40**

**Writ of Execution No. 10-05136**

**DEBT \$89,788.21**

ALL THAT CERTAIN message and lot of land, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, upon which is erected a frame dwelling designated as 372 Strasburg Avenue, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the middle of Strasburg Avenue at the northeast corner of land now or late of Hiram C. Miller, and extending thence along the middle line of said Avenue, south seventy degrees thirty-two minutes east, twenty-five feet to a point opposite the middle line of a double frame dwelling house (or pair of houses) erected upon this lot and the lot immediately contiguous and adjoining on the east; thence by a straight line passing through the middle partition separating said pair of houses south nineteen degrees twenty-eight minutes west, one hundred ninety-four and five tenths feet to a point in the middle of a proposed forty feet wide public street left open for this and adjoining properties; thence along the middle of said street north seventy degrees thirty-two minutes west, twenty-five feet to the southeast corner of said land now or late of Hiram C. Miller; thence along said land north nineteen degrees twenty-eight minutes east, one hundred and ninety-four and five-tenths feet to the

place of beginning.

TITLE is vested in: Calvin H. Hutzler, Jr., a single man and Michelle A. Kelnock, a single woman as joint tenants with the right of survivorship by that Quitclaim Deed dated 07/21/2000 and recorded on 08/17/2000 in Book 4803 at Page 371, of the Chester County, PA records.

TAX ID #: 8-3-128

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **CALVIN H. HUTZLER, JR. & MICHELLE KELNOCK**

SALE ADDRESS: 372 Strasburg Ave., Parkesburg, PA 19366

PLAINTIFF ATTORNEY: **KEVIN DISKIN, 215-572-8111**

**SALE NO. 11-1-41**

**Writ of Execution No. 10-04195**

**DEBT \$465,533.75**

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

SITUATE in Elk Township, Chester County, Pennsylvania, bounded and described according to a Plan of Shannon Q. Pepple, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA dated 2/15/1979, last revised 9/26/1985 and recorded on 5/24/1984, as Plan #5567, as follows, to wit:

BEGINNING at a point marking the intersection of Media Road (LR 15162) and Hickory Hill Road (T-344); thence extending from the beginning point through the bed of Hickory Hill Road, south 15 degrees 32 minutes 44 seconds east, 225.23 feet to a corner of Lot #4 on said Plan; thence leaving the bed said road and extending along Lot #4 on said Plan, south 73 degrees 24 minutes 39 seconds west, 237.89 feet to a corner of Lot #2 on said Plan; thence extending along Lot #2, north 15 degrees 32 minutes 44 seconds west, 261.63 feet to a point in the bed of aforementioned Media Road thence extending through the bed of said road; north 82 degrees 08 minutes 05 seconds east, 240.00 feet to the first mentioned point of beginning.

BEING Lot #3 as shown in said Plan.

BEING property address: 7880 Hickory Hill Road, Oxfords, PA 19363

BEING the same premises which Tracy

L. Stewart nka Tracy L. Salerno, dated 4/22/03, recorded 4/29/03 in Deed Book 5672, Page 725 in the Chester County Clerk's Office granted and conveyed unto Tracy L. Salerno and John Salerno, in fee.

PARCEL No. 76-2-42

BEING known as: 7880 Hickory Hill Road, Oxford, PA 19363

PROPERTY ID No.: 7002 004200 (70-2-42)

TITLE to said premises is vested in Tracy L. Salerno by deed from John S. Salerno III and Tracy L. Salerno dated 11/11/2005 recorded 12/12/2005 in Deed Book 6708 Page 1926.

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **TRACY L. SALER-NO**

SALE ADDRESS: 7880 Hickory Hill Rd., Oxford, PA 19363

PLAINTIFF ATTORNEY: **ALAN MINATO, 856-669-5400**

**SALE NO. 10-1-42**

**Writ of Execution No. 10-08784**

**DEBT \$206,748.73**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Warwick Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Lands of Frank Costello, "Stanley Lee Drive", dated 6/12/1975 as follows; to wit:

BEGINNING at a P.K. nail in the center line of Stanley Lee Drive (50 feet wide), a corner of Lot 2 said nail being measured north 17 degrees 37 minutes 15 seconds west 262.55 feet from the centerline of Pennsylvania State Highway Traffic Route 23; thence along the centerline of Stanley Lee Drive, north 17 degrees 37 minutes 15 seconds west 131.271 feet to a P.K. Nail a corner of Lot 8; thence along the same north 73 degrees 31 minutes 10 seconds east 331.95 feet to an iron pin in line of lands now or late of Gary Bowder; thence along the same south 17 degrees 37 minutes 15 seconds east, 184.44 feet to an iron pin, a corner of Lot #1; thence along the same and along Lot #2, south 82 degrees 35 minutes 20 seconds west 337.24 feet to the place of beginning having crossed an iron pin on line of 168.62 feet distant.

BEING Lot 9 on said Plan.

CONTAINING 1.203 acres of land be the same more or less.

BEING UPI #19-4-100.9

BEING the same premises which Todd A. Dennis by deed dated 3/27/2006 and recorded 4/11/2006 in and for Chester County as Document ID# 10639582 granted and conveyed to Todd A. Dennis and Dawn M. Bax, husband and wife.

PLAINTIFF: The Bank of New York Mellon, (f/k/a The Bank of New York) on behalf of CIT Mortgage Loan Trust, 2007-1

VS

DEFENDANT: **TODD DENNIS and DAWN M. BAX**

SALE ADDRESS: 4 Stanley Lee Drive, Elverson, Pa. 19520

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

**SALE NO. 11-1-43**

**Writ of Execution No. 10-07264**

**DEBT \$730,547.94**

ALL THAT CERTAIN tract or parcel of land, situate in the Township of West Vincent Township, County of Chester, Commonwealth of Pennsylvania (mistakenly referred to as "County of Pennsylvania in indenture recorded in Book 5853, Page 1703, recorded in the County of Chester) bounded and described in accordance with a Final Subdivision Plan of Property made for William O'Neill by Howard W. Doran, Inc., Registered Surveyor, Newtown Square PA" dated 03/23/1977, last revised 10/25/1978, and recorded in the Office of the Recorder of Deeds of Chester County on 11/9/1978, as follows, to wit;

BEGINNING at a spike on the title line in the bed of Dewees Lane on the line dividing the Township of West Vincent from the Township of Pikeland, said spike also marking the southernmost corner of Parcel #14 and a corner of land now or late of Sophocles Inc., thence along lands now or late of Sophocles Inc., the two following courses and distances: (1) north 78 degrees 48 minutes 27 seconds west 608.85 feet to a point; (2) north 07 degrees 07 minutes 33 seconds east 379.08 feet to a point a corner of Parcel #12, thence along Parcel #12 and Parcel #11, north 78 degrees 28 minutes 42 seconds east 1103.58 feet to a point forming the intersection of Dewees Lane title line and the title line in the bed of Horseshoe Trail said point also being on the line dividing the Township of West



Vincent from the Township of West Pikeland, thence along the said dividing line, south 37 degrees 44 minutes 13 seconds west 454.65 feet to a point; thence continuing through the bed of Dewees Lane, south 35 degrees 26 minutes 33 seconds west 436 feet to the point and place of beginning.

TAX ID No. 25-7-114.3

FOR informational purposes only – property also known as: 1061 Dewees Ln., Chester Springs, PA 19425-1701

BEING known as: 1061 Dewees Lane, Chester Springs, PA 19424

PROPERTY ID No.: 25-7-114.3

TITLE to said premises is vested in James T. Yeager and Joanne Oliver Yeager, husband and wife, as tenants by the entirety by Deed from James T. Yeager dated 11/05/2004 recorded 03/22/2006 in Deed Book 6794 Page 1444.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **JAMES T. & JOANNE OLIVER YEAGER**

SALE ADDRESS: 1061 Dewees Lane, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **CHANDRA ARKEMA, 856-669-5400**

#### **SALE NO. 11-1-44**

**Writ of Execution No. 10-02843**

**DEBT \$82,200.25**

ALL THAT CERTAIN tract of land, in the City of Coatesville, County of Chester, and State of Pennsylvania, bounded and described according to a survey by D.H. Rogers, Registered Surveyor, dated May 17, 1965, as follows:

BEGINNING at a point on the west curb line of Glendale Avenue, said point being 91.48 feet measured northward from the intersection of the north curb line of Coates Street with the west curb line of Glendale Avenue; thence leaving the west curb line of Glendale Avenue and going along the center of the middle dividing partition between #410 Glendale Avenue and #412 Glendale Avenue south 80 degrees 11 minutes west for a distance of 89.0 feet to a point at the east line of a 20 feet wide sewer alley; thence along the east line of the sewer alley north 9 degrees 49 minutes west for a distance of 13.81 feet to a point; thence leaving the sewer alley and going along the center line of the middle dividing partition between #412

Glendale Avenue and #414 Glendale Avenue north 80 degrees 11 minutes east for a distance of 89.0 feet to the west curb line of Glendale Avenue; thence along the west curb line of Glendale Avenue south 9 degrees 49 minutes east for a distance of 13.81 feet to the point and place of beginning.

TITLE to said premises is vested in Jacquelyn Carter by Deed from Calvin L. Rowland and Donna Y. Rowland, husband and wife, dated July 28, 2006 and recorded August 14, 2006 in Deed Book 6925, Page 1290.

PREMISES being known as: 412 Glendale Avenue, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-2-115

PLAINTIFF: HSBC Mortgage Services, Inc

VS

DEFENDANT: **JACQUELYN CARTER**

SALE ADDRESS: 412 Glendale Ave., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

#### **SALE NO. 11-1-45**

**Writ of Execution No. 10-05985**

**DEBT \$162,471.22**

BY virtue of a Writ of Execution No. 10-05985

OWNER(S) of property situate in the Borough of Elverson, Chester County, Pennsylvania, being 14 West Main Street, Elverson, PA 19520-9404

UPI No. 13-4-5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$162,471.22

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2004-BC2

VS

DEFENDANT: **ROBERT S. MILLER**

SALE ADDRESS: 14 W. Main St., Elverson, PA 19520

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

**SALE NO. 11-1-46**  
**Writ of Execution No. 10-00371**  
**DEBT \$111,274.25**

BY virtue of a Writ of Execution No. 10-00371

OWNER(S) of property situate in the Borough of Atglen, Chester County, Pennsylvania, being 515 Dallas Street, Atglen, PA 19310-1401

UPI No. 7-3-66.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$111,274.25

PLAINTIFF: Deutsche Bank National Trust Company as Trustee on behalf of Morgan Stanley ABS Capital I Inc. Trust 2006-he6, Mortgage Pass-Through Certificates Series 2006-HE6

VS

DEFENDANT: **GREGORY S. UMBLE**

SALE ADDRESS: 515 Dallas St., Atglen, PA 19310

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

**SALE NO. 11-1-47**  
**Writ of Execution No. 10-02379**  
**DEBT \$437,122.83**

ALL THAT CERTAIN lot or piece of ground situate in Upper Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Eagle Hunt, made by Richard C. Mast Associates, P.C. dated 1/28/2001 last revised 8/13/2001 and recorded as Plan No. 15929 as follows to wit:

BEGINNING at a point on the north-westerly side of Willow Way cul-de-sac a corner of Lot 94 on said Plan, thence extending along said Lot, north 50 degrees 37 minutes 47 seconds west 194.05 feet to a point in line of Lot 67, thence extending along said Lot and partly along Lot 68, north 63 degrees 55 minutes 31 seconds east 180.29 feet to a point a corner of Lot 92, thence extending along said Lot, south 09 degrees 42 minutes 15 seconds east 180.32 feet to a point on the northerly side of Willow Way cul-de-sac, thence extending along same on the arc of a circle curving to the left having a radius 70.00 feet the arc distance of 50.00 feet to the first mentioned point and place of beginning.

CONTAINING 19,900 square feet

more or less.

TITLE to said premises is vested in Alireza Daneshpooy and Rebecca Roshansobh, husband and wife, by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation, dated October 27, 2004 and recorded December 27, 2004 in Deed Book, 6372, Page 1309 Instrument # 10492017.

PREMISES being known as: 319 Willow Way, Chester Springs, Pennsylvania 19425.

TAX I.D. #: 32-4-206

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CWMBS, Inc. CHL Mortgage Pass-Through Trust 2005-30 Mortgage Pass-Through Certificates, Series 2005-30

VS

DEFENDANT: **ALIREZA DANESHPOOY & REBECCA ROSHANSOBH**

SALE ADDRESS: 319 Willow Way, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

**SALE NO. 11-1-48**  
**Writ of Execution No. 10-07555**  
**DEBT \$131,071.36**

ALL THAT CERTAIN message and tract of land, together with the east half of a block of two brick dwelling houses known as No. 1020 Walnut Street, in the City of Coatesville, County of Chester, and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of Walnut Street, one hundred fifty-eight and three one-hundredths east of the intersection of the east curb line of Tenth Avenue with the south curb line of Walnut Street; thence along the said south curb line of Walnut Street, north eighty five degrees thirty minutes thirty seconds east, thirty and four one-hundredths feet to a point; thence at right angles to Walnut Street south four degrees twenty-nine minutes thirty seconds east, one hundred sixty-eight feet to the north line of Sansom Street; thence along the north side thereof south eighty-five degrees thirty minutes thirty seconds west thirty and four one-hundredths feet to a corner of land now or late of William H. Moore; thence by the same north four degrees twenty-nine minutes thirty seconds west and passing through

the middle dividing partition separating the premises herein being conveyed from the premises immediately adjoining on the West, one hundred sixty-eight feet to the south curb line of Walnut Street, the place of beginning.

CONTAINING five thousand no hundred and forty-six and seventy-two one-hundredths square feet of land, be the same more or less.

TITLE to said premises is vested in Pauline C. Wilson by Deed from Robert F. Wilson, Jr. and Pauline C. Wilson, husband and wife, dated June 3, 1988 and recorded June 16, 1988 in Deed Book 1178, Page 357.

PREMISES being known as: 1020 Walnut Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-7-228

PLAINTIFF: The Bank of New York Mellon as Trustee for the Certificateholders CWMB, Inc. CWMB, Inc. Asset-Backed Certificates, Series 2004-12

VS

DEFENDANT: **PAULINE C. WILSON**

SALE ADDRESS: 1020 Walnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

**SALE NO. 11-1-49**

**Writ of Execution No. 09-14316**

**DEBT \$150,892.86**

BY virtue of a Writ of Execution No. 09-14316

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 205 Slack Drive, Coatesville, PA 19320-3113

UPI No. 16-1-6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$150,892.86

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **EDWARD S. BLOSINSKI & DEIDRA STEWART**

SALE ADDRESS: 205 Slack Dr., Coatesville, PA 19320

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

**SALE NO. 11-1-50**

**Writ of Execution No. 10-06919**

**DEBT \$97,583.87**

BY virtue of a Writ of Execution No. 10-06919

OWNER(S) of property situate in East Coventry Township, Chester County, Pennsylvania, being 231 Bethel Church Road, Spring City, PA 19475-9657

UPI No. 18-5-139.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$97,583.87

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **MANFRED W. GALONSKA**

SALE ADDRESS: 231 Bethel Church Rd., Spring City, PA 19475

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

**SALE NO. 11-1-51**

**Writ of Execution No. 09-02589**

**DEBT \$482,416.58**

BY virtue of a Writ of Execution No. 09-02589

OWNER(S) of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 424 North Matlack Street, West Chester, PA 19380-2440

UPI No. 1-5-573

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$482,416.58

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **BRUCE & ALLISON MYERS**

SALE ADDRESS: 424 N. Matlack St., West Chester, PA 19380

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

**SALE NO. 11-1-52**  
**Writ of Execution No. 08-02394**  
**DEBT \$248,517.51**

BY virtue of a Writ of Execution No. 08-02394

OWNER(S) of property situate in Downingtown, Chester County, Pennsylvania, being 225 West Lancaster Avenue, Downingtown, PA 19335

UPI No. 11-7-415

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$248,517.51

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Momura Asset Acceptance Corporation, Series 2006-WF1

VS

DEFENDANT: **KITTY O. SWEENEY**

SALE ADDRESS: 255 W. Lancaster Ave., Downingtown, PA 19335

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

**SALE NO. 11-1-53**  
**Writ of Execution No. 10-03864**  
**DEBT \$91,299.21**

ALL THAT CERTAIN tract of land with the buildings thereon erected situate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a survey of George E. Regester, Jr., R.S. 4197; dated September 18, 1958, as follows:

BEGINNING at a spike set in the middle of old U.S. Route #1 at a corner of land formerly of Fred S. Brown now William H. Smith and said spike being the southeasterly side of a thirty-five feet wide right of way to be used in common by the grantor and grantee herein, and more fully described hereinafter; thence along the middle of old U.S. Route #1, the next two courses and distances to wit: (1) north 57 degrees 37 minutes west (passing over a nail in northwesterly side of said right of way) ninety-four and fifty-eight hundredths (94.58) feet to a nail; thence north 79 degrees 33 minutes west fifty-nine and ninety-four hundredths (59.94) feet to a nail, a corner of land conveyed to Willia Roberts by Shannon Q. Pepple; thence along land of said Willia Roberts, north 25 degrees 51 minutes east (passing over an iron pin set twenty three and forty-two hundredths (23.42)

feet from last described nail). One hundred sixty-six and sixteen hundredths (166.16) feet to an iron pin; thence still b y land of said Roberts and land to be conveyed to Howard F. Mark by S. Q. Pepple, south 75 degrees 49 minutes east one hundred sixty-six and four tenths (166.4) feet to a concrete monument, a corner of Tract #2 conveyed to Howard F. Mark by S. Q. Pepple, and also the northwesterly side of aforesaid thirty-five feet wide right of way; thence along last mentioned land of Hward F. Mark and crossing over said right of way, south 27 degrees 32 minutes east ninety-two and thirty-two hundredths (92.32) feet to an old iron pin; thence along land of first mentioned Fred S. Brown now William H. Smith, south 57 degrees 12 minutes west (passing over an iron pin set twenty-six and sixty-two hundredths (26.62) feet from beginning point) one hundred sixty-three and thirty-eight hundredths (163.38) feet to the first mentioned point and place of beginning.

CONTAINING .797 acres of land, more or less.

UNDER and subject to a right of way as set forth in the Deed from Shannon Q. Pepple and Jane E. Pepple, his wife, to Howard F. Mark and wife dated October 30, 1958 and recorded as aforesaid in Deed Book P-30, Page 381.

TOGETHER with the right to use said right of way in common as set forth in said Deed.

BEING known as: 112 Paschall Mill Road, West Grove, PA 19390

PROPERTY ID No.: 59-07-0009.060

UPI #59-7-9.6

TITLE to said premises is vested in Larry W. Spencer and Ann Marie T. Spencer, his wife (son and daughter-in-law of grantors) by Deed from Kyle E. Spencer and Neva M. Spencer, his wife dated 07/30/1981 recorded 08/04/1981 in Deed Book R 58 Page 587.

PLAINTIFF: One West Bank, FSB  
 VS

DEFENDANT: **ANN MARIE T. & LARRY W. SPENCER**

SALE ADDRESS: 112 Paschall Mill Rd., West Grove, PA 19390

PLAINTIFF ATTORNEY: **ALAN MINATO, 856-669-5400**

**SALE NO. 11-1-54****Writ of Execution No. 08-09805****DEBT \$200,794.49**

08-09805 BY virtue of a Writ of Execution No.

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

UPI No. 02-04-0005.01D0

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$200,794.49

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MARGARET A. & SEAN A. LYNCH**

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

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

**SALE NO. 11-1-55****Writ of Execution No. 10-06023****DEBT \$185,158.00**

10-06023 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 418 Lee Avenue, Spring City, PA 19475-2509

UPI No. 26-11-9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$185,158.00

PLAINTIFF: Deutsche Bank National Trust Co. as Trustee under the Pooling & Servicing Agreement Dated as of February 1, 2007, GSAMP Trust 2007-FM2

VS

DEFENDANT: **WILLIAM ROBERTS**

SALE ADDRESS: 418 Lee Ave., Spring City, PA 19475

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

**SALE NO. 11-1-56****Writ of Execution No. 10-05444****DEBT \$205,858.50**

10-05444 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 1001 Cherry Wood Court a/k/a 1001, Cherry Wood Court Unit #1001, Phoenixville, PA 19460-4854

UPI No. 26-2-445

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$205,858.50

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **BRIAN WILLIS & JOHN VITELLI**

SALE ADDRESS: 1001 Cherry Wood Ct., a/k/a 1001 Cherry Wood Ct., Unit #1001, Phoenixville, PA 19460

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

**SALE NO. 11-1-57****Writ of Execution No. 09-12286****DEBT \$272,255.14**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Carol Muzzi, made by Concord Land Planners & Surveyors, Inc., Oxford, PA, dated 04/1/1999, last revised 5/20/1999 and recorded on 6/17/1999, as Plan #14966, as follows, to wit:

BEGINNING at a point in the title line of Lees Bridge Road (T-309), the northwest corner of Parcel A and the northeast corner of the about to be described Lot; thence along Parcel A, the 5 following courses and distances: (1) south 04 degrees 43 minutes 59 seconds east, 174.07 feet to a point; (2) north 85 degrees 16 minutes 01 second east, crossing over a 20 feet wide right-of-way for access to Lot #1, 120.00 feet to a point; (3) south 04 degrees 43 minutes 59 seconds east, 20.07 feet to a point; (4) north 86 degrees 39 minutes 23 seconds east, 54.46 feet to a point and (5) south 06 degrees 14 minutes 09 seconds east, 380.14 feet to a point in line of land now or late of Levi and Rachel Lapp; thence along same, south 76 degrees

40 minutes 51 seconds west, 96.26 feet to a point in line of lands of Philadelphia Electric Company; thence along same, north 46 degrees 34 minutes 13 seconds west, 171.26 feet to a point in line of lands now or late of Joseph A. and Anne M. Steltz; thence along same, north 04 degrees 43 minutes 59 seconds west, 460.28 feet to a point in the title line of Lees Bridge Road (T-309); thence along same, north 80 degrees 45 minutes 41 seconds east, 25.08 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 1.8409 acres of land be the same more or less.

BEING Tax UPI #69-5-21.14

BEING known as: 1095 Lees Bridge Road, Nottingham, PA 19362

PROPERTY ID No.: 69-05-0021.140

UPI #: 65-5-21.14

TITLE to said premises is vested in Philip C. Lind and Carol H. Lind, husband and wife by Deed from Carol E. Muzzi dated 06/28/2002 recorded 07/09/2002 in Deed Book 5325 Page 162.

PLAINTIFF: Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co of Pennsylvania

VS

DEFENDANT: **PHILIP C. & CAROL H. LIND**

SALE ADDRESS: 1095 Lees Bridge Rd., Nottingham, PA 19362

PLAINTIFF ATTORNEY: **ALAN MINATO, 856-669-5400**

**SALE NO. 11-1-58**

**Writ of Execution No. 10-07309**

**DEBT \$313,310.42**

BY virtue of a Writ of Execution No. 10-07309

OWNER(S) of property situate in the Township of Westtown, Chester County, Pennsylvania, being 637 Picket Way, West Chester, PA 19382-5909

UPI No. 67-4D-73

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$313,310.42

PLAINTIFF: Deutsche Bank National Trust Co., as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE2

VS

DEFENDANT: **RONALD BRETT & JUDITH A. MULLEN**

SALE ADDRESS: 637 Picket Way, West Chester, PA 19382

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

**SALE NO. 11-1-59**

**Writ of Execution No. 10-05499**

**DEBT \$83,872.44**

ALL THAT CERTAIN message, tenement and tract of land, with the buildings and improvements thereon erected, situate in the Township of West Nottingham, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the State Road, leading from Nottingham to Cooper's School; thence along in said Road, north 69 degrees 30 minutes east, 100 feet to a corner; thence leaving said Road by land of John Wood and other land now or late of Roscoe C. Morad, et ux, of which this was a part, south 21 degrees, 12 minutes east, 200 feet to an iron pin; thence by the same south 69 degrees 30 minutes west, 105 feet to an iron pin, a corner of land of Russell Howell, thence by the same, north 20 degrees 30 minutes west, 200 feet to the place of beginning.

BEING Chester County UPI No. 68-6-110.

PLAINTIFF: Thelma I. Howell

VS

DEFENDANT: **MICHAEL J. SOMA & MICHELE WRIGHT-SOMA**

SALE ADDRESS: 193 W. Ridge Rd., Nottingham, PA 19362

PLAINTIFF ATTORNEY: **GEORGE HEINEY, 610-932-3550**

**SALE NO. 11-1-60**

**Writ of Execution No. 07-07401**

**DEBT \$159,922.41**

ALL THOSE TWO CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, and described according to a Plan of Penn Heights made for William J. Sanft, by Henry S. Conrey, Inc. Pennsylvania dated December 7, 1962, and last revised March 6, 1963, as follows,

to wit:

ONE thereof beginning at a point on the southwesterly side of Oxford Avenue (50 feet wide) measured the two following courses and distances from a point of compound curve on the northwesterly side of Callowhill Street (as shown on said Plan): (1) extending from the said point of compound curve on a line curving to the left having a radius of 25 feet, the arc distance of 49.30 feet to a point of tangent; and (2) north 53 degrees 58 minutes 30 seconds west, 104.11 feet to a point and place of beginning; thence extending from the said beginning point, south 36 degrees 1 minute 30 seconds west, passing through the party wall between these premises and the premises adjoining to the southeast and partly crossing a certain 15 feet wide driveway, which extends southeastwardly into Callowhill Street, 85.55 feet to a point; thence extending north 30 degrees 49 minutes west, partly across the head of said driveway, 37.51 feet to a point; thence extending north 36 degrees 1 minute 30 seconds east 70.80 feet to a point on the southwesterly side of Oxford Avenue aforesaid; thence extending along the same, south 53 degrees 58 minutes 30 seconds east 34.50 feet to the mentioned point and place of beginning.

BEING Lot #118-A on said Plan.

UPI No. 15-11-74

THE other thereof beginning at a point on the southwesterly side of Oxford Avenue (50 feet wide) measured the two following courses and distances from a point of compound curve on the northwesterly side of Callowhill Street (as shown on said Plan): (1) extending from said point of compound curve, on a line curving to the left having a radius of 25 feet, the arc distance of 49.10 feet to a point of tangent; and (2) north 53 degrees 58 minutes 3 seconds west, 138.61 feet to the point and place of beginning; thence extending from the said beginning point south 36 degrees 1 minute 30 seconds west 70.80 feet to a point thence extending north 30 degrees 49 minutes west 65.61 feet to a point; thence extending north 36 degrees 1 minute 30 seconds east 45 feet to a point on the southwesterly side of Oxford Avenue aforesaid; thence extending along the same 1 south 53 degrees 58 minutes 30 seconds east 60.31 feet to the first mentioned place of beginning.

BEING Lot #118-B on said Plan.

UPI No. 15-11-73

TOGETHER with the free and common use, right liberty and privilege of the above mentioned driveways, as and for driveways, pas-

sageways, and watercourse at all times hereafter, forever in common with the owners, tenants, 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 driveways in good order, condition, and repair at all times hereafter forever.

IMPROVEMENTS consist of a residential dwelling.

BEING the same premises which Kimberly A. Sturges by Deed dated 11/20/2004 and Recorded 3/17/2005 in Chester County in Deed Book 6437 Page 261 granted and conveyed unto Kimberly A. Sturges and James Sturges.

PLAINTIFF: WM Specialty Mortgage LLC, Without Recourse

VS

DEFENDANT: **JAMES & KIMBERLY A. STURGES**

SALE ADDRESS: 902 Oxford Ave.,  
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **RICHARD SQUIRE, 215-886-8791**

**SALE NO. 11-1-61**

**Writ of Execution No. 09-13857**

**DEBT \$360,881.72**

BY virtue of a Writ of Execution No. 09-13857

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 115 Bellevue Drive, a/k/a 115 Bellevue Road, East Fallowfield, PA 19320-3960

UPI No. 47-5-241

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$360,881.72

PLAINTIFF: Nationalstar Mortgage LLC

VS

DEFENDANT: **HEIDI HAUGH & HUNG TRUONG**

SALE ADDRESS: 115 Bellevue Dr.,  
a/k/a 115 Bellevue Rd., E. Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **SHEETAL R. SHAH-JANI, 215-563-7000**



**SALE NO. 11-1-62**  
**Writ of Execution No. 09-03243**  
**DEBT \$363,852.27**

BY virtue of a Writ of Execution No. 09-03243

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 47 Caversham Drive, West Grove, PA 19390-9756

UPI No. 59-8-134.40

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$363,852.27

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **JILL K. CARCAGNO a/k/a JILL KAY CARCAGNO & MIGUEL ANGEL CARCAGNO a/k/a MIGUEL A. CARCAGNO**

SALE ADDRESS: 47 Caversham Dr., West Grove, PA 19390

PLAINTIFF ATTORNEY: **SHEETAL R. SHAH-JANI, 215-563-7000**

**SALE NO. 11-1-63**  
**Writ of Execution No. 09-05739**  
**DEBT \$146,412.35**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a Final Plan of "Ridgewood Farm" Section F Property of Edward J. Walsh, Jr., made by G.D. Houtman and Son dated March 13, 1978 and last revised December 11, 1978 and recorded in the Recorder of Deeds Office at West Chester, PA. as Plan #2855 as follows, to wit:

BEGINNING at a point on the southerly side of Flagg Lane, 50 feet wide, a corner of Lot #14 on said Plan; thence from the beginning extending along said Lot south 17 degrees 32 minutes 30 seconds east 150.00 feet to a point; thence extending south 72 degrees 27 minutes 30 seconds west 7.14 feet to a point; thence extending south 22 degrees 19 minutes 40 seconds east 5.02 feet to a point; thence extending south 72 degrees 27 minutes 30 seconds west 134.47 feet to a point a corner of Lot #12 on said Plan; thence extending along said Lot north 00 degrees 12 minutes 10 seconds east 162.74 feet to a point on the southerly side of Flagg Lane, aforesaid; thence extending along same north 72 degrees 27 minutes 30 sec-

onds east 91.60 feet to the first mentioned point and place of beginning.

BEING Lot #13 as shown on the above mentioned Plan.

TITLE to said premises is vested in Harrinarine Persaud and Boodnee Persaud, husband and wife, by Deed from Joseph Sweeley and Diane McGough Sweeley, husband and wife, dated June 15, 2005 and recorded June 22, 2005 in Deed Book 6526, Page 1731.

PREMISES being known as: 1002 Flagg Lane, West Chester, Pennsylvania 19382.

TAX I.D. #: 52-5M-164

PLAINTIFF: BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP  
VS

DEFENDANT: **HARRINARINE & BOODNEE PERSAUD**

SALE ADDRESS: 1002 Flagg Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

**SALE NO. 11-1-64**  
**Writ of Execution No. 10-08854**  
**DEBT \$300,425.09**

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a Preliminary Subdivision Plot Plan of Property owned by J. Lambert Smith, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated 10/31/1978 as follows to wit:

BEGINNING at a spike on the title line in the bed of Pennsylvania State Route 896, a corner of land of L. Judson Gears; thence from said beginning point and along said land south 72 degrees 40 minutes 54 seconds east crossing the easterly side of Route 896 the distance of 434.93 feet to a point a corner of Lot No. 8 on said Plan; thence along the same south 04 degrees 30 minutes 07 seconds west 62.30 feet to a point a corner of Lot No. 9; thence along Lot No. 9 and Lot No. 11 south 85 degrees 29 minutes 40 seconds west recrossing the easterly side of Route 896 the distance of 355.36 feet to a point; on the title line in the bed of said Route 896; thence along the same two (2) following courses and distances to wit; (1) north 06 degrees 45 minutes 04 seconds west 101.31 feet to a spike; and (2) north 2(?) degrees 22 minutes 17 seconds west 126.82 feet to the first

mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

CHESTER County Parcel No. 58-5-6.1H.

CONTAINING 1.179 acres of land, more or less.

BEING known as: 2788 Newark Road, West Grove, PA 19390

PROPERTY ID No.: 58-05-0006.01H

TITLE to said premises is vested in James A. Jones Jr. and Melody A. Jones, husband and wife, as tenants by the entirety by Deed from Orlando J. Rodriguez, a/k/a Orlando J. Rodriguez and Bonnie S. Rodriguez a/k/a Bonnie S. Rodriguez dated 10/13/2006 recorded 10/17/2006 in Deed Book 6982 Page 2038.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee under the Pooling & Servicing Agreement dates as of December 1, 2006, Fremont Home Loan Trust 2006-E

VS

DEFENDANT: **MELODY A. & JAMES A. JONES, JR**

SALE ADDRESS: 2788 Newark Rd., West Grove, PA 19390

PLAINTIFF ATTORNEY: **LORRAINE DOYLE, 856-669-5400**

**SALE NO. 11-1-65**

**Writ of Execution No. 09-14981**

**DEBT \$210,727.82**

ALL THAT CERTAIN tract of land situate in London Britain Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey thereof made May 20, 1959 by G. D. Houtman & Son, Civil Engineers, Media, Pennsylvania:

BEGINNING in the middle of a public road known as North Creek Road which said point is located the following 3 courses and distances along said road from the center of the intersection of Mercer Hill Road and North Creek Road: north 43 degrees 54 minutes west 580.40 feet to a spike; north 15 degrees 49 minutes east 345.20 feet to a spike, north 7 degrees 28 minutes west 493.25 feet; thence leaving said road south 82 degrees 32 minutes west 200 feet to a pipe; thence north 38 degrees 18 minutes west 456.45 feet to a pipe; thence north 31 degrees 32 minutes east 200 feet to a spike in the middle of said road; thence along the middle of said road the following 4 courses and distances; south 58 degrees 28 minutes east 290.0

feet to a spike; south 33 degrees 20 minutes east 116.30 feet to a spike; south 18 degrees 26 minutes east 168.30 feet to a spike; south 7 degrees 28 minutes east 95 feet to a spike at the point and place of beginning.

CONTAINING 2.8 acres more or less.

PARCEL #73-3-5

PROPERTY address: 226 North Creek Road, Landenberg, PA 19350

PLAINTIFF: Deutsche Bank National Trust Co as Trustee for the Morgan Stanley ABS Capital I Inc. Trust 2004-SD3

VS

DEFENDANT: **JOAN PATRICIA SHANNON**

SALE ADDRESS: 226 N. Creek Rd., Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MICHAEL McKEEVER, 215-627-1322**

**SALE NO. 11-1-66**

**Writ of Execution No. 10-06362**

**DEBT \$394,449.63**

PREMISES "A"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of West Goshen and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin marking the intersection of the center lines of Collins Drive and Owen Road, as the same are laid out and opened 50 feet wide; thence leaving Owen Road and along land of John C. and Barbara E. Jacob, north 3 degrees 56 minutes 50 seconds west, 155.6 feet; thence along land of Herbert and Sonja Talsea, south 66 degrees 53 minutes 10 seconds east, 55 feet and south 66 degrees 24 minutes 30 seconds east, 99.9 feet to the center line of a 10 feet wide private drive with right of way; thence along said center line and land of Rea and Helen Eastwood and of Walter and Mary Suplee, south 25 degrees 22 minutes 30 seconds east, 153.5 feet to a pin in the center line of Owen Road, thence along the center line of Owen Road, north 86 degrees 53 minutes 30 seconds west, 205.6 feet to the place of beginning.

CONTAINING 24,385 square feet of land, be the same more or less.

PREMISES "B"

ALL THAT CERTAIN parcel of land situate in West Goshen Township, County of

Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the centerlines of the intersection of Owen Road and Collins Drive; thence along the centerline of Owen Road, north 55 degrees 53 minutes 30 seconds west, 60 feet thence along land being deeded to North Hill Water Company, Inc., north 17 degrees 46 minutes 20 seconds east, 127.7 feet; thence along land of William and Nancy Wilson, south 3 degrees 56 minutes 50 seconds east, 155.6 feet to the place of beginning.

CONTAINING 3,578 square feet of land, be the same more or less.

UPI Number: 52-5A-9.1 (erroneously recited as Chester County Tax Parcel 53-5A-9.1 on prior deed of record)

BEING the same premises which Stirling P. Widen and Susan J. Widen, husband and wife, by indenture dated 06-18-79 and recorded 06-19-79 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book B55 Page 348, granted and conveyed unto Carl Vaccaro and Robin Garrett, husband and wife, as tenants by entireties.

BEING known as: 603 Owen Road, West Chester, PA 19380

PROPERTY ID No.: 52-05A-0009.010  
UPI No.: 52-5A-9.1

TITLE to said premises is vested in Thomas C. Watkins and Luise Von Gleichen, as tenants by the entirety by Deed from Carl Vaccaro and Robin Garrett dated 02/15/2006 recorded 03/10/2006 in Deed Book 6786 Page 1078.

PLAINTIFF: HSBC Bank USA, National Association as Trustee under the Pooling and Servicing Agreement dated as of 5/1/06 Fremont Home Loan Trust 2006-A

VS

DEFENDANT: **THOMAS C. WATKINS & LUISE VON GLEICHEN**

SALE ADDRESS: 603 Owen Rd., West Chester, PA 19380

PLAINTIFF ATTORNEY: **LORRAINE DOYLE, 856-669-5400**

**SALE NO. 11-1-67**

**Writ of Execution No. 09-06473**

**DEBT \$252,508.55**

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

Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Wyndham Court Section 1 of Hedgerow, made by Robert F. Harsch & Associates, Inc., Consulting Engineers, dated 3/23/1972 and last revised 10/23/1974 and recorded in the Recorder of Deeds Office at West Chester, PA., in Plan Book 63 Page 2 as follows, to wit:

BEGINNING at a point, a corner of Lot 22 on said Plan, said point being measured the four following courses and distances from a point in the bed of Hawthorn Drive (50 feet wide right of way), said point being designated as P1 5+50.05 viz: (1) north 33 degrees 34 minutes 11 seconds west, 25.00 feet to a point on the westerly side of Hawthorne Drive; (2) thence leaving Hawthorne Drive and extending along lands of Euthenics Co., north 14 degrees 40 minutes 50 seconds east, 82.33 feet to a point; (3) thence extending north 75 degrees 19 minutes 10 seconds west, 44.00 feet to a point; (4) north 14 degrees 40 minutes 50 seconds east, 10.00 feet to the point of beginning; thence from the beginning and extending north 75 degrees 19 minutes 10 seconds west, 24.00 feet to a point, a corner of Lot 20; thence extending along said Lot, north 14 degrees 40 minutes 50 seconds east, 60.00 feet to a point; thence extending south 75 degrees 19 minutes 10 seconds east, 24.00 feet to a point; thence extending south 14 degrees 40 minutes 50 seconds west partly along Lot 22, 60.00 feet to the first mentioned point and place of beginning.

BEING Lot 21 on said Plan.

TITLE to said premises is vested in Deborah L. Bennett f/k/a Deborah Lynn Siegel a/k/a Deborah L. Siegel by Deed from Deborah L. Siegel, now known as Deborah L. Bennett, dated December 22, 2006 and recorded January 3, 2007 in Deed Book 7048, Page 1343 Document # 10717657.

PREMISES being known as: 21 Wyndham Court, Downingtown, Pennsylvania 19335.

TAX I.D. #: 30-2N-20

PLAINTIFF: US Bank National Association as Trustee for the Certificateholders Citigroup Mortgage Loan Trust, Inc., Asset-Backed-Through Certificates Series 2007-AHL3

VS

DEFENDANT: **DEBORAH L. BENNETT f/k/a DEBORAH LYNN SIEGEL a/k/a DEBORAH L. SIEGEL**

SALE ADDRESS: 21 Wyndham Ct.,

Downingtown, PA 19335

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

**SALE NO. 11-1-68**

**Writ of Execution No. 10-06274**

**DEBT \$142,754.96**

ALL THAT CERTAIN lot or tract of land, situate in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, bounded as follows:

BEGINNING at an iron pin a corner of land now or late of Leon J. Richardson; thence by same, north 38 degrees and 20 minutes east 175 feet to a corner in the Ridge Road, a corner of said land; thence along in said road, north 51 degrees 40 minutes west 100 feet to a corner; thence leaving said Ridge Road, leading from Nottingham to Fremont, by remaining lands of Grantors, of which this was part, south 38 degrees 20 minutes west 175 feet to an iron pin, and by the same, south 51 degrees 40 minutes east 100 feet to the place of beginning.

CONTAINING 64.2 perches of land, more or less.

BEING the same premises which Joyce Ann McMullen by Deed dated November 9, 2007 and recorded November 10, 2007 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 7309, Page 1670, granted and conveyed unto Robert L. McMullen.

BEING UPI #68-6-98

TO be sold as the premises of Robert L. McMullen

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: **Fulton Bank, NA Assignee of Mortgage Electronic Registration Systems, Inc**

VS

DEFENDANT: **ROBET L. McMULLEN**

SALE ADDRESS: 273 W. Ridge Rd., Nottingham, PA 19362

PLAINTIFF ATTORNEY: **TROY B. RIDER, 717-299-5201**

**ALE NO. 11-1-69**

**Writ of Execution No. 09-09985**

**DEBT \$104,251.69**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Arborneau located on Berwyn Baptist Road, Devon, Tredyffrin Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for the County of Chester, Pennsylvania, of a Declaration dated August 9, 1974 and recorded August 23, 1974 in Miscellaneous Deed Book 245 Page 1-38, a Declaration Plan dated August 9, 1974 and recorded on August 23, 1974 in Plan Book 60 Page 02, and a Code of Regulations dated August 9, 1974 and recorded on August 23, 1974 in Misc. Deed Book 245 Page 39, being and designated on such Declaration Plan as Unit #14 Ile D'Huyere as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such declaration) of .48094% (the proportions interest).

TITLE to said premises is vested in unknown surviving heirs of Helene Merle Kemp a/k/a Merle Kemp Marks, deceased mortgagor and real owner and James D. Marks, only known surviving heir of Helen Merle Kemp a/k/a Merle Kempe Marks, deceased mortgagor and real owner by deed from Anthony R. Corso, single person, dated August 19, 1985 and recorded November 12, 1985 in Deed Book 129, Page 187.

PREMISES being known as: 14 Ile Dhuyere, Devon, Pennsylvania 19333.

TAX I.D. #: 43-10D-159

PLAINTIFF: **Wachovia Bank, NA**

VS

DEFENDANT: **UNKNOWN SURVIVING HEIRS OF HELENE MERLE KEMP a/k/a MERLE KEMP MARK, DECEASED MORTGAGER and REAL OWNER and JAMES D.MARKS, ONLY KNOWN SURVIVING HEIR OF HELEN MERLE KEMP a/k/a MERLE KEMPE MARKS, DECEASED MORTGAGER and REAL OWNER**

SALE ADDRESS: 14 Ile Dhuyere, Devon, PA 19333

PLAINTIFF ATTORNEY: **MARGARET GAIRO, 215-790-1010**

**SALE NO. 11-1-70**  
**Writ of Execution No. 09-11830**  
**DEBT \$378,784.14**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of East Nottingham, County of Chester and State of PA., bounded and described according to a Plan of Property for Brightwell Reserves, made by Lake Roeder Hillard & Associates Oxford, PA, dated 10/7/2002 and recorded in Chester County Plan File #16617, as follows, to wit:

BEGINNING at a point on the easterly side of Olde Field Drive, said point being a corner of Lot #5; thence from said beginning point along Lot #5 north 81 degrees, 09 minutes, 28 seconds east, 191.78 feet to a point in line of land of Harry F. Elville (Parcel #69-1-13); thence along the same south 06 degrees, 12 minutes, 08 seconds east, 217.11 feet to a point, a corner of land of J. Cedric and Gladys R. Brown (Parcel #69-5-14); thence along the same south 67 degrees, 30 minutes, 00 seconds west, 139.44 feet to a point, a corner of Lot #7; thence along the same north 30 degrees, 54 minutes, 42 seconds west, 214.56 feet to a point of curve at the end of Old Field Drive cul-desac; thence along the same on the arc of a circle curving to the left, having a radius of 55.00 feet, the arc distance of 65.21 feet to the first mentioned point and place of beginning.

PARCEL No.: 69-5-13-2F

BEING Lot #6 (120 Olde Field Drive)

BEING the same premises which Wilmer L. Hostetter and Joyce L. Hostetter, husband and wife, by Deed dated February 27, 2004 and recorded March 19, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6095, Page 841, granted and conveyed unto Gregory J. Swearer and Kimberly A. Swearer, husband and wife.

PLAINTIFF: JPMorgan Chase Bank,  
National Association  
VS

DEFENDANT: **GREGORY SWEARER and KIMBERLY SWEARER**

SALE ADDRESS: 120 Olde Field Drive, Oxford, Pa. 19363

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

**SALE NO. 11-1-71**  
**Writ of Execution No. 09-06907**  
**DEBT \$265,272.25**

ALL THAT CERTAIN lot or piece of ground situate in Upper Oxford Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Turners Pond, drawn by Lake Roeder Hillard & Bears, dated 2/20/01 said plan recorded in Chester County as Plan No. 15723 as follows, to wit:

BEGINNING at a point on the north-easterly side of Turners Pond Drive (50 feet wide) said point being a corner of Lot 19 on said Plan; thence extending from said point of beginning along Lot 19 north 66 degrees 26 minutes 46 seconds east and crossing into a 100 year flood easement, 273.96 feet to a pointing line of Lot 39 on said Plan; thence extending along same and through the bed of said easement and crossing and recrossing a stream south 25 degrees 13 minutes 37 seconds east 176.88 feet to a pointing line of Lot 21 on said plan; thence extending along same south 66 degrees 30 minutes 24 seconds west and leaving said easement 279.13 feet to a point on the northeasterly side of Turners Pond Drive; thence extending along same north 23 degrees 33 minutes 14 seconds west 176.49 feet to the first mentioned point and place of beginning.

BEING Lot 20 on said Plan

PROPERTY parcel Number (BLR Number): 57-8-38.20

BEING the same premises which Wilmer I. Hostetter, et al, by Deed dated January 7, 2002 and recorded February 8, 2002, in Book 5195, Page 536, granted and conveyed unto Gerasimos Karlis & Mary Jo Karlis, his wife, in fee.

IMPROVEMENTS: residential dwelling

SALE address: 301 Turners Pond Drive, Lincoln University, PA 19352

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **GERASIMOS KARLIS and MARY JO BRICKLEY**

SALE ADDRESS: 301 Turners Pond Drive, Lincoln University, Pa. 19352

PLAINTIFF ATTORNEY: **WILLIAM L. HOWARD, 610-692-9020**

**SALE NO. 11-1-72**  
**Writ of Execution No. 10-06211**  
**DEBT \$191,571.29**

ALL THAT CERTAIN lot or parcel of ground situate in the State of Pennsylvania, Township of West Sadsbury with the tax map description of 36-4-66 and located on the south side of Township Road 417.

BEING the same property which by Deed dated September 27, 2006 and recorded on October 11, 2006 in the Office of the Recorder of Deeds for Chester County in Book 6979, Page 178 was granted and conveyed by David Barclay unto David Barclay and Antoinette Barclay, husband and wife.

THE improvements thereon being known as 498 Zion Hill Road, Atglen, PA 19310.

TAX ID No. 36-4-66

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **ANTOINETTE BARCLAY and DAVID BARCLAY**

SALE ADDRESS: 498 Zion Hill Road, Atglen, Pa. 19310

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

**SALE NO. 11-1-73**  
**Writ of Execution No. 09-08568**  
**DEBT \$34,285.92**

ALL THAT CERTAIN parcel of land situate on the west side of Glenside Road in West Bradford Township, Chester County, Pennsylvania, bounded and described according to revised lot calculations by John D. Stapleton, III, Registered Surveyor, from a Plan prepared by George E. Rodgers, P.E., dated January 17, 1984, as follows, to wit:

BEGINNING at a point on the west side of Glenside Road (T-426), a corner of Lot No. 2; thence along the west side of said road for the following 2 courses and distances: (1) south 25 degrees 43 minutes 10 seconds east, 360.02 feet to a point and (2) south 34 degrees 13 minutes 10 seconds east, 11.31 feet to a point; thence leaving the road along land now or formerly of John C. Janney south 68 degrees 39 minutes 00 seconds west, 571.78 feet to a point, a corner of Lot #3; thence along said Lot #3 north 21 degrees 21 minutes 00 seconds west, 370.00 feet to a point, a corner of Lot #2; thence along said Lot #2, north 68 degrees

39 minutes 00 seconds east, 541.83 feet to the place of beginning.

CONTAINING 4.723 acres of land be the same more or less.

TITLE to said premises is vested in Jervis S. Marshall, Jr., single man, by Deed from Robert G. Brandhof and Doris H. Brandhof, h/w, dated 05/05/1986, recorded 05/05/1986 in Book 277, Page 253.

UPI #50-5-147.1B

BEING known as the premises of 1627 Glenside Road, West Chester, PA 19380-1540

RESIDENTIAL property

SEIZED in execution as the property of Jervis S. Marshall, Jr. on Judgment No. 09-08568

PLAINTIFF: U S Bank National Association as Trustee for RAMP 2006SP4

VS

DEFENDANT: **JERVIS S. MARSHALL, JR. a/k/a JERVIS SPENCER MARSHALL, JR.**

SALE ADDRESS: 1627 Glenside Road, West Chester, Pa. 19380-1540

PLAINTIFF ATTORNEY: **JENINE R. DAVEY, 215-563-7000**

**SALE NO. 11-1-75**  
**Writ of Execution No. 09-10808**  
**DEBT \$280,081.86**

BY virtue of a Writ of Execution No. 09-10808

OWNER(S) of property situate in East Whiteland Township, Chester County, Pennsylvania, being 37 Knickerbocker Lane, Malvern, PA 19355-1680

UPI No. 42-4-31.14

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$280,081.86

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOSEPH ABRAMS**  
SALE ADDRESS: 37 Knickerbocker Lane, Malvern, Pa. 19355

PLAINTIFF ATTORNEY: **JENINE R. DAVEY, 215-563-7000**

**SALE NO. 11-1-77**  
**Writ of Execution No. 10-08299**  
**DEBT \$257,570.34**

ALL THAT CERTAIN lot or parcel of land with hereditaments and appurtenances thereon, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a map and plan made for Donald Hostetter by Edgar Laub, Registered Surveyor, Cochranville, Pennsylvania, dated 4/9/1971, as follows, to wit:

BEGINNING at a spike in the title lines in the bed of Gabel Road, which point is measured along Gabel Road, north 30 degrees 52 minutes west 183.24 feet from a point a corner of land now or late of Marie Laverty; thence extending from said beginning point along the title line in the bed of Gabel Road the 2 following courses and distances: (1) north 30 degrees 52 minutes west 149.79 feet to a spike and (2) north 11 degrees 15 minutes west 33.45 feet to a point a corner of Lot "C"; thence extending along same north 75 degrees 45 minutes 50 seconds east 518.99 feet to an iron pin in line of land now or late of Donald Hostetter; thence extending along the same south 4 degrees 11 minutes 10 seconds east 120.88 feet to a point, a corner of Lot "E"; thence extending along the same south 68 degrees 32 minutes 20 seconds west 460.44 feet to the first mentioned point and place of beginning.

CONTAINING 73,329 square feet of land be the same more or less.

BEING Lot "D" as shown on said Plan.

BEING known as 108 Gable Road, West Brandywine, PA 19320

TAX Parcel Number: 29-7-66-3D

RESIDENTIAL dwelling

PLAINTIFF: HSBC Mortgage Corporation USA  
VS

DEFENDANT: **JOEY FOWLER and KATHLEEN G. FOWLER**

SALE ADDRESS: 108 Gable Road, West Brandywine, Pa. 19320

PLAINTIFF ATTORNEY: **MARY L. HARBERT-BELL, 856-482-1400**

**SALE NO. 11-1-78**  
**Writ of Execution No. 08-07056**  
**DEBT \$256,103.36**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Whiteland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Indian King, Phase III, made for Exton Woods Partnership, by Yerkes Associates, dated 3/3/1979, as follows, to wit:

BEGINNING at an interior point, said point being located south 76 degrees 28 minutes 16 seconds west, 79.82 feet from a point on the centerline of East Belvidere Circle, known as point 32+28.27; thence extending from said point of beginning, south 68 degrees 14 minutes 11 seconds west, 20.82 feet to a corner of No. 339 Bala Terrace West, thence extending along the same, north 21 degrees 45 minutes 49 seconds west, crossing a 20 feet wide sanitary sewer easement, 100.00 feet to a point; thence extending north 68 degrees 14 minutes 11 seconds east, 20.82 feet to a point; thence extending south 21 degrees 45 minutes 49 seconds east, re-crossing the aforesaid easement, 100.00 feet to the first mentioned point and place of beginning.

BEING Unit 1, Building Group A, as shown on said Plan.

CONTAINING 2,082.00 square feet of land be the same more or less.

BEING known as 340 Bala Terrace West, West Chester, PA 19380

TAX Parcel Number: 4105Q01660000  
RESIDENTIAL dwelling

PLAINTIFF: U.S. Bank National Association as Trustee under Securitization Servicing Agreement dated as of August 1, 2006 Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2006-W1

VS

DEFENDANT: **DOUGLAS M. EGLINGTON**

SALE ADDRESS: 340 Bala Terrace West, West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **MARY L. HARBERT-BELL, 856-482-1400**



**SALE NO. 11-1-80**  
**Writ of Execution No. 10-06989**  
**DEBT \$179,147.68**

ALL THAT CERTAIN parcel of land situate in the Borough of Honeybrook, Chester County, Pennsylvania, bounded and described according to a Plat of Lot for William Pusey dated 2-15-1979 by William K. Spicher, Professional Engineers, as follows:

BEGINNING at a point in the center line of Walnut Street, said point being 204.6 feet eastward from the intersection of the center line of Walnut Street with the centerline of Park Street; thence along a curved line curving to the left along the lands now or late of Fred Hackett, the same being the former west right of way line of the Downingtown and Lancaster Railroad, for a distance of 193.05 feet to a point; thence along the lands now or late of William Pusey north 56 degrees 34 minutes 30 seconds east for a distance of 66.34 feet to a point; thence along curved line, curving to the right along the lands now or late of William Van Mouten, the same being the former east right of way line of the Downingtown and Lancaster Railroad for a distance of 194.6 feet to a point in the center line of Walnut Street, thence along the center line south 57 degrees 01 minute west for a distance of 61.71 feet to the point of beginning.

CONTAINING 10,253 square feet, more or less.

BEING known as 990 Walnut Street, Honey Brook, PA 19344

TAX Parcel Number: 12-04-0029

RESIDENTIAL dwelling

PLAINTIFF: Household Finance  
Consumer Discount Company  
VS

DEFENDANT: **JOANNE FARRELL**  
**a/k/a JOANNE FERRELL and DONALD FARRELL**  
**a/k/a DONALD FERRELL**

SALE ADDRESS: 990 Walnut Street,  
Honey Brook, Pa. 19344

PLAINTIFF ATTORNEY: **MARY L.**  
**HARBERT-BELL, 856-482-1400**

**SALE NO. 11-1-81**  
**Writ of Execution No. 08-02731**  
**DEBT \$85,452.93**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania and described according to a Plan of Meadowbrook Manor, made by Myers-Richardson Associates, Engineers on June 28, 1952 and last revised September 12, 1952, as follows, to wit:

BEGINNING at a point on the southeasterly side of Winding Way (fifty feet wide) at the distance of one hundred five and seven one-hundredths feet measured on a line curving to the right, having a radius of one hundred fifty-feet from a point of curve on the southeasterly side of Brookview Road (fifty feet wide); thence extending from said beginning point, along the said southeasterly side of Winding Way, north sixty-six degrees forty-five minutes east fifty-seven feet to a point; thence extending south nineteen degrees forty-five minutes west sixty-four and thirty-one one-hundredths feet to a point; thence extending north seventy degrees fifteen minutes west one hundred forty-eight and ninety-seven one-hundredths feet to a point of curve on the southeasterly side of Brookview Road, aforesaid; thence extending on a line curving to the right, having a radius of one hundred fifty-feet, the arc distance one hundred five and seven one-hundredth feet to the first mentioned point and place of beginning.

BEING Lot #1, Block 4 as shown on said Plan.

BEING known as 516 Brookview Road, Exton, PA 19341

TAX Parcel Number: 41-05C-0036

RESIDENTIAL dwelling

PLAINTIFF: Citibank, N.A. as Trustee  
VS

DEFENDANT: **LAWANDA A. JENNINGS**

SALE ADDRESS: 516 Brookview Road, Exton, Pa. 19341

PLAINTIFF ATTORNEY: **MARY L.**  
**HARBERT-BELL, 856-482-1400**

**SALE NO. 11-1-82****Writ of Execution No. 08-07323****DEBT \$309,877.48**

BY virtue of a Writ of Execution No. 08-07323

OWNER(S) of property situate in the Phoenixville Borough, Chester County, Pennsylvania, being 603 Dayton Street, Phoenixville, PA 19460

UPI No. 15-3-1.33

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$309,877.48

PLAINTIFF: Citimortgage, Inc. S/B/M to ABN AMRO Mortgage Group, Inc.

VS

DEFENDANT: **PAUL V. SUMMERS and CHRISTINA A. SUMMERS**

SALE ADDRESS: 603 Dayton Street, Phoenixville, Pa. 19460

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

**SALE NO. 11-1-83****Writ of Execution No. 07-08695****DEBT \$162,191.32**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, aforesaid, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Lloyd Avenue as laid out forty feet wide distant easterly three hundred twenty four and fifty seven hundredths feet from an iron pin at the intersection of the center line of the West Chester and Paoli Pike with the south line of Lloyd Avenue, said place of beginning being a corner of land of Michael J. Carroll; thence along the south line of Lloyd Avenue, south sixty eight degrees twenty-six minutes east sixty feet to a point; hence by other land of John and Margaret Frazer, south twenty one degrees nineteen minutes west two hundred feet to a point in line of land of the Pennsylvania Railroad Company; thence by the same, north sixty eight degrees twenty five minutes west sixty feet to a point, a corner of land of the said Michael J. Carroll; thence by the same north twenty one degrees nineteen minutes east two hundred feet to the place of beginning.

CONTAINING twelve thousand square feet of ground more or less.

TITLE to said premises is vested in Jeffrey R. Abramson, by Deed from Jeffrey R. Abramson and Jenny Steinen, dated 9-21-92, recorded 2-23-93 in Deed Book 3517, Page 139.

UPI #54-01p-0292

BEING known as the premises of 50 South Lloyd Avenue, Malvern, PA 19355-3083

RESIDENTIAL property

SEIZED in execution as the property of Jeffrey R. Abramson on Judgment No. 07-08695

PLAINTIFF: First Horizon Home Loan Corporation d/b/a MNC Mortgage

VS

DEFENDANT: **JEFFREY R. ABRAMSON**

SALE ADDRESS: 50 S. Lloyd Ave., Malvern, PA 19355

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

**SALE NO. 11-1-84****Writ of Execution No. 07-06561****DEBT \$221,902.28**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to an as-built title plan of building 39, 40, 43, 44, Liongate, Franklin Court, made by Chester Valley Engineers, Inc., Paoli, Pennsylvania, dated 7/25/1986 last revised 9/22/1986 and recorded in the Recorder of Deeds Office, as Plan No. 6690, as follows, to wit:

BEGINNING at an interior point on the northeasterly side of Franklin Court, a corner of Franklin Court; thence extending along the line of same, north 44 degrees 24 minutes 43 seconds east 55.54 feet to a point; thence extending south 45 degrees 35 minutes 17 seconds east 33 feet to a point; thence extending south 44 degrees 24 minutes 43 seconds west 55.54 feet to a point; thence extending north 45 degrees 35 minutes 17 seconds east 33 feet to the point of beginning.

BEING 4106 Franklin Court.

CONTAINING 1833 square feet, more or less.

UNDER and subject to restrictions of record.

TITLE to said premises is vested in Gustavo D. Lischuk and Susan Lischuk, husband and wife, by Deed from Kristine Kilareski, a/k/a Kristine Kinzeler and David R. Kinzeler, dated 10/22/2005, recorded 11/15/2005, in Deed Book

6682, Page 1878.

UPI #33-2-427.6

BEING known as the premises of 4106

Franklin Court, Chester Springs, PA 19425

RESIDENTIAL property

SEIZED in execution as the property of

Gustavo D. Lischuk and Susan Lischuk on  
Judgment No. 07-06561

PLAINTIFF: US Bank National  
Association as Trustee

VS

DEFENDANT: **GUSTAVO D. &  
SUSAN LISCHUK**

SALE ADDRESS: 4106 Franklin Ct.,  
Chester Springs, PA 19425

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

**SALE NO. 11-1-85**

**Writ of Execution No. 09-13410**

**DEBT \$599,163.54**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of 'Dupont Property-Design Phase 3', made by Nave Newell, Engineers, Surveyors and Landscape Architects, King of Prussia, PA, dated 8/24/2001 and recorded in Chester County Plan Fie No. 17180, as follows, to wit:

BEGINNING at a point on the northerly side of Brownsville Road, a corner of Lot No. 183; thence from said beginning point along Lot No. 183, north 17 degrees 41 minutes 19 seconds east, 197.13 feet to a point in line of Common Open Space 20; thence along the same the following two courses and distances: (1) south 71 degrees 12 minutes 41 seconds east, 113.78 feet to a point; (2) south 18 degrees 47 minutes 19 seconds west, 197.00 feet to a point on the northerly side of Brownsville Road; thence along the same the following two courses and distances: (1) north 71 degrees 12 minutes 41 seconds west, 99.92 feet to a point of curve; (2) on the arc of a circle curving to the left, having a radius of 525.00 feet, the arc distance of 10.08 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Kleron Marks-Parnell and Robert Parnell, w/h, as tenants by the entirety, by Deed from Stock Grange, L.P., a Pennsylvania Limited Partnership, dated 06/21/2007, recorded 07/03/2007 in Book

7203, Page 321.

UPI #50-4-182

BEING known as the premises of 1306

Brownsville Drive, Romansville, PA 19320-4783

RESIDENTIAL property

SEIZED in execution as the property of

Kieron Marks-Parnell and Robert Parnell on  
Judgment No. 09-13410

PLAINTIFF: Deutsche Bank Trust  
Company Americas as Trustee for Rali 2007QS10

VS

DEFENDANT: **KIERON MARKS  
PARNELL & ROBERT PARNELL**

SALE ADDRESS: 1306 Brownsville  
Dr., Romansville, PA 19320

PLAINTIFF ATTORNEY: **SHEETAL  
SHAH-JANI, 215-563-7000**

**SALE NO. 11-1-86**

**Writ of Execution No. 09-14850**

**DEBT \$249,642.46**

PREMISES A: ALL THAT CERTAIN lot of land situate in East Coventry Township, Chester County, PA bounded and described as follows, to-wit:

BEGINNING at the southwest corner thereof, a point in public road leading westward to the West Chester Road said point being located a distance of 15 feet eastward from a spike in or near the middle of the road marking a corner between lands of the said Knute T. Rondum and John Wasylak; thence extending by a strip of land retained by the said Knute T. Rondum north 42 degrees east 250 feet to a stake; thence by the same south 48 degrees east 80 feet to a stake; thence by the same south 42 degrees west 250 feet to a point in the aforesaid road; thence along in the road north 48 degrees west 80 feet to the place of beginning.

PREMISES B: ALL THAT CERTAIN tract of land situate in East Coventry Township, Chester County, PA bounded and described as follows, to wit:

BEGINNING at a stake marking the northwest corner of other land of the said grantee and located a distance of 250 feet northeastward from a point in the public road leading to the West Chester and Pottstown Road; thence by a strip of land retained by the said Knute T. Rondum north 42 degrees east 299 feet to a stake south of the creek; thence by land retained by the grantor south 77 degrees 28 minutes east 132.6 feet to a stake;

thence by land to be conveyed to Daniel A. Miller, et ux south 34 degrees 32 minutes west 366.9 feet to a stake; thence by land of George Hornyak and other land of the grantees herein, respectively north 48 degrees west 163.75 feet to the place of beginning.

**PREMISES C: ALL THAT CERTAIN** strip of land situate in East Coventry Township, Chester County, PA bounded and described as follows, to wit:

**BEGINNING** at a point in a public road leading westward to the West Chester Road, said point of beginning being in line of other lands of John and Dorothy Hornyak as described in West Chester Deed Book 0-26, Page 27; thence extending along said lands of Hornyak north 42 degrees east 549 feet to a stake; thence north 77 degrees 28 minutes west 17 feet more or less to a point in line of lands now or late of John Wasylak; thence along the lands of John Wasylak in a southwesterly direction in the distance of 549 feet more or less to a point in the center line of a public road; thence along the center line of the public road south 48 degrees east 15 feet to the first mentioned point and place of beginning.

**SUBJECT** to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded Plan and as may appear in prior instruments of record.

**VESTED** by Warranty Deed, dated 07/21/2006, given by G Ronald Crossman to G Ronald Crossman and Theresa Giorgio, and recorded 12/22/2009 in Book 7041 Page 1053

UPI #18-04-000800

**BEING** known as the premises of 279 Kulp Road, Pottstown, PA 19465-8007

**RESIDENTIAL** property

**SEIZED** in execution as the property of G. Ronald Crossman and Theresa Giorgio on Judgment No.09-14850

**PLAINTIFF:** Bank of America, N.A.

**VS**

**DEFENDANT: G. RONALD CROSSMAN and THERESA GIORGIO**

**SALE ADDRESS:** 279 Kulp Road, Pottstown, Pa. 19465-8007

**PLAINTIFF ATTORNEY: SHEETAL R. SHAH-JANI, 215-563-7000**

**SALE NO. 11-1-87**

**Writ of Execution No. 10-07320**

**DEBT \$125,170.41**

BY virtue of a Writ of Execution No. 10-07320

**OWNER(S)** of property situate in the Township of Caln, Chester County, Pennsylvania, being 3817 Norwood Avenue, Downingtown, PA 19335-2050

UPI No. 39-4M-59

**IMPROVEMENTS** thereon: residential dwelling

**JUDGMENT** amount: \$125,170.41

**PLAINTIFF:** GMAC Mortgage, LLC

**VS**

**DEFENDANT: ETHEL L. LONG**

**SALE ADDRESS:** 3817 Norwood Avenue, Downingtown, Pa. 19335-2050

**PLAINTIFF ATTORNEY: JENINE R. DAVEY, 215-563-7000**

**SALE NO. 11-1-88**

**Writ of Execution No. 10-03327**

**DEBT \$185,966.36**

**ALL THAT CERTAIN** lot or tract of land with the hereditaments and appurtenances thereon erected, situate in the Township of Caln, Chester County, PA., bounded and described according to a subdivision of land belonging to B. F. Rissel, made by Berger and Hayes, Inc. Consulting Engineers & Surveyors, Coatesville, PA., dated 08/09/1978 and last revised 09/11/1978 as follows to wit:

**BEGINNING** at a point in the center line of Caln Road, a corner of Lot #2; thence extending from said beginning point along the center line of Caln Road; south 24 degrees 00 minutes east 220.14 feet to an iron pin a corner of land of M. Prices Margolles; thence extending along the same north 89 degrees 18 minutes west 315.95 feet to an iron pin a corner of land of B. F. Rissel; thence extending along same north 02 degrees 43 minutes east 200.12 feet to a point a corner Lot of #2; thence extending along the same south 85 degrees 18 minutes east 216.92 feet to the first mentioned point and place of beginning.

**CONTAINING** 1.223 acres of land be the same more or less.

**BEING** Lot #1 as shown on said Plan.

**ALSO** being known as 613 N. Caln Road, Coatesville, PA 19320.

PARCEL No. 39-3-141.

BEING known as: 613 North Caln Road, Coatesville, PA 19320

PROPERTY ID No.: 39-03-0141

TITLE to said premises is vested in Robert A. Henderson, Sr and Judy M. Henderson, his wife by Deed from James P. Mason and Lisa Mason, husband and wife dated 10/08/2003 recorded 11/14/2003 in Deed Book 5979 Page 927.

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for ABFC Asset-Backed Certificates, Series 2004-OPT3

VS

DEFENDANT: **ROBERT A. HENDERSON, SR. and JUDY M. HENDERSON**

SALE ADDRESS: 613 North Caln Road, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 11-1-90**

**Writ of Execution No. 10-08086**

**DEBT \$247,069.22**

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, Chester County, Commonwealth of Pennsylvania according to a Plan title "Record Plan for Exton Station, Phase III", Sheet 2 of 21, prepared for Exton Station Associates by Momenec-King Associates, Consulting Engineers, dated October 7, 1987, last revised August 1, 1988 as follows:

BEGINNING at a point marking the southeast corner of the area of Unit 48, said point being the following seven (7) courses and distances measured from the intersection of the centerline of North Pullman Drive with the centerline of Durant Court; (1) along the centerline of Durant Court north 09 degrees 15 minutes 00 seconds east 53.58 feet; (2) still by the same along a line curving to the right in an easterly direction having a radius of 50.00 feet and an arc distance of 48.61 feet; (3) still by the same north 64 degrees 57 minutes 00 seconds east 264.58 feet; (4) thence north 34 degrees 06 minutes 00 seconds west 36.00 feet; (5) still by the same north 14 degrees 12 minutes 00 seconds east 36.00 feet; (6) thence north 75 degrees 48 minutes 00 seconds west 50.00 feet; and (7) thence south 43 degrees 30 minutes 00 seconds west 18.00 feet; thence from said beginning point along the front area of Unit 48 south 48 degrees 30 minutes 00 seconds west 18.00 feet; thence along the centerline of the common wall

separating Units 48 and 49 north 46 degrees 30 minutes 00 seconds west 36.00 feet to a point; thence along the back area of Unit 48 north 43 degrees 30 minutes 00 seconds east 18.00 feet to a point; thence along the centerline of the common wall separating Units 48 and 47 south 46 degrees 30 minutes 00 seconds east 36.00 feet to the first mentioned point and place of beginning.

BEING Unit 48, Court 5, Phase III, Exton Station.

Durant Court Vanderbilt Village.

BEING known as 866 Durant Court, West Chester, PA 19380

TAX Parcel Number: Parcel 41-5-190-7C & UPI 41-5-863

RESIDENTIAL dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust

VS

DEFENDANT: **JEFFREY H. BOND**

SALE ADDRESS: 866 Duran Court, West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **MARY L. HARBERT-BELL, 856-482-1400**

**Sale No. 09-4-246**

**Writ of Execution No. 08-03531**

**Debt \$1,135,268.03**

ALL THAT CERTAIN Lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of subdivision of Pohlig Builders, Inc., made by Chester Valley Engineers Inc., Paoli, Pennsylvania dated 8-19-1993, revised 12-17-1993 and recorded 4-19-1994 in Plan file No. 12454, as follows, to wit

BEGINNING a point on the Northerly side of unnamed road, a corner of open space on said plan, thence extending along same the two following courses and distances (1) North 25 degrees 58 minutes 52 seconds West 319.88 feet to a point and (2) North 71 degrees 41 minutes 46 seconds East 201. 81 feet to a point, a corner of Lot 6, thence extending along said lot, South 25 degrees 58 minutes 52 seconds East, 271.46 feet to a point On the Northerly side of said unnamed road; thence extending along same the four fol-

lowing Courses and distances (1) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 35.10 feet to a point of reserve curve (2) on the arc of a circle curving to the right a radius of 50.00 feet, the arc distance of 36.14 feet to a point of tangent (3) South 65 degrees 12 minutes 38 seconds West, 115.73 feet to a point of curve, and (4) on the arc of a circle curving to the left having a radius of 278.95 feet, the arc distance of 18.69 feet to the first mentioned point and place of beginning

CONTAINING 60,768 square feet

more or less.

BEING Lot 5 on said Plan.

Being UPI #43-4-253

PROPERTY ADDRESS: 1250  
BRENTFORD LANE, Malvern, PA

PLAINTIFF: Thomasburg Mortgage  
Home Lones, Inc.

VS

DEFENDANT: **SHARON WALK-  
LETT and THOMAS. J. WALKETT, JR.**

PLAINTIFF ATTORNEY: **MICH-  
AEL T. MCKEEVER, 215-627-1322**

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*The Official Legal Publication for Chester County*

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