

**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

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(USPS 102-900)

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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
gcunningham@chescobar.org

Telephone: 610/692-1889 Fax: 610/692-9546

Richard Meanix, Editor

Assistant Editors

Patrick M. McKenna, Esquire

Richard Meanix, Chairperson-Publications Committee

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Horvath vs. Hassis**Injunction - Restraining Order – Access to common driveway**

1. The purpose of a preliminary injunction is to preserve the *status quo* and prevent imminent and irreparable harm that might occur before the merits of the case can be heard and determined.
2. There are five requirements a party must meet in order to be granted a preliminary injunction. A plaintiff seeking an injunction must establish that: a) relief is necessary to prevent immediate and irreparable harm; b) a greater injury will occur from refusing the injunction than from granting it; c) the injunction will restore the parties to the *status quo*; d) the alleged wrong is manifest and the injunction is reasonably suited to abate it; and e) the plaintiff's right to relief is clear.
3. Although an element in doubt in plaintiffs' case is a clear right to relief, the 'clear right' requirement is not intended to mandate that one seeking a preliminary injunction establish his or her claim absolutely.
4. Where it is not clear that the petitioner's claim is purely speculative and the three prongs of the test for issuance of a preliminary injunction have been satisfied, it is unreasonable to deny injunctive relief pending a definitive ruling on the merits.
5. The Court Held plaintiffs' Petition For Temporary Restraining Order is granted in part and, pending final hearing, defendants are enjoined from prohibiting access to the premises via the common driveway and must remove such portion of the fence as is necessary to allow vehicular access.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 10-13733; Ernest Horvath vs. John Hassis

Laurie L. Gordon for Plaintiffs

Christopher J. Amentas for Defendants

Shenkin, J., December 27, 2010:-

[59 Ches. Co. Rep. **Horvath vs. Hassis**]

ERNEST HORVATH, et al., : IN THE COURT OF COMMON PLEAS
Plaintiffs : CHESTER COUNTY, PENNSYLVANIA
VS. : NO. 10-13733
JOHN HASSIS, et al. : CIVIL ACTION
Defendants

Laurie L. Gordon, Esquire, Attorney for Plaintiffs
Christopher J. Amentas, Esquire, Attorney for Defendants

ORDER

AND NOW, this 27th day of December, upon consideration of the plaintiffs' "Petition For Temporary Restraining Order" (sic), defendants' response thereto and after hearing thereon, it is hereby ordered that the petition is granted in part and the special injunction previously issued is hereby continued as follows.¹

Pending final hearing on plaintiffs' complaint, defendants are enjoined from prohibiting access to premises 950 N. Manor Road, Honeybrook, PA 19344 via the common driveway of that said premises and premises 940 N. Manor Road, Honeybrook, PA 19344. Compliance with this order shall not require removal of the entire fence recently erected on the said common driveway but shall require removal of such portion of the said fence as is necessary to allow vehicular access (including, by way of example only and not limited to, ordinary and customary residential uses, emergency vehicle use, and general commercial delivery vehicles, including but not limited to standard oil delivery trucks) from the portion of the common driveway located on premises 940 N. Manor Road, Honeybrook, PA, 19344 to premises 950 N. Manor Road, Honeybrook, PA 19344.

Security pursuant to Pa.R.C.P. No. 1531(b) shall remain as set forth in our order dated November 15, 2010, as follows. The injunction set forth above is in effect only so long as plaintiffs continue to either post a bond conditioned as set forth in Pa.R.C.P. No. 1531(b) with approved security or surety in the amount of TEN THOUSAND and 00/100 (\$10,000.00) DOLLARS or continue on deposit with the Prothonotary legal tender of the United States in the amount of TEN THOUSAND and 00/100 (\$10,000.00) DOLLARS upon the same conditions as if for an injunction bond. Upon cause shown by any party, the court may increase or decrease the amount of the bond or security.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

¹The purpose of a preliminary injunction is to preserve the *status quo* and prevent imminent and irreparable harm that might occur before the merits of the case can be heard and

determined. “There are five requirements a party must meet in order to be granted a preliminary injunction. A plaintiff seeking an injunction must establish that: 1) relief is necessary to prevent immediate and irreparable harm; 2) a greater injury will occur from refusing the injunction than from granting it; 3) the injunction will restore the parties to the *status quo*; 4) the alleged wrong is manifest and the injunction is reasonably suited to abate it; and 5) the plaintiff’s right to relief is clear.” *Walter v. Stacy*, 837 A.2d 1205, 1209 (Pa.Super. 2003) citing *Santoro v. Morse*, 781 A.2d 1220, 1229 (Pa.Super. 2001). The only element in doubt in this case is the plaintiffs’ clear right to relief. There is a substantial question as to whether or not plaintiffs will ultimately prevail on the merits of their claim. However, decisions which refer to the standard as a “strong likelihood of success on the merits” or “substantial likelihood of success on the merits” overstress that element and, in our view, overstate Supreme Court of Pennsylvania jurisprudence on this issue. What the Supreme Court has said is that “since a preliminary injunction is designed to preserve the *status quo* pending final resolution of the underlying issues, it is obvious that the ‘clear right’ requirement is not intended to mandate that one seeking a preliminary injunction establish his or her claim absolutely. *Valley Forge Historical Society v. Washington Memorial Chapel*, [493 Pa. 491, 502, 426 A.2d 1123, 1129 (1981)] Where the threat of immediate and irreparable harm to the petitioning party is evident, that the injunction does no more than restore the *status quo* and the greater injury would result by refusing the requested injunction than granting it, an injunction may properly be granted where substantial legal questions must be resolved to determine the rights of the respective parties.” *Fischer v. Department of Public Welfare*, 497 Pa. 267, 271, 439 A.2d 1172, 1174 (1982). Where the *status quo* has continued for a substantial period of time (and our injunction does not completely restore the *status quo* but only so much of it as is necessary to avoid immediate and irreparable harm) and “the merits of the litigation cannot be reached until completion of discovery and full hearing [and] it is not clear that the petitioner’s claim is purely speculative and the three prongs of the test for issuance of a preliminary injunction have been satisfied, it is unreasonable to deny injunctive relief pending a definitive ruling on the merits.” *Valley Forge Historical Society*, *supra* at 502, 426 A.2d at 1129.

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NOTICES

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CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on March 8, 2011 by New Road Construction Management Co., Inc., a foreign corporation formed under the laws of the State of New Jersey, where its principal office is located at 1876 Greentree Road, Cherry Hill, NJ 08003 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

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 February 2, 2011 by LoSo Inc., a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at c/o Corporation Service Company, 2711 Centerville Rd., Suite 400, Wilmington, DE 19901, 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 located at 120 N. Church Street, Suite 207, West Chester, Chester County, PA 19380.

DUANE MORRIS LLP, Solicitors
30 S. 17th Street
Philadelphia, PA 19103

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 PICKERING VALLEY FEED AT POTTERS, 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

DISSOLUTION NOTICE

NOTICE is hereby given to all person interested or who may have be affected by the **Body Evolution Gym, Inc.**, a Pennsylvania corporation, that the corporation and its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988. 3-25-1*

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

ALBURGER, Ann E., late of East Goshen Township. Patricia Daniels, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

BEHRNDT, Alan L., late of West Whiteland Township. John T. Behrndt, care of NIKOLAOS I. TSOUROS, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

BUCHOVECKY, Delores A., late of East Caln Township. Robert J. Buchovecky, 131 Larson Drive, Downingtown, PA 19335 and Sharon L. Reitman, 704 Clover Ridge Drive, West Chester, PA 19380, Executors. **LINDA M. ANDERSON**, Esquire, Anderson Elder Law, 206 Old State Road, Media, PA 19063, atty.

COSTELLO, Helen, late of Exton/Uwchlan & West Whiteland Township. Nicholas Costello, 125 Township Line Road, Exton, PA 19341, Executor. **MICHAEL S. BLOOM**, Esquire, Bloom Law Firm, 2950 Conestoga Road, Glenmoore, PA 19343, atty.

DELLO BUONO, Emidio S., Jr., late of Willistown Township. Donna Dello Buono, care of **JILL R. FOWLER**, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executrix. **JILL R. FOWLER**, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

DRISCOLL, Lisa Marie, late of East Nottingham Township. Timothy D. Driscoll, care of **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Administrator. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

DUNLEAVY, Joan E., late of West Chester. Stephen P. Dunleavy, care of **THOMAS A. PITT III**, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. **THOMAS A. PITT III**, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

FISCHER, Fred E., a/k/a Fred Edward Fischer, late of East Coventry Township. Nancy W. Pine, care of **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Administratrix, C.T.A.. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

FOSTER, Carolyn E., late of Kennett Square, Pennsbury Township. O. Wells Foster, 12 Carriage Lane, Newark, DE 19711 and Kristin F. Dance, 1099 Parkersville Road, West Chester, PA 19382, Executors. **WILLIAM B. DU PONT, JR.**, Esquire, Herdeg, Du Pont & Dalle Pазze, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

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HOUCK, Robert D., late of East Coventry Township. Linda Moyer, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

HUTCHISON, Helen N., late of East Goshen Township. Jeffrey R. Hutchison, care of ANTHONY MORRIS, Esquire, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, atty.

KELLY, Joanne Marie, late of Westtown Township. Joseph J. Kelly, care of JAMES A. GILLIN, Esquire, 2 Old State Road, Media, PA 19063, Executor. JAMES A. GILLIN, Esquire, 2 Old State Road, Media, PA 19063, atty.

KENNEDY, Norman D., late of Pennsbury Township. Matthew W. Kennedy, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executor/Trustee. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

LAW, William R., late of Kennett Square. Carol A. Law, care of Neil E. Land, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. Neil E. Land, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

MARVEL, Marilynn F., late of West Goshen Township. Nancy M. Ohms, 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.

QUINN, Arlene C., late of Downingtown. Paul J. Quinn, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

REAVILL, Karen A., a/k/a Karen M. Reavill, late of Phoenixville, Schuylkill Township. David Reavill, care of JAMES F. CARNEY, Esquire, 18 Sentry Park West, Suite 300, Blue Bell, PA 19422, Executor. JAMES F. CARNEY, Esquire, 18 Sentry Park West, Suite 300, Blue Bell, PA 19422, atty.

REESE, Rosemary C., late of Elverson. Michael H. Reese, 1212 Hay Creek Road, Birdsboro, PA 19508 and Patrick J. Reese, 415 Twin County Road, Morgantown, PA 19543, Executors. CHRISTOPHER J. HARTMAN, Esquire, Hartman Shurr, 1100 Berkshire Blvd. Suite 301, P. O. Box 5828, Wyomissing, PA 19610, atty.

REYNOLDS, Anna M., a/k/a Ann M. Reynolds, late of West Brandywine Township. Douglas H. Wilt, care of STEPHEN M. LONG, Esquire, 558 West Uwchlan Avenue, Lionville, PA 19341, Executor. STEPHEN M. LONG, Esquire, Long & Ramsay, P.C., 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

RITTER, Jeanette L., late of Borough of Pottstown. Sharon L. Latshaw, 230 Fairman Road, Muncy Valley, PA 17758, Executrix. CHARLES D. GARNER, JR., Esquire, 2050 E. High Street, Pottstown, PA 19464, atty.

TKACZUK, Nicholas, late of Honey Brook Township. Mary Ann Tkaczuk, 123 Mansion Road, Elverson, PA 19520-8722 and Attn: Deborah A. Connolly, Graystone Wealth Management, A Division of Graystone Tower Bank, 17 E. Market Street, West Chseter, PA 19382-3150, Executors. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

TONER, William J., late of East Goshen Township. David C. Toner, care of MARIANNA F. SCHENK, Esquire, 30 South 17th Street, Philadelphia, PA 19103-4196, Executor. MARIANNA F. SCHENK, Esquire, Duane Morris, LLP, 30 South 17th Street, Philadelphia, PA 19103-4196, atty.

TRAVIS, Harrison Gerard, Sr., late of West Chester. Kimberly Anne Crossman, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executrix. MARK S. PINNIE, Esquire, Bernard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

USSLER, William, Jr., late of East Coventry Township. Christine E. Ussler, 1949 Main Street, Bethlehem, PA 18017, Executrix. **THOMAS L. HOFFMAN**, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

2nd Publication

BACON, Margaret Hope, late of Pennsbury Township. S. Allen Bacon, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BELLOCK, Ann, late of Spring City, East Coventry Township. Fanny White, 630 Oak Street, Royersford, PA 10468, Administratrix. **LAURALEE F. DAMBRINK**, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

BESSEN, Irwin I., late of Kennett Township. Peter H. Bessen, care of **BERNICE J. KOPLIN**, Esquire, 123 S. Broad Street, Suite 2170, Philadelphia, PA 19109-1029, Executor. **BERNICE J. KOPLIN**, Esquire, Schachtel, Gerstley, Levine & Koplin, P.C., 123 S. Broad Street, Suite 2170, Philadelphia, PA 19109-1029, atty.

CARTER, Joseph J., Jr., late of East Whiteland Township. Susan E. Carter, care of **JEFF L. LEWIN**, Esquire, 15 East Front Street, Media, PA 19063, Administratrix. **JEFF L. LEWIN**, Esquire, 15 East Front Street, Media, PA 19063, atty.

CHACK, Charles J., late of West Sadsbury Township. Louis C. Chack and Nancy G. Chack, 215 E. Sherwood Drive, Oxford, PA 19363-2708, Executors. **SCOTT ALAN MITCHELL**, Esquire, McNees Wallace Nurick LLC, 570 Lausch Lane, Ste. 200, Lancaster, PA 17601, atty.

EICHNER, L.G., a/k/a Lambert George Eichner a/k/a Lambert G. Eichner, late of Easttown Township. William R. Eichner and Kenneth Eichner, care of **DANA M. BRESLIN**, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executors. **DANA M. BRESLIN**, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

GIUNTA, Margaret, late of West Chester. Gina Mozzani Anderson, care of **THOMAS A. PITT**, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. **THOMAS A. PITT**, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

HARVEY, Eileen M., late of Borough of West Chester. Stephen McCullough and Andrew McCullough, care of **JOHN A. WETZEL**, Esquire, One South Church Street, Ste. 400, West Chester, PA 19382, Executors. **JOHN A. WETZEL**, Esquire, Swartz Campbell LLC, One South Church Street, Ste. 400, West Chester, PA 19382, atty.

JOHNSON, Carolyn S., late of West Brandywine Township. Duke Schneider and Anita S. Leininger, care of **DUKE SCHNEIDER**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. **DUKE SCHNEIDER**, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

LITTLEFIELD, B. Fryer, a/k/a Benjamin Fryer Littlefield, late of Borough of Spring City. Gladys Sell, 150 S. Wall Street, Spring City, PA 19475, Executrix. **RONALD F. BRIEN**, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

PAISLEY, Barbara Davis, late of West Chester. Robert A. Davis, care of **JAMES L. DAVIS**, Esquire, 234 North 6th Street, Reading, PA 19601, Administrator. **JAMES L. DAVIS**, Esquire, 234 North 6th Street, Reading, PA 19601, atty.

ROSE, Edward Kirk. Edward J. Kaier, care of **LICIA M. ANO MARRONE**, Esquire, 1835 Market Street, Philadelphia, PA 19103-2968, Administrator. **LICIA M. ANO MARRONE**, Esquire, Teeters Harvey Gilboy & Kaier LLP, 1835 Market Street, Philadelphia, PA 19103-2968, atty.

THOMPSON, William S., Jr., late of East Brandywine Township. Eleanor S. Thompson, care of **MARY R. LASOTA**, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. **MARY R. LASOTA**, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

WANDLING, Bertha J., late of Uwchlan 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.

WOLFREY, Anna, late of West Goshen Township. Joanne W. Barker, care of **WILLIAM H. MITMAN, JR.**, Esquire, 111 South Church Street, West Chester, PA 19382, Executor. **WILLIAM H. MITMAN, JR.**, Esquire, 111 South Church Street, West Chester, PA 19382, atty.

3rd Publication

AGNEW, Robert H., late of Easttown Township. Margaret Alzamora, care of **DANIEL R. ROSS**, Esquire, 7169 Germantown Avenue, 2nd Floor, Philadelphia, PA 19119, Executrix. **DANIEL R. ROSS**, Esquire, Ross & McCrea LLP, 7169 Germantown Avenue, 2nd Floor, Philadelphia, PA 19119, atty.

ECKFELDT, Catharine T., late of Kennett Square. L. **PETER TEMPLE**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. **PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

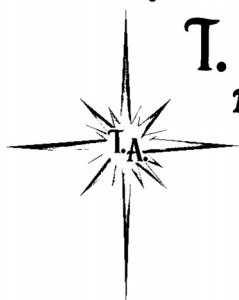
ELDTRETH, Carl E., late of Nottingham. David C. Eldreth, Stephen J. Eldreth and Gloria E. Masciantonio, care of R. **SAMUEL MCMICHAEL**, Esquire, P.O. Box 296, Oxford, PA 19363, Executors. R. **SAMUEL MCMICHAEL**, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

FALK, Lucy, a/k/a Lucy Catalli, late of Borough of Phoenixville. **STEPHEN I. BAER**, Esquire, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, Executor. **STEPHEN I. BAER**, Esquire, Baer Romain, LLP, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

GOEBEL, Catherine, late of Borough of Phoenixville. Richard P. Goebel, care of **TIMOTHY G. DALY**, Esquire, 121 Ivy Lane, King of Prussia, PA 19406, Executor. **TIMOTHY G. DALY**, Esquire, Robert P. Snyder & Associates, 121 Ivy Lane, King of Prussia, PA 19406, atty.

GRAZIANO, Mary A., late of New Garden Township. Carol G. Hackman, care of **WILLIAM D. KRAUT**, Esquire, 903 Shady Grove Way, West Chester, PA 19382, Executrix. **WILLIAM D. KRAUT**, Esquire, Kraut and Kraut, P.C., 903 Shady Grove Way, West Chester, PA 19382, atty.

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HANSEN, Marjorie Kelly, late of East Pikeland Township. Kristen M. Hansen, 707 E. Oregon Street, Urbana, IL 61801 and Richard A. Hansen II, 2309 Old Towne Road, Nazareth, PA 18064, Executors.

HARDEEN, Sandra Jean, late of Wilmington, New Castle County, Delaware. Ashley A. Peterson, 2341 South Pittsburg Street, Spokane, WA 99203, Administratrix. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.A., One Rodney Square, 920 North King Street, Wilmington, DE 19801, atty.

HEMLER, Paul M., late of Chester County. Mary H. Garbarino, 2908 Walnut Ridge Estates, Pottstown, PA 19464, Executrix. ELYSE E. ROGERS, Esquire, Saidis, Sullivan & Rogers, 635 North 12th Street, Suite 400, Lemoyne, PA 17043, atty.

HUFF, Erma J., late of West Brandywine Township. William R. Taylor, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

JOHNSON, Lizzie A., late of East Coventry Township. Ronald R. Johnson, 228 W. Spring Street, Bechtelsville, PA 19505 and Doris M. Moser, 31 Martin Avenue, Gilbertsville, PA 19525, Executors. DENNIS L. O'CONNELL, Esquire, P.O. Box 303, Gilbertsville, PA 19525, atty.

JORDAN, Carla N., late of East Marlborough Township. Kristen J. Ladow, 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.

LORD, Patrice M., late of North Coventry Township. Ronald Magee, 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.

CHARLES T. DeTULLIO

Attorney at Law
134 North Church St.
West Chester, PA 19380
610-436-5766

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

LUDOLPH, Warren, Jr., late of Chester County. Southeastern Veterans' Center, care of STEPHEN J. BUSHINSKI, Esquire, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, Administrator. STEPHEN J. BUSHINSKI, Esquire, Office of Chief Counsel, Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, atty.

MCNALLY, Hope B., late of North Coventry Township. Kenton E. Quint, Jr., 134 W. Sixth Street, Pottstown, PA 19464, Executor. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

MORELLI, Thomas W., Sr., late of Willistown Township. Edna E. Morelli and Thomas W. Morelli, Jr., care of MICHAEL C. MC BRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executors. MICHAEL C. MC BRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

MOYER, William Robert, late of East Coventry Township. Debra J. Gera, 36 Natalie Road, Thornton, PA 19373, Administratrix. ELIZABETH T. STEFANIDE, Esquire, 280 N. Providence Road, Suite 4, Media, PA 19063, atty.

SHEPHERD, Louise M., late of West Nantmeal Township. William Shepherd, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

SIMMERS, Barbara J., late of Valley Township. Kimberly A. Winski, 1881 Valley Road, Coatesville, PA 19320, Executrix. HARRY B. YOST, Esquire, Appel & Yost, LLP, 39 East Main Street, Strasburg, PA 17579, atty.

WILSON, James B., a/k/a James Burnett Wilson, late of Pennsbury Township. Susan W. Fowler, Matthew R. Wilson and George H. Wilson, care of JILL R. FOWLER, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executors. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

WALSH, Joan M. Kevin Walsh, care of JOHN J. RENDEMONTI, Esquire, 14 Regency Plaza, Glen Mills, PA 19342, personal representative. JOHN J. RENDEMONTI, Esquire, 14 Regency Plaza, Glen Mills, PA 19342, atty

FICTITIOUS NAME

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

Jared Landscaping, with its principal place of business at 18 Robin Circle, Avondale, PA 19311.

The application has been (or will be) filed on: March 11, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jose Cruz Sedano.

Burke Appraisal Service, with its principal place of business at 102 Newport Circle, Atglen, PA 19310.

The application has been (or will be) filed on: October 5, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Gerald P. Burke. This was filed in accordance with 54 Pa.C.S. 311.

Karen's Pet Clips, with its principal place of business at 434 W 2nd Ave, Parkesburg, PA 19365.

The application has been (or will be) filed on: March 21, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Karen Fronefield, 434 W 2nd Ave, Parkesburg, PA 19365. (mobile grooming van)

“Reach for the Leash”, with its principal place of business at 58 Rinehart Rd, Pottstown, PA 19465.

The application has been (or will be) filed on: March 26, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Natalie Conrad, 58 Rinehart Road, Pottstown, PA 19465.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of Assembly, No. 295 of 1982, effective March 16, 1983, as amended, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, an application for the conduct of a business in Chester County, Pennsylvania, under the assumed or fictitious name, style or designation of: JEFF D’AMBROSIO FIAT OF DOWNINGTOWN, with its principal place of business at 1223 East Lancaster Avenue, Downingtown, PA 19335.

The application has been (or will be) filed on: March 22, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: JEFF D’AMBROSIO AUTO GROUP, INC., 1223 East Lancaster Avenue, Downingtown, PA 19335.

JOSEPH R. POLITO, JR., Solicitor
218 North Church Street
West Chester, PA 19380

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

Seal-A-Drive, with its principal place of business at 2 North Lakeside Avenue, Berwyn, PA 19312.

The application was filed on March 14, 2011.

The name and address of the entity owning or interested in said business: Del-Pen Asphalt Services, Inc., 2 North Lakeside Avenue, Berwyn, PA 19312.

Karyn L. Seace, Solicitor
113 East Evans Street
Matlack Building
Suite D-2
West Chester, PA 19380

Commercial Property and Partnership Appraisal

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**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that ARK Business Consulting, LLC has been organized under the provisions of the Pennsylvania Limited Liability Act of 1994.

Articles of Incorporation were filed on March 17, 2011.

The purpose or purposes for which it was organized are: Consulting

JAMES B. GRIFFIN, Solicitor

James B. Griffin

623 North Pottstown Pike

Exton, PA 19341

1st Publication**COMPLAINT IN DIVORCE**

No. 2011-02247

Court Of Common Pleas, Chester County,
Pennsylvania

DEBRA A. ROSS

vs.

WILLIAM M. ROSS

Attorney for Plaintiff

David M. Melchiorre, Esquire

28 South Darlington Street

West Chester, PA 19382

NOTICE

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

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

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

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15 West Gay Street

West Chester, PA 19382

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

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

Vs.

GREGORY E. WOLF
CHRISTINA M. WOLF
A/K/A CHRISTINA MASER
THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY
FOR THE EASTERN DISTRICT OF PA

COURT OF COMMON PLEAS

CIVIL DIVISION

CHESTER COUNTY

NO. 10-10023

NOTICE

TO GREGORY E. WOLF:

You are hereby notified that on AUGUST 17, 2010, Plaintiff, WELLS FARGO FINANCIAL PENNSYLVANIA, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 10-10023. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 704 SLATE HILL DRIVE, OXFORD, PA 19363-1831 whereupon your property would be sold by the Sheriff of CHESTER County.

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

NOTICE

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

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

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

CHESTER COUNTY
LAWYER REFERRAL SERVICE
CHESTER COUNTY BAR ASSOCIATION
15 W. GAY STREET
WEST CHESTER, PA 19380
(610) 429-1500

ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE

Trust Estate of JOHN A. POOLEY, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of JOHN A. POOLEY are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Christopher G. Pooley, Trustee
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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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, APRIL 31, 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 MONDAY, MAY 23, 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. 11-4-252
Writ of Execution No. 10-04761
DEBT \$306,744.83**

ALL THAT CERTAIN lot or piece of ground situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan of "The Hills Over Pratts Dam", made by John E. Levitt Engineers, Inc., dated 6-12-87 and filed in Plan Book 7484, as follows to wit:

BEGINNING at a point on the southerly right of way line of Freedom Valley Circle (50 feet wide), said point being a mutual corner of Lot 28 and Lot 27 (the herein described Lot); thence leaving said Freedom Valley Circle and along Lot

28 south 04 degrees 52 minutes 08 seconds west 343.00 feet to a point in line of lands now or late of subdivision plan for Lenox A. Lenhauser; thence along said lands of Lenhauser, north 85 degrees 07 minutes 52 seconds west 175.00 feet to a point a corner of Lot 26; thence along said Lot 26, north 04 degrees 52 minutes 08 seconds east 343.00 feet to a point on the southerly right of way line of Freedom Valley Circle; thence along said right of way line south 85 degrees 07 minutes 52 seconds east 175.00 feet to the first mentioned point and place of beginning.

BEING Lot 27 on said Plan.

CONTAINING 1.38 acres of land be the same more or less.

BEING UPI #29-6-59.27

BEING known as: 113 Freedom Valley Circle, Coatesville, PA 19320.

BEING the same premises which Timothy P. Detwiler and Cynthia S. Detwiler, husband and wife, by Deed dated April 3, 2003 and recorded April 23, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5663, Page 1262, granted and conveyed unto Karen Markert.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **KAREN MARKERT**
SALE ADDRESS: 113 Freedom Valley Circle, Coatesville, PA 19320

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

**SALE NO. 11-4-253
Writ of Execution No. 07-11901
DEBT \$193,178.41**

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

BEGINNING at a point on the south-westerly side of Dare Lane, a corner of Lot #60 as shown on said Plan; thence from said point of beginning, along the said side of Dare Lane south 37 degrees, 18 minutes, 54 seconds east 20.00 feet to a corner of Lot #58; thence along Lot #58 south 52 degrees, 41 minutes, 15 seconds west 105.90 feet to a point in line of Open Space "B", thence along Open Space "B" north 37 degrees, 18 minutes, 45 seconds west 20.00 feet to a corner of Lot

#60; thence along Lot #60 north 52 degrees, 41 minutes, 15 seconds east 105.90 feet to the first mentioned point and place of beginning.

BEING Lot #59

PARCEL No.: 18-01-0254

BEING known as: 47 Dare Lane,
Pottstown, PA 19465.

BEING the same premises which NVR, Inc a Virginia Corporation trading as Ryan Homes, by Deed dated October 31, 2005 and recorded December 27, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6722, Page 190, granted and conveyed unto Felicia Lewis and James Lewis, husband and wife.

PLAINTIFF: Aurora Loan Service,
LLC

VS

DEFENDANT: **FELICIA & JAMES
LEWIS**

SALE ADDRESS: 47 Dare Ln.,
Pottstown, PA 19465

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

SALE NO. 11-4-254

Writ of Execution No. 10-09332

DEBT \$296,550.38

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Snow Drop Hill" made by Robert F. Hersch and Associates, Inc., Consulting Engineers, dated November 13, 1973 and last revised December 31, 1973 and recorded in Plan Book 56 pages 24, 25 and 26 as follows, to wit:

BEGINNING at a point on the south-easterly side of Spring Line Drive (no width set out) said point being measured north 40° 45' 41" east from a point of tangent in the same, said point being measured on the arc of a circle curving to the right having a radius of 231.20 feet the arc distance of 287.99 feet from a point of curve on the easterly side of said drive, said point being measured north 30° 36' 31" west 61.19 feet from a point of tangent in the same, said point being measured on the arc distance of 22.67 feet from a point of curve on the northwesterly side of Jacqueline Drive (no width set out); thence extending from said point of beginning along the aforesaid southeasterly side of Spring Line Drive north 40° 45' 41" east 215.53 feet to a point in the bed of a 20 feet wide storm sewer easement, said point being a corner of Lot #29 on said Plan; thence extending along the last

mentioned Lot south 49° 14' 19" east through the bed of said easement 244 feet to a point a corner of Lot #33 on said Plan; thence extending along the last mentioned lot south 41° 44' 20" west still in the bed of said easement 73 feet to a point a corner of Lot #32 on said Plan; thence extending along the last mentioned lot south 75° 59' 8" west crossing said easement 226 feet to a point a corner of Lot #31 on said Plan; thence extending along the last mentioned lot North 28° 40' 44" west 120 feet to the first mentioned point and place of beginning.

BEING Lot #30 as shown on the above mentioned Plan.

BEING known as 608 Spring Line Drive, West Chester, PA 19382

BEING the same premises which Robert D. Hughes and Sharon L. Hughes by Indenture dated April 20, 2007 and recorded June 13, 2007 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 7185 Page 913 granted and conveyed unto Robert D. Hughes.

PARCEL No.: 67-4J-69

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **ROBERT D. HUGHES**

SALE ADDRESS: 608 Spring Line Dr., West Chester, PA 19382

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-2090**

SALE NO. 11-4-255

Writ of Execution No. 09-00826

DEBT \$409,740.56

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Westtown County of Chester, Commonwealth of Pennsylvania according to a Site Plan for Chesterfield Town Home II prepared for a Brandolini Companies as prepared by Durkin Associates Inc. Erdenheim, PA dated May 25, 2001 and a Foundation As-Built Plan prepared for Iacobucci Homes as prepared by Pickering Corts & Summerson Inc., Consulting Engineers & Land Surveyors dated May 19, 2003 being drawing number 4-1950-S;

BEGINNING at a point said point being found at the northerly terminus of the common party wall for Lot 3 and Lot 4 as shown on the above mentioned Plan.

THENCE through the common party wall for Lot 3 and Lot 4 south 04 degrees 54 min-

utes 59 seconds west a distance of 57.50 feet to a point for a corner thence along the face of wall for Lot 4 the following 3 courses and distances; (1) north 85 degrees 05 minutes 01 seconds west a distance of 18.76 feet to a point for a corner (2) north 04 degrees 54 minutes 59 seconds east a distance of 7.00 feet to a point for a corner (3) north 85 degrees 05 minutes 01 seconds west a distance of 5.00 feet to a point for a corner; thence through the common party wall for Lot 4 and Lot 5, north 04 degrees 54 minutes 59 seconds east a distance of 50.50 feet to a point a corner; thence along the face of wall for Lot 4, south 85 degrees 05 minutes 01 seconds east a distance of 23.76 feet to the point and place of beginning.

BEING Lot 4 as shown on the above mentioned plans.

TAX Parcel #67-03-0129.60

IMPROVEMENTS: Residential dwelling

UPI #UPI #67-3-129.6

BEING the same premises: George E. Kearns, III by Deed from Baker Residential of Pennsylvania, LLC, a Delaware Limited Liability Company dated 3/10/2004 and recorded 3/15/2004 in Record Book 6090, Page 1712.

PLAINTIFF: Wachovia Mortgage, FSB, FKA North Savings Bank, FSB

VS

DEFENDANT: **GEORGE E. KEARNS, III**

SALE ADDRESS: 2707 Whittleby Ct., West Chester, PA 19382

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

SALE NO. 11-4-256

Writ of Execution No. 10-09153

DEBT \$127,360.28

ALL THAT CERTAIN tract of unimproved ground, situate on the east side of Pennsylvania Route 42, Barnsley Chrome Road (SR 3107), south of its intersection with T-307 in East Nottingham Township, Chester County, Commonwealth of Pennsylvania, according to a survey by N.M. Lake and Associates, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being Lot No. 2 on Plan No. 8833 dated 3/16/1988, last revised 5/26/1988 as follows:

BEGINNING at a point set in the title line of Pennsylvania Route 42, marking the northwest corner of this, and the southwest corner of Meta S. and Joseph S. Bailly; thence leaving said title line of Pennsylvania Route 42, and along said land of Bailly; (1) north 76 degrees 40 minutes 49

seconds east, crossing over an iron pin set 29.49 feet from said title line of Pennsylvania Route 42, a total distance of 439.36 feet to an iron pin set, marking the northeast corner of this, and a corner of land of John D. and Barbara Ann Lapp; thence along said land of Lapp, (2) south 13 degrees 19 minutes 11 seconds east 249.00 feet to an iron pin set, marking the southeast corner of this, and the northeast corner of Lot No. 3 on said Plan; thence along said Lot No. 3, (3) south 74 degrees 40 minutes 49 seconds west, 175.00 feet to an iron pin set, marking the southwest corner of this, and the southeast corner of the aforementioned Lot No. 1; thence along said Lot No. 1, the two following courses and distances; (4) north 13 degrees 19 minutes 11 seconds west, 199.00 feet to an iron pin set; thence (5) south 76 degrees 40 minutes 49 seconds west, crossing over an iron pin set, 29.85 feet from aforementioned title line of Pennsylvania Route 42, a total distance of 269.85 feet to a point set in the title line of Pennsylvania Route 42; thence along said title line of Pennsylvania Route 42, (6) north 07 degrees 03 minutes 20 seconds west, 50.30 feet to the point and place of beginning.

PARCEL No.: 69-6-219.3

BEING known as: 3757 Barnsley Chrome Road, Oxford, PA 19363.

BEING the same premises which Thomas E. Christos and Sandra S. Christos, by Deed dated November 11, 1998 and recorded December 1, 1998 in and for Chester County, Pennsylvania, in Deed Book Volume 4463, Page 486, granted and conveyed unto Helena L. Lloyd.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **HELENA L. LLOYD**
SALE ADDRESS: 3757 Barnsley Chrome Rd., Oxford, PA 1963

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

SALE NO. 11-4-257

Writ of Execution No. 10-11204

DEBT \$56,758.20

ALL THAT CERTAIN lot, piece of parcel of land situate North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a given 30 feet wide private road and a corner of other lands of the Grantors; thence along the middle of said road and lands of the Bell Telephone Company of Pennsylvania south 73 degrees east 120 feet to an iron pin said being a point in line of

lands of the now or late Wm H. Saylor, thence along said Saylor lands north 21 ¾ degrees east 75 feet to a corner of other lands of the Grantors; thence along said Kirby lands the following two courses to wit: north 73 degrees west 120 feet and south 21 ¾ degrees west 75 feet to the place of beginning.

PARCEL # 17-4E-8

PROPERTY address: 813 Maurer Road, Pottstown, PA 19465

PLAINTIFF: Citimortgage, Inc f/k/a Citifinancial Mortgage Co, Inc

VS

DEFENDANT: **TERRI L. BEIDEMAN & RICHARD B. BEIDEMAN a/k/a RICHARD B. BEIDEMAN**

SALE ADDRESS: 813 Maurer Rd., Pottstown, PA 19465

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

SALE NO. 11-4-258

Writ of Execution No. 09-02344

DEBT \$506,186.38

BY virtue of a Writ of Execution No. 09-02344

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 1308 Morstein Road, West Chester, PA 19380-3607

UPI No. 52-1P-63

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$506,186.38

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JULIAN JARAMILO**

SALE ADDRESS: 1308 Morstein Rd., West Chester, PA 19380

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

SALE NO. 11-4-259

Writ of Execution No. 10-10580

DEBT \$155,534.63

BY virtue of a Writ of Execution No. 2010-10580-RC

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 102 Woodview Lane, Oxford, PA 19363-4312

UPI No. 69-3-55.20

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$155,534.63

PLAINTIFF: Freedom Mortgage

Corporation

VS

DEFENDANT: **ROSE RZONCA**

SALE ADDRESS: 102 Woodview Ln., Oxford, PA 19363

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

SALE NO. 11-4-260

Writ of Execution No. 09-07594

DEBT \$252,741.87

BY virtue of a Writ of Execution No. 09-07594

OWNER(S) of property situate in the Chester County, Pennsylvania, being 834 West Chester Pike, West Chester, PA 19382-4868

UPI No. 52-5F-156

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$252,741.87

PLAINTIFF: Metlife Home Loans, A Division of Metlife Bank, NA

VS

DEFENDANT: **KENNETH G. & SANDRA STEELE ENOCHS**

SALE ADDRESS: 834 West Chester Pk., West Chester, PA 19382

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

SALE NO. 11-4-261

Writ of Execution No. 10-09239

DEBT \$280,769.80

BY virtue of a Writ of Execution No. 10-09239

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 108 Meadow View Drive, Oxford, PA 19363-3900

UPI No. 69-5-128

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$280,769.80

PLAINTIFF: Sun East FCU

VS

DEFENDANT: **DAVID & JOYCE MYER**

SALE ADDRESS: 108 Meadow View Dr., Oxford, PA 19363

PLAINTIFF ATTORNEY: **MICHELE**

BRADFORD, 215-563-7000**SALE NO. 11-4-262****Writ of Execution No. 09-09998****DEBT \$170,630.93**

BY virtue of a Writ of Execution No.
09-09998

OWNER(S) of property situate in
London Grove Township, Chester County,
Pennsylvania, being 131 East State Road, West
Grove, PA 19390-8905

UPI No. 59-8-160.5

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$170,630.93

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

VS

DEFENDANT: **ANDREW D. SUMNER**

ER
SALE ADDRESS: 131 E. State Rd.,
West Grove, PA 19390

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

SALE NO. 11-4-263**Writ of Execution No. 04-00775****DEBT \$606,762.91**

BY virtue of a Writ of Execution No.
04-00775

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

UPI No. 41-2-311

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$606,762.91

PLAINTIFF: World Savings Bank,
FSB

VS

DEFENDANT: **ERIC HUDSON**
SALE ADDRESS: 400 Jacobs Ct.,
Exton, PA 19341

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

SALE NO. 11-4-264**Writ of Execution No. 10-05371****DEBT \$201,025.11**

ALL THAT CERTAIN tract of land situate in West Sadsbury Township, Chester County, PA bounded and described according to a survey of

12/18/71 by Edgar Laub, R.S., as follows:

BEGINNING at an iron pin, a corner of lands of Benjamin Wertz and Vernon Bair; thence by said lands of Vernon Bair, and along the west line of a 20 foot right-of-way north 03 degrees 09 minutes east, 237.89 feet to an iron pin on the south line of a proposed road or right-of-way; thence by said south line south 86 degrees 00 minutes 30 seconds east, 130.5 feet to an iron pin in line of lands of Sylvester Chandler Miller; thence by said lands of Sylvester Chandler Miller; thence by said lands of Sylvester Chandler Miller south 02 degrees 54 minutes west, 302.62 feet to an iron pin, and corner of lands of Richard Jones; thence by said lands of Richard Jones, north 79 degrees 41 minutes 30 seconds west, 128.62 feet to a point in line of lands of Benjamin Wertz; thence by said lands of Benjamin Wertz, and along the west line of a 20 foot right-of-way, north 01 degree 57 minutes west, 50.73 feet to the point of beginning.

CONTAINING 38,541 square feet of land, be the same more or less.

BEING UPI No. 36-5-85.8.

BEING known as 612 N. Limestone Road, Parkesburg, PA 19365

SUBJECT to the public and/or private rights of that part of the premises lying in the bed and right of way of all roads, driveways, and alleyways.

BEING the same premises which Grant M. Beauchamp and Delores A. Beauchamp, his wife, by indenture dated 06-28-99 and recorded 10-05-99 in the Office of the Recorder of Deeds in and for the County of Chester, PA in Deed Book 4646, Page 175, granted and conveyed unto Tony M. Iaquina.

BEING the same premises which Tony M. Iaquina granted and conveyed unto Tony M. Iaquina and Cynthia E. Iaquina, husband and wife by Deed dated 12/03/2007 and recorded on 12/28/2007 in the Office of the Recorder of Deeds of Chester County, Commonwealth of Pennsylvania in Book 7336, Page 2015.

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **CYNTHIA E.
IAQUINTA & TONY IAQUINTA a/k/a TONY
M. IAQUINTA**

SALE ADDRESS: 612 N. Limestone Rd., Parkesburg, PA 19365

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

SALE NO. 11-4-265
Writ of Execution No. 10-12095
DEBT \$198,990.34

ALL THAT CERTAIN tract of unimproved ground situate on the north side of Woods Road (T-309) east of Fifth Street Road in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA and being Lot 2 as shown on Plan Number 9566 dated December 8, 1995, last revised January 23, 1995, and recorded as Plan #13386 and described as follows:

BEGINNING at a P.K. nail set in the title line of Woods Road marking the southeasterly corner of this and a southwesterly corner of Lot 1 as shown on the aforementioned plan, said P.K. nail being north 85 degrees 17 minutes 04 seconds west, 152.04 feet from a P.K. nail set for the south-easterly corner of Lot 1 and a southwesterly corner of lands of Harold E. and Joyce D. Gotschall; thence leaving said point of beginning and by the title line of Woods Road (1) north 65 degrees 17 minutes 04 seconds west, 135.93 feet to a P.K. nail marking a southwesterly corner of this and a south-easterly corner of 50 foot wide right of way through remaining lands of Ernest M. and Mildred H. Delp of which this was a part; thence by said right of way the following three courses and distances (2) north 04 degrees, 42 minutes 56 seconds east, 25.00 feet to an iron pin set for a corner of this; thence (3) by a line curving to the right having a radius of 25.00 feet, an arc length of 35.17 feet, and a chord bearing and distance of north 44 degrees 58 minutes 47 seconds west, 32.34 feet; to an iron pin marking a corner of this; thence (4) north 04 degrees 40 minutes 30 seconds west, 269.20 feet to an iron pin set for the said right of way and in line of the aforementioned remaining lands of Ernest M. and Mildred H. Delp; thence by the said remaining lands (5) south 85 degrees 17 minutes 04 seconds east, 153.00 feet to an iron pin set for the northeasterly corner of this and a north-westerly corner of the aforementioned Lot 1; thence by said Lot 1 (6) south 04 degrees 40 minutes 30 seconds east, crossing over an iron pin set 25.34 feet front the end of this course, for a total distance of 315.74 feet to the point and place of beginning.

PARCEL No. 69-07-0035-03-00
PLAINTIFF: Flagstar Bank, FSB
VS

DEFENDANT: **CHERYL A. RENDLER a/k/a CHERYL RENDLER & FRANCIS C. RENDLER a/k/a FRANCIS**

RENDLER

SALE ADDRESS: 712 Woods Rd.,
Oxford, PA 19363

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

SALE NO. 11-4-266
Writ of Execution No. 10-10819
DEBT \$363,363.91

ALL THAT CERTAIN lot or piece of grounds, situate in the Township of East Whiteland, County of Chester, State of Pennsylvania bounded and described according to a revised Plot Plan of Kingsway Estates, Section 1 made by SWK Ltd., dated July 7, 1982, as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Ridge Road cul-de-sac, which point is measured the three (3) following courses and distances from a point on the northerly side of Summit Road: (1) north 23 degrees 00 minutes west, along the easterly side of Ridge Road aforesaid 539.09 feet to a point of curve; (2) on a line curving to the right having a radius of 33.00 feet, the arc distance of 42.57 feet to a point of reverse curve and (3) on a line curving to the left having a radius of ____ feet, the arc distance of 19.27 feet to the point of beginning; thence extending from said beginning point and around the easterly and north-westerly side of Ridge Road cul-de-sac, aforesaid on a line curving to the left having a radius of 50.00 feet, the arc distance of 159.98 feet to a point of reverse curve; thence extending on a line curving to the right having a radius of 50.00 feet, the arc distance of 19.65 feet to a point; thence extending north 23 degrees 50 minutes 00 seconds west, 225.63 feet to a point in line of lands now or formerly of Penn Central Railroad; thence extending along same, north 83 degrees 25 minutes 33 seconds east 190.00 feet to a point; thence extending, through a bed of sanitary sewer easement, south 11 degrees 44 minutes 00 seconds west, 187.18 feet to a point on the northeasterly side of Ridge cul-de-sac; thence on a line curving to the left having a radius of 50.00 feet, the arc distance of 59.62 feet to a point of reverse curve; thence on a line curving to the right having a radius of 50.00 feet, the arc distance of 19.65 feet to a point and place of beginning.

BEING Lot #14 on said Plan.
TAX Parcel #42-04P-0020
PROPERTY address: 15 Ridge Road,
Malvern, PA 19355
IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Courtney F. McGee and Thomas F. McGee

BY Deed from: Christopher R. Welch and Kathleen M. Welch, husband and wife

DATED: 10/22/1999 and recorded: 11/12/1999

BOOK: 4667 Page: 202

PLAINTIFF: GMAC Mortgage, LLC
VS

DEFENDANT: **COURTNEY F. & THOMAS F. MCGEE**

SALE ADDRESS: 15 Ridge Rd., Malvern, PA 19355

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

SALE NO. 11-4-267

Writ of Execution No. 10-09171

DEBT \$309,503.49

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Title Plan for Chesterfield, Durham & Cumbrian Court Buildings 100 & 500, made by Dennis S. DiBlasio P.D.S., dated 8/26/1986 and recorded, in Chester County as Plan No. 5465, and being more fully described as follows:

BEGINNING at a point along a Limited Common Area, said point also being the southeast corner of Unit No. 104 as shown on said Plan; thence extending along the Limited Common Area, the following (4) courses and distances: (1) south 12° 58' 04" west, 10.1 feet to a point; (2) south 77° 01' 66" east, 4.7 feet to a point; (3) south 12° 58' 04" west, 7.9 feet to a point and (4) north 77° 01' 56" west 4.7 feet to a corner of Unit No. 102; thence extending along said Unit, north 77° 01' 56 west, approximately 35.00 feet to a corner of the Limited Common Area; thence extending along same, the following (6) courses and distances: (1) north 77° 01' 56" west, 4.0 feet to a point; (2) north 12° 58' 04" east, 6.9 feet to a point; (3) north 77° 01' 56" west, 2.1 feet to a point; (4) north 12° 58' 04" east, 5.0 feet to a point; (5) south 77° 01' 56" east, 2.1 feet to a point and (6) north 12° 58' 04" east, 6.1 feet to a point, a corner of Unit No. 104; thence extending along same, south 77° 01' 56" east, approximately, 39.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 103 as shown on said Plan.

TAX Parcel #67-3-303

PROPERTY address: 103 Cumbrian

Court Unit #103, West Chester, PA 19380

IMPROVEMENTS: A residential dwelling.

SOLD as the property of Barbara A. Schiller and John R. Schiller

BY Deed from: Annesta H. Headley
DATED: 12/04/2007 and recorded:

01/03/2008

BOOK: 7339 Page: 2054

PLAINTIFF: Citimortgage, Inc.
VS

DEFENDANT: **BARBARA A. SCHILLER & JOHN R. SCHILLER**

SALE ADDRESS: 103 Cumbrian Ct, Unit #103, West Chester, PA 19380

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

SALE NO. 11-4-268

Writ of Execution No. 09-14851

DEBT \$301,421.63

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 Plan of "Foxfire Section C", made by G.D. Houtman and Son, dated 6/22/1976, last revised 11/30/1976 and recorded at Chester County as Plan No. 738, as follows, to wit:

BEGINNING at a point on the north-east side of Strawberry Lane, at a corner of Lot No. 47 on said Plan; thence extending from said point of beginning, and along the said side of Strawberry Lane, the two following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 200 feet, the arc distance of 101.23 feet to a point of tangency and (2) north 84 degrees, 00 minutes, west 99.34 feet to a point of curve; thence extending along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangency on the southeast side of Cranberry Lane; thence extending along the same, the two following courses and distances: (1) north 06 degrees 00 minutes east, 83.99 feet to a point of curve and (2) on the arc of a circle curving to the left, having a radius of 225 feet, the arc distance of 62.16 feet to a corner of Lot No. 49 Section D; thence extending along the same, leaving the said side of Cranberry Lane, north 80 degrees, 10 minutes 20 seconds east, 270.47 feet to a corner of Lot No. 47 on said Plan; thence extending along the same south 22 degrees, 00 minutes west, 262.03 feet to a point on the northeast side of Strawberry Lane, being the first mentioned point and place of beginning.

BEING Lot No. 48 on said Plan.
CONTAINING 44,120 square feet.
BEING Parcel No. 50-4K-2

BEING the same premises which
Robinson-Brown, Inc. a PA Corp. by Deed dated
11/30/1983 and recorded in the County of Chester
in Deed Book 0-62 Page 539 conveyed unto
Charles F. Zurla and Sun T. Zurla, his wife, in fee.
BEING known as: 2211 Strawberry
Lane (West Bradford Township), Coatesville, PA
19320

PROPERTY ID No.: 5004K000200
(50-04K-0002)

TITLE to said premises is vested in
Susan M. Velek and John R. Velek, husband and
wife by Deed from Charles F. Zurla and Sun T.
Zurla dated 07/12/1996 recorded 08/12/1996 in
Deed Book 4070 Page 0032.

PLAINTIFF: HSBC Bank USA, NA
VS

DEFENDANT: **SUSAN M. & JOHN
R. VELEK**

SALE ADDRESS: 2211 Strawberry
Ln., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHAN-
DRA ARKEMA, 856-669-5400**

SALE NO. 11-4-269
Writ of Execution No. 10-11128
DEBT \$121,109.04

BY virtue of a Writ of Execution No.
2010-11128

OWNER(S) of property situate in the
Borough of Kennett Square, Chester County,
Pennsylvania, being 631 South Broad Street,
Kennett Square, PA 19348-3345

UPI No. 3-5-107

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$121,109.04

PLAINTIFF: Deutsche Bank National
Trust Co.

VS

DEFENDANT: **STEPHEN J. &
DIANDA M. DONOHOE**

SALE ADDRESS: 631 S. Broad St.,
Kennett Sq., PA 19348

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

SALE NO. 11-4-270
Writ of Execution No. 10-12338
DEBT \$303,269.99

ALL THAT CERTAIN tract or parcel
of land located in the Township of Uwchian,
County of Chester, Commonwealth of
Pennsylvania, more particularly bounded and
described as follows, to wit:

BEING the same land and premises
more particularly described in Deed Book 6630,
Page 1932.

PARCEL No. 33-04H-0006,000

BEING the same land and premises
which became vested in Veena Arya by Deed from
Elizabeth A. Haase, dated 8/22/05, recorded
9/26/05, in the Chester County Clerk/Register's
Office in Deed Book 6630, Page 1932.

ELIZABETH A. Haase by Deed from
William F. Haase and Mary T. Haase, co-executors
of the Estate of William P. Haase, deceased, dated
11/17/1994, recorded 11/29/1994, in the Chester
County Clerk/Register's Office in Deed Book
3835, Page 2070.

BEING known as: 9 South Village
Avenue, Exton, PA 19341

PROPERTY ID No.: 33-04H-0006

TITLE to said premises is vested in
Veena Arya by Deed from Elizabeth A. Haase
dated 08/22/2005 recorded 09/26/2005 in Deed
Book 6630 Page 1932.

PLAINTIFF: Bank United, FSB
VS

DEFENDANT: **VEENA ARYA**

SALE ADDRESS: 9 S. Village Ave.,
Exton, PA 19341

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

SALE NO. 11-4-271
Writ of Execution No. 09-01901
DEBT \$206,512.28

TRACT NO. 1: ALL THAT CERTAIN
tract of land situate in the Township of East
Marlborough, County of Chester, and State of
Pennsylvania, bounded and described in accordance
with survey made by George E. Regester,
Jr., Registered Surveyor, dated August 8, 1952, as
follows:

BEGINNING at an iron pin set in the
middle of a public road known as Folly Hill or ad
and in the north line of a 40 feet wide street, said
pin being north 02 degrees 27 minutes east 508.37
feet from an iron pin in the middle of said road at
a corner of land of J. Alfred Pierce, deceased,

measured along the middle of said road; thence along the middle of said Folly Hill Road by land of Georgetta Vandever north 02 degrees 27 minutes east 90 feet to an iron pin set at a corner of land of J. Hubert Pierce; thence along land of J. Hubert Pierce, north 87 degrees 37 minutes west 250 feet to an iron pin; thence still along land of J. Hubert Pierce, south 02 degrees 27 minutes west 90 feet to an iron pin set in the north line of aforesaid 40 feet wide street; thence along the north line of said street south 87 degrees 33 minutes east 250 feet to the first mentioned point and place of beginning.

TRACT NO. 2: ALL THAT CERTAIN lot of ground situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a survey made by George E. Regester, R.J., registered surveyor, dated September 29, 1954, as follows:

BEGINNING at an iron pin set in the middle of a public road known as Folly Hill Road, at the southeast corner of land conveyed to J. Clifton Green by J. Hubert Pierce, and said pin being north 02 degrees 27 minutes east 508.37 feet to an iron pin in middle of said road at a corner of land of J. Albert Pierce, measured along the middle of said road; thence along land conveyed to J. Clifton Green by said J. Hubert Pierce, north 87 degrees 33 minutes west 250 feet to an iron pin set in a line of land conveyed to R. Jacques T. Dupont by J. Hubert Pierce; thence along the last mentioned land south 02 degrees 27 minutes west 40 feet to an iron pin set at the northwest corner of land conveyed to James Deckman by J. Hubert Pierce; thence along the last mentioned land south 87 degrees 33 minutes east 250 feet to an iron pin set in the middle of the first mentioned public road; thence along the middle of said Folly Hill Road by land of Curtis Vandever, north 02 degrees 27 minutes east 40 feet to the first mentioned point and place of beginning.

PLAINTIFF: HSBC Bank USA NA, as indentured trustee, et al

VS

DEFENDANT: **VEDA P. & VALERIE WATSON**

SALE ADDRESS: 711 Folly Hill Rd., Kennett Sq., PA 19348

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

SALE NO. 11-4-272

Writ of Execution No. 09-05473

DEBT \$135,595.31

BY virtue of a Writ of Execution No. 09-05473

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 1104 Olive Street, Coatesville, PA 19320-3519

UPI No. 16-7-84

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$135,595.31

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee
VS

DEFENDANT: **CHARLOTTE LASKEY**

SALE ADDRESS: 1104 Olive St., Coatesville, PA 19320

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

SALE NO. 11-4-273

Writ of Execution No. 08-04243

DEBT \$101,881.68

BY virtue of a Writ of Execution No. 08-04243

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 1 Adams Drive, Coatesville, PA 19320

UPI No. 16-5-6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$101,881.68

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee
VS

DEFENDANT: **EUGENE W. WILLIAMS, JR**

SALE ADDRESS: 1 Adams Dr., Coatesville, PA 19320

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

SALE NO. 11-4-274

Writ of Execution No. 06-01744

DEBT \$218,517.61

ALL THAT CERTAIN lot or piece of land, with the building and improvements, thereon erected, hereintments and appurtenances, situate in the Township of West Caln, County of Chester and State of Pennsylvania, described according to a

final plan of Lots of Albert A. and Anna Smith, by Howard H. Ranck, New Holland, Pennsylvania, date January 4, 1974, bounded and described as follows:

BEGINNING at the southeast corner, a point in Township Road leading from Compass to Martins Corner and being a corner between lands of Albert and Anna S. Smith and David C. and Lydia Lapp; thence extending along the said road, south 87 degrees, 86 minutes west, 190.00 feet to a point in the road; thence by Tract 2-A, property of Albert and Anna S. Smith, north 07 degrees, 02 minutes west, 238.80 feet to an iron pin; thence by land of David C. and Lydia Lapp, south 88 degrees, 07 minutes east, 190.00 feet to an iron pin; thence by land of the same, south 07 degrees, 27 minutes east, 223.00 feet to the place of beginning.

CONTAINING 1 acre, be the same more or less.

IMPROVEMENTS: residential dwelling

UPI #28-5-186

BEING the same premises: which Robert A. Smith and Evelyn Sue Smith, his wife by Deed dated 7/1/1979 and recorded 7/5/1979 in the County of Chester in Record Book E55, Page 435 conveyed unto Walter Shelton, Jr. and Lydia Bacon, as tenants in common.

PLAINTIFF: The Bank of New York Trust, et al

VS

DEFENDANT: **LYDIA SHELTON a/k/a LYDIA BACON**

SALE ADDRESS: 113 Leary Rd., West Caln Twp, PA 19344

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

SALE NO. 11-4-275

Writ of Execution No. 10-09619

DEBT \$318,040.71

BY virtue of a Writ of Execution No. 10-09619

OWNER(S) of property situate in the Township of Pennsbury, Chester County, Pennsylvania, being 503 Kennett Pike, Chadds Ford, PA 19317-9326

UPI No. 64-5-47

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$318,040.71

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **RHONDA DENNER**

SALE ADDRESS: 503 Kennett Pk., Chadds Ford, PA 19317

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

SALE NO. 11-4-276

Writ of Execution No. 10-08861

DEBT \$174,178.53

BY virtue of a Writ of Execution No. 10-08861

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 202 Dulles Drive, Coatesville, PA 19320-3125

UPI No. 16-1-31

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$174,178.53

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **KELLY E. REID**

SALE ADDRESS: 202 Dulles Dr., Coatesville, PA 19320

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

SALE NO. 11-4-277

Writ of Execution No. 10-11293

DEBT \$201,278.17

BY virtue of a Writ of Execution No. 10-11293

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 404 Redbud Drive, Oxford, PA 19363-2454

UPI No. 69-6-530

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$201,278.17

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **PAUL J. BRISGONE, III & ELLEN LOISE BRISGONE a/k/a ELLEN L. BRISGONE**

SALE ADDRESS: 404 Redbud Dr., Oxford, PA 19363

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

SALE NO. 11-4-278**Writ of Execution No. 10-07127****DEBT \$300,770.12**

10-07127 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of East Marlborough, Chester County, Pennsylvania, being 136 Federal Walk, Kennett Square, PA 19348-1867

UPI No. 61-6-321

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$300,770.12

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DAVID WILSON****BRONSON**

SALE ADDRESS: 136 Federal Walk, Kennett Sq., PA 19348

PLAINTIFF ATTORNEY: **LAUREN****TABAS, 215-563-7000****SALE NO. 11-4-279****Writ of Execution No. 10-05483****DEBT \$319,774.58**

10-05483 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 1218 Paoli Pike, West Chester, PA 19380-4664

UPI No. 52-03R-0032

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$319,774.58

PLAINTIFF: Wells Fargo Financial Pennsylvania, Inc.

VS

DEFENDANT: **MICHAEL J.****BEDZELA, JR. & JUDY BEDZELA**

SALE ADDRESS: 1218 Paoli Pk., West Chester, PA 19380

PLAINTIFF ATTORNEY: **JAIME****McGUINNESS, 215-563-7000****SALE NO. 11-4-280****Writ of Execution No. 10-04061****DEBT \$255,043.05**

10-04061 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of West Brandywine, Chester County, Pennsylvania, being 50 Walden Way, Coatesville,

PA 19320-1325

UPI No. 29-7J-12

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$255,043.05

PLAINTIFF: PHH Mortgage

Corporation, f/k/a Instamortgage.com

VS

DEFENDANT: **GALE CAMPBELL & DARYL R. CAMPBELL, SR.**

SALE ADDRESS: 50 Walden Way, Coatesville, PA 19320

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

SALE NO. 11-4-281**Writ of Execution No. 10-08797****DEBT \$273,746.24**

10-08797 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of New Garden, Chester County, Pennsylvania, being 658 Hillendale Road, Avondale, PA 19311-9779

UPI No. 60-3-135

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$273,746.24

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **SEAN O'CONNOR a/k/a SEAN M. O'CONNOR a/k/a SEAN M. O'CONNOR, SR.**

SALE ADDRESS: 658 Hillendale Rd., Avondale, PA 19311

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

SALE NO. 11-4-282**Writ of Execution No. 09-07404****DEBT \$350,356.98**

09-07404 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in Birmingham Township, Chester County, Pennsylvania, being 1017 Radley Drive, West Chester, PA 19382-8090

UPI No. 65-4E-64

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$350,356.98

PLAINTIFF: Central Mortgage

Company

VS

DEFENDANT: **MATTHEW & BELINDA BRANSON BRODSKY**

SALE ADDRESS: 1017 Radley Dr.,
West Chester, PA 19382

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

SALE NO. 11-4-283

Writ of Execution No. 09-04857

DEBT \$318,124.04

BY virtue of a Writ of Execution No.
09-04857

OWNER(S) of property situate in the
Township of West Goshen, Chester County,
Pennsylvania, being 717 Bicking Drive, West
Chester, PA 19382-5533

UPI No. 52-5R-25

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$318,124.04

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **GARY C. & TRACEY L. IVERSON**

SALE ADDRESS: 717 Bicking Dr.,
West Chester, PA 19382

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

SALE NO. 11-4-284

Writ of Execution No. 10-12933

DEBT \$202,478.52

ALL THAT CERTAIN lot of land upon
which is erected the west house of a block of two
stucco dwelling houses designated at No. 1000
Walnut Street, situated in the Fourth Ward of the
City of Coatesville, County of Chester and State of
Pennsylvania more particularly bounded and
described as follows:

BEGINNING at the east curb line of
Tenth Avenue at the southeast corner of Tenth
Avenue and Walnut Street; thence along the south
curb line of Walnut Street north 85 degrees 30 minutes
30 seconds east, 37.88 feet to a corner of land
now or late of Arthur R. Yearsley; thence along
said land now or late of Arthur R. Yearsley and
passing through the middle dividing partition
between the house herein conveyed and the house
adjoining it on the east, south 04 degrees 29 minutes
30 seconds east 168 feet to the north side of
Pine Street to another corner of land now or late of
Arthur R. Yearsley; thence along the north side of
Pine Street south 85 degrees 30 minutes 30 seconds
west, 37.88 feet to the east curb line Tenth

Avenue; thence along said east curb line of Tenth
Avenue, north 04 degrees 29 minutes 30 seconds
west 168 feet to the place of beginning.

CONTAINING 6300.63 square feet of
land be the same more or less.

TITLE to said premises is vested in
Amy Hollingworth and Chauncey M.
Hollingworth, husband and wife, by Deed from
William M. Michalak and Kathleen Michalak
dated March 31, 2005 and recorded April 4, 2005
in Deed Book 6451, Page 661.

PREMISES being known as: 1000
Walnut Street, Coatesville, Pennsylvania, 19320.

TAX I.D. #: 16-07-0223

PLAINTIFF: HSBC Mortgage
Services, Inc

VS

DEFENDANT: **AMY & CHAUNCEY M. HOLLINGWORTH**

SALE ADDRESS: 1000 Walnut St.,
Coatesville, PA 19320

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

SALE NO. 11-4-285

Writ of Execution No. 09-02117

DEBT \$127,434.85

ALL THAT CERTAIN lot situate in the
Township of London Grove, County of Chester
and State of Pennsylvania, bounded and described
according to a Plan of Rosecroft, made by Manley
N. White dated July 24, 1956 and recorded in
Chester County in Plan Book 5 Page 23 as follows,
to wit:

BEGINNING at a point on the westerly
side of Chartwell Road, a corner of Lot 20 on
said Plan; thence extending from the beginning
point along said lot and on the northerly side of a
20 feet wide drainage easement, south 88 degrees,
44 minutes, 18 seconds west 165.00 to a point in
the bed of a 40 feet wide Philadelphia Electric
Transmission line easement; thence extending
through said easement, north 23 degrees, 32 minutes,
40 seconds east 64.11 feet; thence extending
south 89 degrees, 52 minutes east leaving said
easement 50.00 feet; thence extending north 08
degrees east 50.00 feet to a point on the southerly
side of Old US Route 1; thence extending along
the said road, south 89 degrees, 52 minutes east
64.36 feet to a point of curve; thence extending
along same, the arc of a circle curving to the right
having a radius of 30.00 feet the arc distance of
46.39 feet to a point on the westerly side of
Chartwell Road aforesaid; thence extending along
said road, south 01 degrees 15 minutes, 42 seconds

east 75.57 feet to the first mentioned point and place of beginning.

BEING Lot 21 on said Plan.

BEING Parcel #59-08F-0019

UPI No. 59-8F-19

IMPROVEMENTS: Residential

dwelling

PLAINTIFF: Premier Capital, LLC
VS

DEFENDANT: **BETTY DORSEY**

SALE ADDRESS: 339 Welcome Ave.,

West Grove, PA 19390

PLAINTIFF ATTORNEY: **DOMINIC DeCECCO, 610-779-0772**

SALE NO. 11-4-286

Writ of Execution No. 10-12005

DEBT \$145,923.28

BY virtue of a Writ of Execution No.

10-12005

OWNER(S) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 793 Worth Boulevard, Pottstown, PA 19465-7769

UPI No. 17-4E-116

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$145,923.28

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **CHRISTOPHER J. GANTERT & KATHERYN R. GANTERT**
a/k/a KATHRYN R. GANTERT

SALE ADDRESS: 793 Worth Blvd.,
Pottstown, PA 19465

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

SALE NO. 11-4-287

Writ of Execution No. 10-12814

DEBT \$277,279.63

BY virtue of a Writ of Execution No.

10-12814

OWNER(S) of property situate in the Township of East Whiteland, Chester County, Pennsylvania, being 40 Beechwood Avenue, Malvern, PA 19355-1538

UPI No. 42-4N-51

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$277,279.63

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **DESIREE A. DURR**

a/k/a DESIREE DURR

SALE ADDRESS: 40 Beechwood Ave., Malvern, PA 19355

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

SALE NO. 11-4-288

Writ of Execution No. 09-13995

DEBT \$532,706.65

BY virtue of a Writ of Execution No. 09-13995

OWNER(S) of property situate in the Township of Birmingham, Chester County, Pennsylvania, being 175 Firethorne Drive, West Chester, PA 19382-8170

UPI No. 65-4-39.1M

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$532,706.65

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ROBERTA D'ANNA & JUAN HERVAS**

SALE ADDRESS: 175 Firethorne Dr.,
West Chester, PA 19382

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

SALE NO. 11-4-289

Writ of Execution No. 10-11403

DEBT \$353,724.79

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Phoenixville, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Sub-division Plan of Winding River, made by Bursich Associates, Inc., Consulting Engineers, Pottstown, PA, date 5/21/1986 and last revised 8/4/1986 and recorded 8/7/1986, in Plan File #6496-6504, as follows, to wit:

BEGINNING at a point on the westerly side of Winding River Lane said point being a corner of Lot #87 as shown on said Plan; thence extending from said point of beginning, extending along Lot #87, south 73 degrees 00 minutes 00 seconds west 192.992 feet to a point in line of land of Lot #77 as shown on said Plan; thence extending along the same and along Lot #78, on said Plan, the 2 following courses and distances: (1) north 06 degrees 18 minutes 35 seconds west, 5.033 feet to a point; and (2) north 22 degrees 47 minutes 19 seconds west 97.552 feet to a point, a

corner of Lot #85, as shown on said Plan; thence extending along the same, north 73 degrees 00 minutes 00 seconds east 201.898 feet to a point on the westerly side of Winding River Lane; thence extending along the same, south 17 degrees 00 minutes 00 seconds east 102.00 feet to a point being the first mentioned point and place of beginning.

BEING Lot #86 as shown on said Plan.

TITLE to said premises is vested in Francis Kaman and Robina Montague, by Deed from William A. Volpe and Kathleen M. Volpe, dated 05/30/2008, recorded 06/03/2008 in Book 7447, Page 1877.

UPI #15-3A-79

BEING known as the premises of 1004 Winding River Lane, Phoenixville, PA 19460-3182

RESIDENTIAL property

SEIZED in execution as the property of Francis Kamon and Robina Montague on No. 2010-11403

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **FRANCIS KAMON
& ROBINA MONTAGUE**

SALE ADDRESS: 1004 Winding River Ln., Phoenixville, PA 19460

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

SALE NO. 11-4-291

Writ of Execution No. 09-09514

DEBT \$813,741.31

ALL THAT CERTAIN interior lot or piece of ground situate in the Township of West Pikeland, County of Chester, State of Pennsylvania and described according to a map of property of Charles S. Bostian, said plan made by Henry H. Hopkins, Sr., Professional Engineer of Kimberton, Pennsylvania, dated November 25, 1960 as follows to wit:

BEGINNING at an interior point in line of land now or formerly of Lanvern Corporation, said interior point being measured by the five following courses and distances from the point formed by the intersection of the title line in the bed of Art School Road (33 feet wide) (a road leading southeastwardly from Route #401 to Chester Springs a corner of land now or formerly of Jack Flasher) (said corner of Jack Flasher's land being at the distance of 421.07 feet southeastwardly along the said title line through the bed of Art School Road from its point of intersection with the extension of the title line in the bed of a public

road which leads northeastwardly from Art School Road) (1) south 38 degrees 59 minutes 10 seconds west along the northwesterly side of a certain 40 feet wide easement for private road 387.13 feet to a point of curve in the same (2) southwestwardly still along the said side of the 40 feet wide easement for private road on the arc of a circle curving to the left having a radius of 157.40 feet the arc distance of 105.33 feet to a point of tangent in the same (3) south 00 degrees 38 minutes 40 seconds west still along the said side of the 40 feet wide easement for private road 220.64 feet to a point of curve in the same (4) southwestwardly and southeastwardly partly along the northwesterly and partly along the southwesterly sides of the 40 feet wide easement for private road on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 132.21 feet to a point of tangent in the same and (5) south 49 degrees 51 minutes 20 seconds east along the southwesterly side of the 40 feet wide easement for private road 236.50 feet to the point of beginning, said point of beginning also being at the terminus of the aforesaid 40 feet wide easement for private road (said 40 feet wide easement for private road extending southwestwardly and southeastwardly through Lots #1, 11, 12 and 13 from Art School Road); thence extending from said point of beginning along line of Lot #13 north 40 degrees 09 minutes east crossing the terminus of the aforesaid 40 feet wide easement for private road 282.00 feet to a point; thence extending along line of Lot #9 south 40 degrees 21 minutes east 296.00 feet to a point; thence extending along line of Lot #8 south 32 degrees 24 minutes east 252.84 feet to a point in line of land now or formerly of Sarah Beerbrower; thence extending along the last mentioned land south 75 degrees 09 minutes west 192.00 feet to an iron pin in line of land now or formerly of D. B. Gehly; thence extending partly along the last mentioned land and partly along land now or formerly of Lanvern Corporation north 49 degrees 51 minutes 20 seconds west crossing an iron pin at the distance of 58.96 feet from the last mentioned iron pin a total distance of 423.00 feet to the first mentioned interior point and place of beginning.

BEING Lot #14 as shown on the above mentioned plan.

CONTAINING an area 2.608 acres.

TOGETHER with the free and common use, right, liberty and privilege of the 40-foot wide easement for private road as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping the same in good order and repair.

TITLE to said premises is vested in John G. Cattron and Mary J. Cattron, his wife, by Deed from Walter G. Nauta, aka, Walter G. Nautta and Jill Nauta, aka, Jill Nautta, his wife, dated 07/16/1971, recorded 07/19/1971 in Book B-40, Page 7.

UPI #34-1-27.1

BEING known as the premises of 1912 Art School Road, Chester Springs, PA 19425-1301

RESIDENTIAL property

SEIZED in execution as the property of John G. Cattron and Mary J. Cattron on No.: 09-09514

PLAINTIFF: Deutsche Bank National Trust Co., as Trustee of the INDX Mortgage Loan Trust 2006-AR6, Mortgage Pass-Through Certificates, Series 2006-AR6, under the Pooling & Servicing Agreement dated 4-1-06

VS

DEFENDANT: **JOHN G. CATTRON & MARY J. CATTRON**

SALE ADDRESS: 1912 Art School Rd., Chester Springs, PA 19425

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

SALE NO. 11-4-292

Writ of Execution No. 10-03880

DEBT \$500,844.98

BY virtue of a Writ of Execution No. 10-03880

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

UPI No. 17-7-460

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$500,844.98

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-18

VS

DEFENDANT: **THOMAS P. MEARS, JR. & DEBRA L. MEARS**

SALE ADDRESS: 1000 Circle Ct., Pottstown, PA 19465

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

SALE NO. 11-4-293

Writ of Execution No. 10-11668

DEBT \$304,994.17

BY virtue of a Writ of Execution No. 10-11668

OWNER(S) of property situate in the Township of South Coventry, Chester County, Pennsylvania, being 1350 Harmonyville Road, Pottstown, PA 19465-8525

UPI No. 20-2-25

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$304,994.17

PLAINTIFF: CU Members Mortgage, A Division of Colonia Savings, FA VS

DEFENDANT: **TERRI M. SNYDER & JAMES T. PLACE**

SALE ADDRESS: 1350 Harmonyville Rd., Pottstown, PA 19465

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

SALE NO. 11-4-294

Writ of Execution No. 10-00290

DEBT \$240,366.03

BY virtue of a Writ of Execution No. 10-00290

OWNER(S) or property situate in the Township of West Caln, Chester County, Pennsylvania, being 104 Woodfield Way, Honey Brook, PA 19344-9097

UPI No. 28-2-41.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$240,366.03

PLAINTIFF: US Bank National Association, as Trustee for the Holders of Mastr Asset Backed Securities Trust 2006-AB1

VS

DEFENDANT: **JENNIFER L. GLASS & MARIA M. PESQUERA**

SALE ADDRESS: 104 Woodfield Way., Honeybrook, PA 19344

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

SALE NO. 11-4-295

Writ of Execution No. 10-11469

DEBT \$181,684.96

ALL THAT CERTAIN lots of land in Thorndale Heights, Division No. 1, also called Louanna Springs, Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and

described as follows:-

LOTS Nos. 304 – 305 – 306 and 307 containing seventy-eight feet in width from two iron pins in the center line of Louanna Parkway and extending back to depth in a line width of one hundred thirty-seven and one-half feet to two iron pins in a public alley, as reference, to the Plot of Plan of said Thorndale Heights Division No. 1, also, called Louanna Springs, as recorded in Book of Plans No. 1, Page 80, in the Office of the Recorder of Deeds, etc., for the County of Chester, will more fully appear.

TITLE to said premises is vested in Jason Kimble and Heather Kimble, by Deed from John T. Simmons and Floyd E. Simmons, Administrators of the Estate of Nora F. Simmons, deceased, dated 08/29/2008, recorded 09/05/2008 in Book 7511, Page 273.

UPI #39-04M-0037

BEING known as the premises of 3714 Louanna Avenue, Downingtown, PA 19335-2041

RESIDENTIAL property

SEIZED in execution as the property of Jason Kimble and Heather Kimble on No.: 10-11469

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **JASON &
HEATHER KIMBLE**

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

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

SALE NO. 11-4-296

Writ of Execution No. 08-14094

DEBT \$189,870.89

ALL THAT CERTAIN tract or piece of land situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Robert E. and Florence E. Wilson and Carmen T. and Phyllis Giacchino, dated 10/24/1975, as follows, to wit:

BEGINNING at a point on the southeasterly side of Goose Road (no width given) a corner of land now or late of Commonwealth of Pa.. which point is measured south 73 degrees 55 minutes east 25.79 feet from a point a corner of land now or late of Paul M. Nagle; thence extending from said point of beginning along land now or late of Commonwealth of Pa. the two (2) following courses and distances, viz: (1) north 03 degrees 57 minutes west crossing the bed of Goose Road 494.96 feet to an iron pin and (2) north 89 degrees

46 minutes east 239.28 feet to an iron pin a corner of Lot #21, on said Plan; thence extending along said Lot, south 02 degrees 57 minutes 37 seconds east 216.30 feet to an iron pin a corner of Lot #22, on said Plan; thence extending along said Lot the two (2) following courses and distances, viz: (1) south 89 degrees 46 minutes west 240.00 feet to an iron pin and (2) south 03 degrees 57 minutes east recrossing the aforesaid Good Road 285.00 feet to an iron pin; thence, extending north 73 degrees 55 minutes west 25.79 feet to the first mentioned point and place of beginning.

BEING Lot #23, on said Plan.

TITLE to said premises is vested in Carl J. Signor and Sharon L. Nash, by Deed from Dorothy Kelly Hackett, aka, D. Kelly Hackett, dated 11/15/2002, recorded 11/22/2002 in Book 5468, Page 472.

UPI #22-11-41.3

BEING known as the premises of 209 Icedale Road, Honey Brook, PA 19344-8661

RESIDENTIAL property

SEIZED in execution as the property of Sharon L. Nash and Carl J. Signor on No.: 08-14094

PLAINTIFF: Weichert Financial
Services

VS

DEFENDANT: **SHARON L. NASH
& CARL J. SIGNOR a/k/a CARL JENSON
SIGNOR**

SALE ADDRESS: 209 Icedale Rd.,
Honeybrook, PA 19344

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

SALE NO. 11-4-297

Writ of Execution No. 10-11377

DEBT \$173,165.39

PARCEL A:

ALL THAT CERTAIN message, No. 18 and lot of ground, with the hereditaments and appurtenances, situate in the western side of Matlack Street, between Market and Miner Street, in the Borough of West Chester County of Chester and Commonwealth of Pennsylvania.

BOUNDED on the north by a house and lot, formerly of Mary L. Jurick; on the east by said Matlack Street; on the south by a house being No. 20; and on the west by lands of the West Chester Gas Company; being 14 feet 8 inches in front of Matlack Street, and extending back between straight lines about 44 feet 4 inches to the eastern line of the Gas Company Lot; being 15 feet 8 inches in width on the western line thereof.

BEING Parcel Number #1-9-334

PARCEL B:

ALL THAT CERTAIN brick house and lot of ground, situate on the west side of Matlack Street, between Market and Miner Streets in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, bounded on the south by a house and lot now or late of the Estate of Lydia A. Conyers, deceased; on the west by land of the West Chester Gas Company; on the north by a 14 feet wide public alley; and on the east by said Matlack Street; being 14 and 8 inches in front on said Matlack Street, and about 15 feet and 8 inches along the eastern line of said Gas Company's Lot, and extending west from Matlack Street along the public alley aforesaid, about 40 feet 3 inches to said Gas Company's lot.

BEING Parcel Number# 1-9-333

TITLE to said premises is vested in Cheryn Lee Reid, by Deed from John B. Greenwood, dated 03/17/2008, recorded 04/16/2008 in Book 7411, Page 794.

UPI # 01-09-334, 01-09-333

BEING known as the premises of 18 South Matlack Street, West Chester, PA 19382-3100

RESIDENTIAL property

SEIZED in execution as the property of Cheryn Lee Reid on No.: 10-11377

PLAINTIFF: Wachovia Mortgage Corporation

VS

DEFENDANT: **CHERYN LEE REID**

SALE ADDRESS: 18 S. Matlack St., West Chester, PA 19382

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

SALE NO. 11-4-298

Writ of Execution No. 09-01712

DEBT \$287,123.81

ALL THAT CERTAIN Unit designated as Building 2200, Unit 2209, being a Unit in Windon Country Homes, a Condominium in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, which Unit is designated on the Declaration of Condominium of Windon County Homes, dated 2/7/1986 and recorded 6/24/1986 in Record Book 334 Page 197 in the Office of the Recorder of Deeds in and for Chester County.

BEING known as No. 117 Whispering Oaks.

TOGETHER with all right, title and interest of, in and to the Common Elements as

defined by the Uniform Condominium Act of Pennsylvania, and more fully set forth in the aforementioned Declaration of Windon County Homes, and all Amendments thereto.

TITLE to said premises is vested in Patti S. Patchefsky, by Deed from Mark C. Gottman, dated 05/06/2005, recorded 05/18/2005 in Book 6495, Page 1118.

UPI #51-5-947

BEING known as the premises of 117 Whispering Oaks Drive, West Chester, PA 19382-1824

RESIDENTIAL property

SEIZED in execution as the property of Patti S. Patchefsky on No. 09-01712

PLAINTIFF: US Bank National Association, as Trustee for the Holders of Citigroup Mortgage Loan Trust, Inc., Asset Backed Pass-Through Certificates

VS

DEFENDANT: **PATTI S. PATCHEF- SKY**

SALE ADDRESS: 117 Whispering Oaks Dr., West Chester, PA 19382

PLAINTIFF ATTORNEY: **COURTE- NAY DUNN, 215-563-7000**

SALE NO. 11-4-299

Writ of Execution No. 10-11168

DEBT \$101,027.02

ALL THAT CERTAIN tract or parcel of land, situate in East Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner and Son Engineering Company as follows, to wit:

BEGINNING at the southeasterly corner of other lands of David R. Bishop, said point being in the middle of "Fulmer Road" (legal width 33 feet and ultimate width of 50 feet) and being distant along the same from a point marking the center line intersection of the said Fulmer Road and another public road known as "Pigeon Creek Road", south 46 degrees 30 minutes east 294.60 feet; thence from said point of beginning continuing along the middle of "Fulmer Road", south 46 degrees 30 minutes east 300.40 feet to a corner of lands of Curtis; thence along the same 76 degrees 31 minutes west 747.31 feet to a corner on line of other lands of Thomas Bishop; thence along the same north 14 degrees 43 minutes 30 seconds west 225.52 feet to a corner of other lands of David R. Bishop; thence along the same north 73 degrees 57 minutes east 589.17 feet to a corner and place of beginning.

CONTAINING 3.685 acres of land.

BEING part of the same premises which Thomas E. Herbert, Jr. and Monica A. Herbert, his wife, by Deed dated 4/25/94 and recorded in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book Volume 3760, Page 917, granted and conveyed unto Thomas E. Herbert, Jr., grantor/mortgagor herein.

PLAINTIFF: Brown Bark, III, LP
VS

DEFENDANT: **CAR COLOR & AUTO BODY SUPPLY, INC. & THOMAS HERBERT**

SALE ADDRESS: 730 Pigeon Creek Rd., Pottstown, PA 19464

PLAINTIFF ATTORNEY: **PHILLIP BERGER, 610-668-0770**

SALE NO. 11-4-300
Writ of Execution No. 10-12693
DEBT \$31,582.17

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brandywine Manor Farms, made by Slack, Dearmit and Hayes, Engineers and Surveyors, Coateville, Pennsylvania dated November 15, 1961, as follows, to wit:

BEGINNING at a point on the north-easterly side of Andover Road (south leg) fifty feet wide which point is at the distance of one hundred thirty feet and thirty one-hundredths of a foot measured south fifty-one degrees, forty minutes east along the said side of Andover Road (south leg) from its intersection with the southeasterly side of Valley Circle (fifty feet wide) (both lines produced); thence extending from said beginning point; north thirty-eight degrees, twenty minutes east, two hundred feet to a point; thence south fifty-one degrees, forty minutes east, one hundred feet to a point; thence extending south thirty-eight degrees, twenty minutes west, two hundred feet to a point on the northeasterly side of Andover Road (south leg aforesaid); thence extending along the same north fifty-one degrees, forty minutes west, one hundred feet the first mentioned point and place of beginning.

BEING Lot No. 57 as shown on said Plan.

BEING Parcel Number 29-4G-62

BEING known as: 123 Andover Road

(West Brandywine Township), Glenmoore, PA 19343

PROPERTY ID No.: 29-04G-0062

TITLE to said premises is vested in Kimberly Mullin, as sole owner by Deed from Edith W. Craig dated 04/02/2001 recorded 04/19/2001 in Deed Book 4936 Page 2135.

PLAINTIFF: Interstate Advisors, LLC
VS

DEFENDANT: **KIMBERLY MULLIN**

SALE ADDRESS: 123 Andover Rd., Glenmoore, PA 19343

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

SALE NO. 11-4-303
Writ of Execution No. 10-12205
DEBT \$178,091.95

ALL THAT CERTAIN triangular lot or piece of land with the buildings and improvements thereon erected, situate on the easterly side of the road leading from Oxford to Hickory Hill in East Nottingham Township, Chester County, PA, bounded as described as follows:

BEGINNING at an 8 inch spike on the center of said road leading from Oxford to Hickory Hill, a corner of land now or late of Robert Wilson and Joseph Wilson; thence continuing along the center line of said road and by land now or late of Robert Wilson, north 37 degrees west 122 feet to an iron pin; thence leaving said and by other land of James G. Worrell, et ux, of which this premises was a part, about north 73 degrees east, approximately 82 feet to an iron pin, a corner of land now or late of Joseph Wilson; thence by land now or late of the said Joseph Wilson south 02 degrees 36 minutes west 120 feet to the first mentioned point and piece of beginning.

CONTAINING 4,840 square feet of land more or less.

PARCEL 2

ALL THAT CERTAIN lot of land, situate in the Township of East Nottingham, in the County of Chester, PA., bounded and described as follows:

BEGINNING in middle of asphalt road leading from Oxford to Hickory Hill, an extension of marked street at a corner of Martin Slack's land, thence by line of Slack's and along middle of dirt road north 84 degrees 02 minutes east 236.7 feet to an 8 inch spike, thence leaving road by land of Joseph Wilson, south 02 degrees 04 minutes west 320.4 feet to an 8 inch spike in the middle of before mentioned asphalt road, thence along mid-

dle of same land of Robert Wilson, north 37 degrees west 370.2 feet to place of beginning.

CONTAINING .56 acres more or less.

UPI #69-3-74

TITLE to said premises is vested in Ryan Crothamel, by Deed from Scott B. Johnson, dated 08/10/2007, recorded 08/17/2007 in Book 7241, Page 1073.

BEING known as the premises of 203 Elk Creek Road, Oxford, PA 19363-4219

RESIDENTIAL property

SEIZED in execution as the property of Ryan Crothamel on No.: 10-12205

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **RYAN CROTHAMEL**

SALE ADDRESS: 203 Elk Creek Rd., Oxford, PA 19363

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

SALE NO. 11-4-306

Writ of Execution No. 10-12065

DEBT \$349,962.16

ALL THAT CERTAIN tract of land situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, as shown on a Plan of Subdivision prepared by the Grafton Association; Ragan Engineering Associates Incorporated and Crassan-Raimato, Inc., Professional Land Surveyors, dated October 16, 2002, revised January 3, 2003 and last revised February 11, 2003 and recorded with the Chester County Recorder of Deeds Office in Plan Book #16700, Instrument #10286187.

TITLE to said premises is vested in Linda A. Cousin and Kerry A. Cousin, h/w, by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes, dated 03/31/2005, recorded 04/19/2005 in Book 6466, Page 1284.

UPI #58-3-425

BEING known as the premises of 433 Dartmouth Lane, West Grove, PA 19390-8829

RESIDENTIAL property

SEIZED in execution as the property of Linda A. Cousin and Kerry A. Cousin on No.: 10-12065

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **LINDA A. & KERRY A. COUSIN**

SALE ADDRESS: 433 Dartmouth Ln., West Grove, PA 19390

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

SALE NO. 11-4-307

Writ of Execution No. 10-11273

DEBT \$57,853.72

ALL THAT CERTAIN lot or piece of ground, situate in Birmingham Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Radley Run, Phase III, prepared by George E. Regester, Jr. & Sons, Inc, Registered Land Surveyors, dated 4/13/1982 and revised 5/14/1982 and recorded in Chester County as Plan No. 4010, Page 18, as follows, to wit:

BEGINNING at a point on the south-westerly side of Radley Drive (50 feet wide) a corner of Lot 51 on said Plan; thence from the beginning extending along said Lot south 79 degrees 13 minutes 23 seconds west, 212.80 feet to a point in line of Open Space on said Plan; thence extending along said Open Space and along Lot 54 north 00 degrees 24 minutes 00 seconds east, 137.28 feet to a point, a corner of Lot 53 on said Plan; thence extending along the said Lot north 49 degrees 16 minutes 50 seconds east, 150.17 feet to a point on the southwesterly side of Radley Drive; aforesaid; thence extending along same on the arc of a circle curving to the right having a radius of 420 feet, the arc distance of 219.49 feet to the first mentioned point and place of beginning.

BEING Lot 52 on said Plan

TITLE to said premises is vested in Matthew Brodsky and Belinda Branson Brodsky, husband and wife, by Deed from Rochester Community Savings Bank dated December 12, 1996 and recorded December 31, 1996 in Deed Book 4125, Page 225.

PREMISES being known as: 1017 Radley Drive, West Chester, Pennsylvania 19382.

TAX I.D. #: 65-4E-64

PLAINTIFF: Wells Fargo Bank NA s/i/i/t Wachovia, NA s/i/i/t First Union National Bank

VS

DEFENDANT: **MATTHEW & BELINDA BRANSON BRODSKY**

SALE ADDRESS: 1017 Radley Dr., West Chester, PA 19382

PLAINTIFF ATTORNEY: **EDWARD CONWAY, 215-790-1010**

SALE NO. 11-4-309
Writ of Execution No. 10-05665
DEBT \$163,092.12

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, described according to a Plan of Property prepared for G. William & James R. Freese known as Final Subdivision Plan of 'Autumn Hill-Section II', made by Regester Associates, Inc., Registered Land Surveyors, dated 11-11-1998, recorded 12-29-1998, as Plan File No. 14795, as follows, to wit:

BEGINNING at a point of tangent on the southwest side of Autumn Hill Drive (50 feet wide) which point is measured on the arc of a circle curving to the left, having a radius of 25.00 feet, the arc distance of 41.56 feet from a point of curve on the southeast side of Freese Road (public road T-334) as shown of said Plan; thence extending from said beginning point along the southwest side of Autumn Hill Drive south 68 degrees 43 minutes 19 seconds east, 190.14 feet to a point a corner of Lot No. 29, thence extending along the same south 19 degrees 31 minutes 07 seconds west, 294.61 feet to a point in line of Lot No. 27, thence extending along the same north 40 degrees 49 minutes 18 seconds west, 253.18 feet to a point on the southeast side of Freese Road (Public Road T-334), aforesaid, thence extending along the same on the arc of a circle curving to the left, having a radius of 245.00 feet, the arc distance of 139.05 feet to a point of reverse curve; thence extending on a line curving to the right, having a radius of 25.00 feet, the arc distance of 41.56 feet to the first mentioned point and place of beginning.

CONTAINING 1.200 acres be the same more or less.

BEING Lot No. 28. Also being 224 Autumn Hill Drive.

UNDER and subject to the following restrictions as noted in Plan File No. 14795, as follows.

STRUCTURES, landscaping or grading shall not be constructed, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists.

TITLE to said premises is vested in Robert M. Roby and Maureen Roby, his wife, by Deed from Autumn Hill homes, Inc., dated 07/16/1999, recorded 07/23/1999 in Book 4606, Page 1170.

UPI #69-7-53.5

BEING known as the premises of 300

Autumn Hill Drive, aka 224 Autumn Hill Drive, Oxford, PA 19363-2104

RESIDENTIAL property

SEIZED in execution as the property of

Robert M. Roby and Maureen Roby on No.: 10-05665

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ROBERT M. & MAUREEN ROBY**

SALE ADDRESS: 300 Autumn Hill Dr., AKA 224 Autumn Hill Dr., Oxford, PA 19363

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

SALE NO. 11-4-310
Writ of Execution No. 10-10631
DEBT \$260,895.82

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances situate in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated May 15, 1956, revised Sept. 5, 1957, as follows, to wit:

BEGINNING at a point on the southwesterly side of Hillside Drive (50 feet wide) which point is at the distance of 416.56 feet measured south 22 degrees, 49 minutes, 40 seconds east, along said side of Hillside Drive, from its intersection with the southeasterly side of Goshen Avenue (60 feet wide); thence extending from said beginning point along the southwesterly side of Hillside Drive, south 22 degrees, 49 minutes, 40 seconds east, 60 feet to a point; thence extending south 67 degrees, 10 minutes, 20 seconds west, 165.64 feet to a point; thence extending north 26 degrees, 25 minutes west, 60.12 feet to a point; thence extending north 67 degrees, 109 minutes, 20 seconds east, 169.40 feet to a point on the southwesterly side of Hillside Drive, the first mentioned point and place of beginning.

BEING Lot No. 2, as shown on said Plan.

TITLE to said premises is vested in Jordan Darnall and Laurie Darnall, by Deed from Peter E. Siegel and Rosa L. Garcia, dated 05/11/2007, recorded 05/14/2007 in Book 7159, Page 1506.

UPI #1-2-60

BEING known as the premises of 714 Hillside Drive, West Chester, PA 19380-2360

RESIDENTIAL property

SEIZED in execution as the property of
Jordan Darnall and Laurie Darnall on No.: 10-
10631

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **JORDAN & LAURIE
DARNALL**

SALE ADDRESS: 714 Hillside Dr.,
West Chester, PA 19380

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

SALE NO. 11-4-311
Writ of Execution No. 10-11337
DEBT \$174,968.48

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in Atglen Borough, County of Chester and
State of Pennsylvania, bounded and described
according to a Plan of 'Creekside Knoll', made by
Edward B. Walsh & Associates, Inc., dated
1/28/2002 last revised 10/30/2002 and recorded in
Plan File No. 16448, as follows, to wit:

BEING known as Lot 13 on the afore-
said Subdivision Plan.

BEING No. 300 Brook Road

TITLE to said premises is vested in
Beverly Pedraza and Carlos Pedraza, by Deed
from Creekside Knoll, LLC, a Pennsylvania
Limited Liability Company, dated 07/28/2006,
recorded 08/17/2006 in Book 6929, Page 1089.

UPI #7-6-1

BEING known as the premises of 300
Brook Road, Atglen, PA 19310-9737

RESIDENTIAL property

SEIZED in execution as the property of
Beverly Pedraza and Carlos Pedraza on No.: 10-
11337

PLAINTIFF: Fannie Mae (Federal
National Mortgage Association)

VS

DEFENDANT: **BEVERLY & CAR-
LOS PEDRAZA**

SALE ADDRESS: 300 Brook Rd.,
Atglen, PA 19310

PLAINTIFF ATTORNEY: **COURTE-
NAY DUNN, 215-563-7000**

SALE NO. 11-4-312
Writ of Execution No. 10-00913
DEBT \$434,105.73

ALL THAT CERTAIN lot or parcel of
land with buildings and improvements, thereon

erected situate in the Township of Kennett, County
of Chester, State of Pennsylvania, bounded and
described according to a Subdivision Plan for
'Bayard Estates at Longwood', made by
Brandywine Valley Engineers, Kennett Square,
PA, dated 5/24/2000, last revised 6/22/2001 and
recorded 11/14/2001 as Plan number 16000 as fol-
lows, to wit:

BEGINNING at a point on the southerly
side of Blue Spruce Drive, (50 feet wide), said
point being a corner of Lot Number 72 (as shown
on said Plan); thence from said point of beginning
extending along said drive north 83 degrees 34
minutes 38 seconds east 114.29 feet to a point,
being a corner of Lot number 74; thence leaving
said drive extending along Lot Number 74 south
06 degrees 25 minutes 22 seconds east 173.80 feet
to a point being corner of Lot Number 74; thence
extending south 83 degrees 34 minutes 38 seconds
west 114.29 feet to a point, being a corner of Lot
number 72; thence extending along Lot Number
72 north 06 degrees 25 minutes 22 seconds west
173.80 feet to the first mentioned point and place
of beginning.

BEING Lot No. 73 on the above men-
tioned Plan.

CONTAINING 19862.86 square feet,
more or less.

TITLE to said premises is vested in
David J. Cranston, by Deed from Daniel D. Roney
and Judy E. Jordan Roney, dated 10/05/2007,
recorded 10/22/2007 in Book 7290, Page 1131.

UPI #62-04-07450000

BEING known as the premises of 203
Blue Spruce Drive, Kennett Square, PA 19348-
4108

RESIDENTIAL property

SEIZED in execution as the property of
David J. Cranston on No.: 10-00913

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: **DAVID J.
CRANSTON**

SALE ADDRESS: 203 Blue Spruce
Dr., Kennett Square, PA 19348

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

SALE NO. 11-4-313
Writ of Execution No. 08-02768
DEBT \$203,398.31

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

County of Chester, Commonwealth of Pennsylvania, being:

UNIT Number: 5 in Brook Crossing, a planned community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a planned community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

UPI Number: 47-4-508

SUBJECT to all easements, rights of way, covenants, agreements and restrictions of record.

BEING known as: 102 Crossing Boulevard, Coatesville, PA 19004

PROPERTY ID No.: 47-04-0508

TITLE to said premises is vested in Anees A. Rizvi by Deed from Brook Crossing Development Corp., a Pennsylvania Corporation dated 06/08/2004 recorded 08/27/2004 in Deed Book 6265 Page 468.

PLAINTIFF: Wells Fargo Bank NA, as Trustee for Morgan Stanley Capital I Inc. Trust 2004-OPI Mortgage Pass-Through Certificates, Series 2004-OPI

VS

DEFENDANT: **ANEES A. RIZVI**

SALE ADDRESS: 102 Crossing Blvd., Coatesville, PA 19004

PLAINTIFF ATTORNEY: **JEROME BLANK, 856-669-5400**

SALE NO. 11-4-314

Writ of Execution No. 10-06969

DEBT \$219,459.85

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of PA described according to a Plan of Providence Hill, made by Edward B. Walsh and Associates, Inc. dated 12-12-03 last revised 12-14-04 and made by Edward B. Walsh and Associates, Inc. dated 12-12-03 last revised 12-14-04 and recorded as Plan File #17297, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Road E (Shoreham Drive), a corner of Lot 161, thence extending along Road E (Shoreham Drive) on the arc of a circle curving to the left having a radius of 825.00 feet distance of 22.03 feet to a point a corner of Lot 163; thence extending along same north 87 degrees 48 minutes 50 seconds east 22.00 feet to a point a corner of Lot 161; thence extending along same south 02

degrees 11 minutes 10 seconds east 113.68 feet to the first mentioned point and place of beginning.

BEING Lot 162 as shown on Plan.

PARCEL No.: 47-5-291

BEING known as: 26 Shoreham Drive, Coatesville, PA 19320.

BEING the same premises which Baker Residential of Pennsylvania as, by Deed dated October 11, 2006 and recorded October 30, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6993, Page 1145, granted and conveyed unto Christopher A. Burke and AmyBurke, h/w as tenants by the entirety.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **CHRISTOPHER A. & AMY BURKE**

SALE ADDRESS: 26 Shoreham Dr., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KIMBERLY BONNER, 908-233-8500**

SALE NO. 11-4-315

Writ of Execution No. 10-12085

DEBT \$92,566.32

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Bradford Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan for Dorothy M. Haering, made by Huth Engineers, Inc., dated 1/11/80 and recorded on 4/24/80, as Plan #2982, as follows, to wit:

BEGINNING at a point of tangent on the northeasterly ultimate right-of-way line, Skelp Level Road, said point being at the distance of 35.64 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the northwesterly ultimate right-of-way line of Harmony Hill Road; thence extending along the aforesaid ultimate right-of-way line of Skelp Level Road, north 36 degrees 39 minutes 07 seconds west, 117.99 feet to a point, a corner of lands now or late of James W. McFarland; thence extending along same, north 58 degrees 02 minutes 01 second east, 301.52 feet to a point, a corner of Lot #2 on said Plan; thence extending along same, south 34 degrees 42 minutes 46 seconds east, 133.34 feet to a point on the northwesterly ultimate right-of-way line of Harmony Hill Road; thence extending along same, the 3 following courses and distances: (1) south 56 degrees 23 minutes 05 seconds west, 171.53 feet to a point of curve; (2) on the arc of a circle curving to the right

having a radius of 1,060.25 feet, the arc distance of 117.96 feet to a point of compound curve and (3) on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 35.64 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 1.00 acres of land be the same more or less.

TITLE to said premises is vested in Melanie A. Sloyer, a single woman, by Deed from Richard C. Wallace and Bonnie S. Wallace, dated 01/13/1995, recorded 01/01/1995 in Book 3852, Page 1927.

UPI #51.2.31

BEING known as the premises of 1095 Harmony Hill Road, Downingtown, PA 19335-4007

RESIDENTIAL property

SEIZED in execution as the property of

Melanie A. Sloyer and on No.: 10-12085

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **MELANIE A. SLOYER**

ER

SALE ADDRESS: 1095 Harmony Hill Rd., Downingtown, PA 19335

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

SALE NO. 11-4-316

Writ of Execution No. 09-14730

DEBT \$235,703.69

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Downingtown, Chester County and State of PA, described in accordance with a Plan of "Sunnybrook" made for George Fasfield by Chester Valley Engineers, Consulting Engineers, Paoli, PA dated 1/28/1961 and last revised 6/23/81, as follows to wit:

BEGINNING at a point on the north-east side of Sunset Drive (50 feet wide) measured the two (2) following courses and distances along the side thereof from a point of tangency of a curve on the northwest side of Chesterfield Drive (50 feet wide) (1) southwesterly and northwesterly on the arc of a circle curving to the right, with a radius of 25 feet, the distance of 39.27 feet (2) north 53 degrees 59 minutes west. 100 feet; thence from said point of beginning along the northeast side of Sunset Drive the two (2) following courses and distances (1) north 53 degrees 58 minutes west, 22.43 feet to a point of curve (2) on the arc of a circle curving to the left, having a radius of 235.52

feet, the arc distance of 54.12 feet, the chord of said arc bearing north 80 degrees 34 minutes west 54 feet to a point, a corner of Lot No. 25; thence along Lot No. 25 north 22 degrees, 51 minutes east, 176 feet to a point; thence south 24 degrees, 05 minutes east, 134.01 feet to a point, a corner of Lot No. 27; thence along Lot No. 27 south 36 degrees 1 minute west 96.37 feet to the first mentioned point and place of beginning.

TAX Parcel #11-1-26

PROPERTY address: 421 Sunset Drive, Downingtown, PA 19335

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Tracy L. Antonelli

BY Deed from: Michael A. Antonelli and Tracy Antonelli, husband and wife

DATED: 11/20/2006 and recorded: 02/27/2007

BOOK: 7093 Page: 237 Instrument #10732207

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **TRACY L.**

ANTONELLI

SALE ADDRESS: 421 Sunset Dr., Downingtown, PA 19335

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

SALE NO. 11-4-317

Writ of Execution No. 09-11341

DEBT \$182,562.29

ALL THAT CERTAIN dwelling house and lot of land, known as No. 149 Fourth Avenue, situate in the Second Ward of the Borough of Phoenixville aforesaid, and located on the north side of Fourth Avenue, being known and designated as Lots 147-149, on the Plan of Lots of the Phoenix Iron Company, recorded in Plan Book No. 1, Page 226, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Fourth Avenue, one hundred feet east of Park Alley and at the southeast corner of single Lot No. 151, block 2, as shown on said plan; thence by the east side of said Lot No. 151, north, nine degrees thirty minutes west, one hundred and forty feet to the south side of a twenty-foot wide street, not named; thence along the south side of an unnamed street, north eighty-one degrees, thirty minutes east, fifty feet to the northwest corner of Lot No. 145, Block 2, as shown on said plan; thence along the west side of Lot No. 145 south,

nine degrees, thirty minutes east, one hundred and forty feet to the north side of Fourth Avenue aforesaid; thence along the said side of said avenue, south, eighty-one degrees, thirty minutes west, fifty feet to the place of beginning.

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

BEING Parcel Number 15-14-55.

BEING known as: 149 Fourth Avenue, Phoenixville, PA 19460

PROPERTY ID No.: 15-14-0055

TITLE to said premises is vested in Matthew T. Wagner and Krista L. Wagner by Deed from Bertha E. Kane, also known as Bertha E. Kane, also known as Bertha V. Kane dated 09/06/1996 recorded 09/12/1996 in Deed Book 4083 Page 173.

PLAINTIFF: The Bank of New York as Trustee for American home Mortgage Investment Trust 2004-4 Mortgage-Backed Notes, Series 2004-4

VS

DEFENDANT: **MATTHEW T. & KRISTA L. WAGNER**

SALE ADDRESS: 149 Fourth Ave., Phoenixville, PA 19460

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

SALE NO. 11-4-318

Writ of Execution No. 09-08151

DEBT \$159,697.11

ALL THAT CERTAIN message and tract of land situate in Warwick Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E. as follows, to wit:

BEGINNING at corner of other lands of Joseph J. Pavlick, said point being in the public road (33 feet wide) leading from Knauertown to the Harmonville Road, said point of beginning being distance along said road from an iron pin marking a point of deflecting in said road and a corner of lands of Mrs. John Halley, north 01 degrees 15 minutes east 109.50 feet; thence from said point of beginning continuing along said road and lands late of Walter Keim, north 01 degree 15 minutes east 657.75 feet to a corner of lands of John Frock; thence along the same, north 04 degrees 59 minutes west 128.78 feet to a planted stone, a corner of lands of Henry Paschall; thence along the same, south 68 degrees 30 minutes west 634.0 feet to a corner of other lands of Joseph J. Pavlick; thence along the same the following six

courses and distances, to wit: (1) south 03 degrees 52 minutes east 417.0 feet; and (2) south 33 degrees 10 minutes east 79.0 feet; and (3) north 89 degrees 10 minutes east 209.0 feet; and (4) south 73 degrees 40 minutes east 85.0 feet; and (5) south 28 degrees 40 minutes east 226.95 feet to a corner in the middle of the aforesaid public road and place of beginning.

CONTAINING 8 acres and 81.70 perches of land

BEING parcel No. 19-6-30.2

BEING known as: 581 Rock Run Road, Pottstown, PA 19465

PROPERTY ID No.: 19-06-0030.020

TITLE to said premises is vested in Abraham Soto and Elizabeth Soto, husband and wife by Deed from Karl Steward, specific devisee, Michael R. Yanis, Executor of the Estate of Dorothy Lubis, a/k/a Dorothy M. Lubis, deceased dated 06/10/1998 recorded 07/29/1998 in Deed Book 4392 Page 78.

PLAINTIFF: Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 1999-C

VS

DEFENDANT: **ABRAHAM & ELIZABETH SOTO**

SALE ADDRESS: 581 Rock Run Rd. Pottstown, PA 19465

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

SALE NO. 11-4-319

Writ of Execution No. 10-08910

DEBT \$219,680.01

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances, thereon erected, situate in the Township of East Whiteland, County of Chester, Pennsylvania, bounded and described according to a Final Subdivision for L. Wayne Army Sr., made by Hottinger Smith, Chatman Royce Associates, dated 8/15/1967 and revises 9/18/1967 as follows, to wit:

BEGINNING at a spike in the title line in the bed of Frame Avenue (various widths) which point is 1,101.50 feet more or less distant from Lancaster Avenue, as shown on said Plan; thence extending from said beginning point north 67 degrees, 56 minutes east, 212.16 feet to an iron pin, a corner of lands now or late of John Spanenberg; thence extending along same north 24 degrees 47 minutes west, 113.44 feet to a point; thence extending south 71 degrees, 45 minutes west, 207.24 feet; to a point in the title line in the

bed of Frame Avenue; thence extending along the same south 22 degrees, 04 minutes east, 127.10 feet to the first mentioned point and place of beginning.

CONTAINING 25,160 square feet or land more or less.

BEING Parcel 'A' on said Plan.

UPI #42-3-151.1

TITLE to said premises is vested in Lisa L. Wikowski and David P. Wikowski, w/h, by Deed from Lisa Novy Wikowski, aka, Lisa L. Wikowski, a married woman, dated 06/11/2007, recorded 07/02/2007 in Book 7200, Page 691

BEING known as the premises of 25 Frame Avenue, Malvern, PA 19355-1520

RESIDENTIAL property

SEIZED in execution as the property of Lisa L. Wikowski and David P. Wikowski on No.: 10-08910

PLAINTIFF: Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc

VS

DEFENDANT: **LISA L. WIKOWSKI a/k/a LISA NOVY-WIKOWSKI & DAVID P. WIKOWSKI a/k/a DAVID WIKOWSKI**

SALE ADDRESS: 25 Frame Ave., Malvern, PA 19355

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

SALE NO. 11-4-320

Writ of Execution No. 10-13062

DEBT \$167,673.31

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Title Plan of Country Ridge, made by Lester R. Andes, P.E., dated February 15, 1988 and last revised July, 19, 1989, as follows to wit:

BEGINNING at a point on the cul-de-sac of Arianna Lane, a corner of Lot 28 on said Plan; thence extending along the same, south 60 degrees 56 minutes 00 seconds west, 141.72 feet to a point on line of Lot 18, thence extending along the same, and along Lot 17 and 16, crossing a storm sewer easement north 11 degrees 40 minutes 55 seconds west, 236.15 feet to a point, a corner of Lot 38 thence extending along the same, crossing a sanitary sewer easement, south 85 degrees 41 minutes 49 seconds east, 15.00 feet to a point, a corner of Lot 30, thence extending along the same, south 37 degrees 25 minutes 09 seconds east, 122.48 feet to a point on the cul-de-sac of Arianna

lane, aforesaid; thence extending along the same, on the arc of a circle curving to the left, having a radius of 50.00 feet the arc distance of 71.25 feet to a point, a corner of Lot 28 on said Plan, the first mentioned point and place of beginning.

BEING Lot 29 on said Plan

PARCEL No.: 38-02-0431

BEING known as: 116 Arianna Lane, Coatesville, PA 19320.

BEING the same premises which Robert F. Tompkins and Jennifer H. Tompkins, by Deed dated April 30, 1998 and recorded May 12, 1998 in and for Chester County, Pennsylvania, in Deed Book Volume 4347, Page 1102, granted and conveyed unto Woodrow W. Wyatt, III and Sharlene D. Wyatt.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **WOODROW W. WYATT III & SHARLENE D. WYATT**

SALE ADDRESS: 116 Arianna Ln., Coatesville, PA 19320

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

SALE NO. 11-4-321

Writ of Execution No. 10-09954

DEBT \$151,948.04

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a Plan of a Subdivision of land of View of the Park, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pennsylvania, dated 11/25/1987 and recorded 02/09/1988 as Plan No. 7901-7903, as follows, to wit:

BEGINNING at a point in the title line in the bed of Third Avenue said point being a corner of Lot No. 15 as shown on said Plan; thence extending along the title line in the bed of Third Avenue, north 78 degrees 53 minutes east, 16.50 feet to a point, a corner of Lot No. 13; thence extending along the same, south 11 degrees 07 minutes east, 137.7 feet to a point on the north side of Third Avenue; thence extending along the same, south 78 degrees 53 minutes west, 16.50 feet to a point, a corner of Lot No. 15; thence extending along the same, north 11 degrees 07 minutes west 137.07 feet to the first mentioned point and place of beginning.

TAX Parcel #8-5-365.14

PROPERTY address: 398 West 3rd Avenue, Parkesburg, PA 19365

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Yvonne Rustin

BY deed from: Raymon D. Rustin and Yvonne Rustin, formerly husband and wife

DATED: 06/23/2004 and recorded: 06/28/2004

BOOK: 6203 Page: 385

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: YVONNE RUSTIN

SALE ADDRESS: 398 W. 3rd Ave., Parkesburg, PA 19365

PLAINTIFF ATTORNEY: MICHAEL McKEEVER, 215-627-1322

SALE NO. 11-4-322

Writ of Execution No. 10-11013

DEBT \$85,156.01

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Hickman Development Corp. made by George E. Register, Jr. and Sons, Inc., Kennett Square, Pennsylvania, dated April 5, 1972, last revised February 9, 1973 and recorded March 9, 1973 in Plan Book 48 Page 13 as follows, to wit:

BEGINNING at a point on the south-westerly side of Sherwood Drive (fifty feet wide) at a corner of Lot No. 12 on said Plan; thence extending from said beginning point, along the south-westerly side of Sherwood Drive, the two following courses and distances: (1) south forty seven degrees, forty nine minutes, fifteen seconds, east, twenty five and forty nine one-hundredths feet to a point of curve; and (2) on a line curving to the left, having a radius of five hundred ninety two and thirteen one-hundredths feet, the arc distance of one hundred twenty five and eighty seven one-hundredths feet to a point, a corner of Lot No. 14 on said Plan; thence extending along the same, south forty two degrees, ten minutes, forty five seconds west, three hundred fifty two and ninety six one-hundredths feet to a point; thence extending north forty seven degrees, forty nine minutes, fifteen seconds west, one hundred fifty and forty one one-hundredths feet to a point; a corner of Lot No. 12 aforesaid; thence extending along the same, north forty two degrees, ten minutes, forty five seconds east, three hundred thirty nine and sixty four one-hundredths feet to the first mentioned

point and place of beginning.

BEING Lot 13 as shown on said Plan.

THE improvements thereon being commonly known as 128 West Sherwood Drive Oxford, PA. 19363.

AS described in Mortgage Book 7050 Page 2209

BEING known as: 128 West Sherwood Drive, Oxford, PA 19363

PROPERTY ID No.: 69-09-0011.080

TITLE to said premises is vested in Charles D. Wyse and Marion Wyse, his wife, as tenants by the entireties by Deed from C & F Builders, Inc. dated 01/30/1980 recorded 03/26/1980 in Deed Book 0-56 Page 102.

PLAINTIFF: Saxon Mortgage Services, Inc

VS

DEFENDANT: MARIAN WYSE
a/k/a MARION WYSE

SALE ADDRESS: 128 W. Sherwood Dr., Oxford, PA 19363

PLAINTIFF ATTORNEY: JEROME BLANK, 856-669-5400

SALE NO. 11-4-323

Writ of Execution No. 10-00848

DEBT \$557,613.74

ALL THAT CERTAIN tract of ground situate in Highland Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan owned by Anne Boyd Dale Lefferts made by George E. Register, Jr. & Sons, Inc., dated 10/16/1973, last revised 9/17/83, as follows, to wit:

BEGINNING at an old spike at the intersection of the title line in the bed of West Glenrose Road (LR 15110) and the title line in the bed of Stottsville – Glenrose Road (T-358), a corner of Parcel B on the said Plan; thence along the said title line in the bed of Stottsville – Glenrose Road and the said Parcel B north 03 degrees 47 minutes 48 seconds west 927.48 feet to an old iron pin; thence still along the said title line in the bed of Stottsville – Glenrose Road north 04 degrees 14 minutes 11 seconds west 190.30 feet to an iron pin a corner of land of Franklin L. Gordon, thence along the same the seven (7) following courses said distance: (1) south 75 degrees 22 minutes 11 seconds east 234.35 feet to an iron pin; (2) south 85 degrees 16 minutes 11 seconds east 282.35 feet to an iron pin; (3) south 77 degrees 06 minutes 41 seconds east 282.35 feet to an iron pin; (4) north 88 degrees 48 minutes 49 seconds east 304.10 feet to an iron pin; (5) north 65 degrees 49 minutes 31

seconds east, partly crossing the right-of-way of the Pennsylvania Railroad 436.57 feet to a point; (6) south 07 degrees 29 minutes 46 seconds west 56.72 feet to an iron pin; and (7) north 83 degrees 30 minutes 45 seconds east 150.00 feet to an iron pin, a corner of land of Boyd R. Wenger; thence along the same south 14 degrees 19 minutes 00 seconds east 110.81 feet to a point on the said title line in the bed of West Glenrose Road; thence along the same the seven (7) following courses and distance: (1) south 68 degrees 49 minutes 00 seconds west 52.36 feet to a point, (2) south 57 degrees 32 minutes 00 seconds west 264.39 feet to a spike; (3) south 52 degrees 32 minutes 00 seconds west 269.20 feet to a spike; (4) south 52 degrees 56 minutes 00 seconds west 266.29 feet to a spike; (5) south 57 degrees 06 minutes 00 seconds west 165.38 feet to a spike; (6) south 64 degrees 37 minutes 00 seconds west 309.15 feet to a spike; (7) south 62 degrees 50 minutes 00 seconds west 658.52 feet to the first mentioned point and place of beginning.

CONTAINING 21.424 acres of land more or less.

BEING Parcel D on said Plan.

BEING known as: 475 West Glenrose Road (Highland Township), Coatesville, PA 19320
PROPERTY ID No.: 45-04-0008

TITLE to said premises is vested in Douglas L. Richard by Deed from Douglas L. Richard and Kathryn M. Richard, husband and wife dated 05/12/2005 recorded 05/20/2005 in Deed Book 6497 Page 1298.

PLAINTIFF: E*Trade

VS

DEFENDANT: **DOUGLAS L. RICHARD & THE UNITED STATES OF AMERICA**

SALE ADDRESS: 475 W. Glenrose Rd., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JEROME BLANK, 856-669-5400**

SALE NO. 11-4-324

Writ of Execution No. 10-00120

DEBT \$209,564.63

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared by Pennoni Associates, Inc., dated 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to-wit:

BEGINNING at a point on the north-

westerly side of Coventry Pointe Lane, a corner of Lot No. 1-4 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 1-4, north 61° 24' 35" west 105.71 feet to a point in line of lands now or late of Albert A. & Genevieve E. Stewart on said Plan; thence extending along the same, north 28° 35' 25" east 20.00 feet to a point, a corner of Lot No. 1-6 on said Plan; thence extending along Lot 1-6, south 61° 24' 35" east 112.03 feet to a point on the northwesterly side of Coventry Pointe Lane, aforesaid; thence extending along Coventry Pointe Lane, on the arc of a circle curving to the left having a radius of 43.00 feet, the arc distance of 21.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

CONTAINING 2,159 square feet, more or less.

BEING known as 105 Coventry Pointe Lane, Pottstown, PA 19465

BEING the same premises which Matthew P. O'Rourke by Deed dated June 11, 2002 and recorded June 25, 2002 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 5313 Page 1078 granted and conveyed unto Vincent Sivieri and Colleen Sivieri, husband and wife. Vincent Sivieri became the sole owner by virtue of the death of Colleen Sivieri on August 11, 2009.

PARCEL No.: 17-3G-97

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, NA, s/b/m Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB

VS

DEFENDANT: **VINCENT J. and FRANCIS SIVIERI**

SALE ADDRESS: 105 Coventry Pointe Lane, Pottstown, PA 19464

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-2090**

SALE NO. 11-4-325

Writ of Execution No. 10-15421

DEBT \$8,928.00

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of 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 of a Declaration dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215 Page 258; a Declaration Plan dated November 10, 1972 and last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53 Page 14, and Code of Regulations dated October 18, 1973, and recorded on October 23, 1973 in Misc. Deed Book 215 Page 284, being and designated on said Declaration Plan as Unit no. 1212 as more fully described on such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as the same are set forth in said Declaration.

BEING known as 1212 Valley Drive
UPI #53-6-346

TAX ID No. 53-06-0346

BEING the same premises which
Debra Ann DiMario, by Deed dated May 28, 2004 and recorded June 10, 2004 in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 8184 Page 2024, granted and conveyed unto Christopher F. Auger, in fee.

PLAINTIFF: Goshen Valley I
Condominium
VS

DEFENDANT: **CHRISTOPHER F.
AUGER**

SALE ADDRESS: 1212 Valley Drive,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **GLENN
ROSS, 215-643-7200**

SALE NO. 11-4-326
Writ of Execution No. 10-00596
DEBT \$58,135.46

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester, State of Pennsylvania and described according to a Plan for Porter-Painter known as "Shady Knoll", said Plan made by Joseph M. Fernstermacher, Registered Surveyor, dated 4/22/1963, said Plan being recorded in the Office for the Recording of Deeds, in and for County of Chester at West Chester, Pennsylvania, in Plan Book #18, Page 12 on 5/13/1964, as follows, to wit:

BEGINNING at a point on the center line of Shadyside Road said point being measured the 5 following courses and distances along the center line of Shadyside Road from its point of intersection with the northeasterly corner of land

now or late of M.M. Caffey; (1) north 82 degrees 29 minutes east 85.33 feet to a point; (2) north 76 degrees 12 minutes 30 seconds east 327.57 feet to a point; (3) north 77 degrees 52 minutes 30 seconds east 213.15 feet to a point and (4) north 73 degrees 1 minute east 146.63 feet to a point of curve; (5) thence extending on the arc of a circle curving to the right having a radius of 700 feet the arc distance of 83.11 feet to the point of beginning, a corner of Lot 5 and 6 on said plan; thence extending from said beginning point along the center line of Shadyside Road the 2 following courses and distances (1) on the arc of a circle curving to the right having a radius of 700 feet the arc distance of 116.35 feet to a point of tangent; and (2) north 89 degrees 20 minutes east 59.45 feet to a point a corner of other lands being shown on said Plan as an area 50 feet wide separating Lots 6 and 7 on said Plan; thence extending along said lands south 19 degrees 52 minutes east and crossing the south side of Shadyside Road 258.72 feet to a point a corner in line of land now or late of Philip Stergin; thence extending along said lands south 72 degrees 43 minutes 30 seconds west 182.29 feet to a point a corner of Lot 5 on said Plan; thence extending north 17 degrees 16 minutes 30 seconds west and recrossing the southwesterly side of Shadyside Road 299.53 feet to the first mentioned point and place of beginning.

BEING the same premises which
Kennard G. Porter, Hervey M. Painter and
Kennard G. Porter, Jr., Co-Partners trading as
Porter, Painter & Porter Investment Company, a
Partnership by Deed dated February 13, 1968 and
recorded February 23, 1968 in the Recorder of
Deeds Office, in and for Chester County,
Pennsylvania in Deed Book A-38, Page 634, granted
and conveyed unto Ralph E. Miller and Eula M.
Miller, husband and wife, their heirs and assigns,
as tenants by the entireties.

AND the said Eula M. Miller died ____
whereupon title vested into Ralph E. Miller by
right of survivorship.

AND the said Ralph E. Miller died
November 9, 2007 intestate whereupon Letter of
Administration were granted to Diane E. Horsey
by the Register of Wills of Chester County on
April 15, 2009 to Term No. 1509-0625. Steven M.
Miller renounced Letters on April 14, 2009.

TO be sold as the premises of Estate of
Ralph E. Miller, by Diane E. Horsey, Executrix of
the Estate of Ralph E. Miller.

PARCEL # 50-6-14.6.

PLAINTIFF: Pennsylvania State
Employees Credit Union
VS

DEFENDANT: ESTATE OF RALPH E. MILLER, by DIANE E HORSEY, EXECUTRIX of the ESTATE of RALPH E. MILLER

SALE ADDRESS: 1300 Shadyside Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: SHAWN M. LONG, 717-299-5201

SALE NO. 11-4-327

Writ of Execution No. 10-11027

DEBT \$162,273.55

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Fallowfield, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of Property made for H.M. Hovsepian, made by Morris W. Holman, Jr., Civil Engineer dated March 17, 1976 and last revised August 17, 1976 as follows, to wit:

BEGINNING at a point in the title line in the bed of Lantz Road said point being measured south 24 degrees 15 minutes 11 seconds east 1,110.00 feet from a point at the intersection of the title lines of said Lantz Road with Glen Run Road, thence along said Lantz Road south 24 degrees 15 minutes 11 seconds east 120.00 feet to a point corner of Lot #16; thence along the same south 65 degrees 44 minutes 49 seconds west 355.89 feet to a point of tangent in the title line in the bed of Pennsylvania Route #41; thence along the same on the arc of a circle curving to the left having a radius of 5,560.73 feet the arc distance of 124.60 feet to a point a corner of Lot #14; thence along the same north 65 degrees 44 minutes 49 seconds east 369.46 feet to the point and place of beginning.

CONTAINING 42,307 square feet of land, be the same more or less.

BEING Lot #15

BEING known as 540 Lantz Road, Atglen, PA 19310

BEING the same premises which H.M. Hovsepian and Armena Hovsepian, his wife, by Deed dated May 24, 1977 and recorded May 26, 1977 in the Office of the Recorder of Deeds in and for Chester County in Deed Book A 51, Page 180, granted and conveyed unto Francis L. Evans and Linda M. Evans, his wife. Linda M. Evans became the sole owner by virtue of the death of Francis L. Evans on October 1, 1986.

PARCEL No. 44-2-21.4

IMPROVEMENTS: Residential property.

PLAINTIFF: Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells

Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB

VS

DEFENDANT: LINDA EVANS a/k/a LINDA M. EVANS

SALE ADDRESS: 540 Lantz Road, Atglen, PA 19310

PLAINTIFF ATTORNEY: GREGORY JAVARDIAN, 215-942-2090

SALE NO. 11-4-328

Writ of Execution No. 10-11099

DEBT \$513,018.78

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Malvern, Chester County, Pennsylvania, bounded and described according to a Plan of Property for William F. Barrett, made by G.D. Houtman and Son, Civil Engineers & Land Surveyors, Paoli, PA dated May 28, 1955 as follows, to wit:

BEGINNING at a point in the title line of West Chester-Paoli Road (US Route 202) and a corner of land now or late of Charles E. Cox, which point is also in the line dividing the Borough of Malvern and the Township of Willistown; thence extending along said West Chester-Paoli Road (US Route 202) south 66 degrees 48 minutes west 93.25 feet to a point; thence leaving West Chester-Paoli Road and extending north 22 degrees 44 minutes west 338.31 feet to a point; thence extending north 68 degrees 16 minutes east 93.25 feet to a point of land now or late of Charles E. Cox; thence extending along same south 22 degrees 44 minutes east 337.60 feet to the first mentioned point and place of beginning.

CONTAINING 0.724 acres.

TITLE to said premises is vested in Lawrence Laurento and Rebecca Laurento, h/w, by deed from Michael F. Maciey and Michele M. Maciey, h/w, dated 07/27/2001, recorded 08/06/2001 in Book 5030, Page 1341.

UPI #2-8-10

BEING known as the premises of 193 Paoli Pike, Malvern, PA 19355-3090

RESIDENTIAL property

SEIZED in execution as the property of Rebecca Laurento and Lawrence Laurento on No.: 10-11099

PLAINTIFF: U.S. Bank National Association, as Trustee for CMLTI 2007-WFHE2 VS

DEFENDANT: REBECCA and LAWRENCE LAURENTO

SALE ADDRESS: 193 Paoli Pike,

Malvern, PA 19355

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

**SALE NO. 11-4-329
Writ of Execution No. 08-07950
DEBT \$225,222.46**

ALL THAT CERTAIN lot or piece of ground, situate in West Whiteland Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Exton Woods, Phase I, made by Yarker Associates, Inc., dated 8/27/1986 and last revised 3/30/1987 as follows, to wit:

BEGINNING at an interior point a corner of No. 209 Brecknock Terrace, said point being located the (3) following courses and distances from the intersection of Radnor Terrace and Belvedere Circle (1) north 24 degrees 57 minutes 2 seconds west 49.17 feet to a point; (2) north 40 degrees 27 minutes 6 seconds east 240.20 feet to a point a corner of No. 205 Brecknock Terrace, and (3) south 24 degrees 59 minutes 0 seconds east 100.67 feet to the point of beginning; thence extending from said point of beginning north 65 degrees 1 minute 0 seconds east, crossing a sanitary sewer line 110 feet to a point; thence extending south 24 degrees 59 minutes 0 seconds east 20 feet to a corner of No. 211 Brecknock Terrace; thence extending along the same south 65 degrees 1 minute 0 seconds west, re-crossing the aforesaid sanitary sewer line 110 feet to a point; thence extending north 24 degrees 59 minutes 0 seconds west 20 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Brandon Lyon, by Deed from Charles T. Hatton, Sr. and Carolyn L. Hatton, dated 11/29/2005, recorded 12/05/2005 in Book 6701, Page 1134.

UPI #41-05Q-0042.0000

BEING known as the premises of 210 Brecknock Terrace, West Chester, PA 19380-1140

RESIDENTIAL property

SEIZED in execution as the property of Brandon Lyon on No.: 08-07950

PLAINTIFF: US Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2006-WFI

VS

DEFENDANT: **BRANDON LYON**

SALE ADDRESS: 210 Brecknock Terrace, West Chester, PA 19380

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

SALE NO. 11-4-331

Writ of Execution No. 08-12976

DEBT \$211,732.60

ALL THAT CERTAIN tract of land, situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Cross View Estates" made by Berger & Hayes, Inc., Thorndale, PA, dated 11/5/89, last revised 8/10/90 and recorded 9/18/90 as Plan #10711 as follows to wit:

BEGINNING at a point on the north-westerly side of proposed Road "B", said point being a corner of Lot #20 (as shown on said Plan): thence from said point of beginning extending along said road south 76 degrees 08 minutes 53 seconds west 35.00 feet to a point, being a corner of Lot #22; thence leaving said road extending along Lot #22 north 13 degrees 51 minutes 07 seconds west 130.00 feet to a point in line of Lot #24, being a corner of Lot #22; thence extending partially along Lot #24 north 76 degrees 08 minutes 53 seconds east 35.00 feet to a point, being a corner of Lot #20; thence leaving Lot #24 extending along Lot #20 south 13 degrees 51 minutes 07 seconds east 130.00 feet to the first mentioned point and place of beginning.

BEING Lot #21 on the above mentioned Plan.

TAX Parcel #11-11-113-25

PROPERTY address: 223 Talucci Drive, Downingtown, PA 19335

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Melynn Smith Wylie

BY Deed from: Melynn Smith n/k/a Melynn Smith-Wylie

DATED: 09/28/2006 and recorded: 10/13/2006

BOOK: 6980 Page: 1374 Document # 10695468

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1

VS

DEFENDANT: **MELYNN SMITH
WYLIE**

SALE ADDRESS: 223 Talucci Drive, Downingtown, PA 19335

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

SALE NO. 11-4-332
Writ of Execution No. 10-11129
DEBT \$105,068.90

ALL THAT CERTAIN parcel of land with buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan of the DiGuissepe Property by Barry Isett and Associates, P.C. Consulting Engineers and Surveyors, Norristown, Pennsylvania, dated 7/25/1990, last revised 12/4/1990 and recorded 1/2/1991 as Plan Number 10917 as follows, to wit:

BEGINNING at a point on the south-westerly side of Taylor Street, said point being a corner of Lot #2 (as shown on said Plan); thence from said point of beginning leaving said street extending along Lot #2 north 87 degrees 14 minutes 00 seconds west 93.55 feet to a point in line of lands now or late of the Pollock Corporation, being a corner of Lot #2; thence extending along said lands north 02 degrees 46 minutes 00 seconds east 47.00 feet to a point on the southerly side of Emmett Street (unopened); thence extending along said street south 87 degrees 14 minutes 00 seconds east 82.56 feet to a point of intersection of the southerly side of Emmett Street with the south-westerly side Taylor Street; thence extending along said Taylor Street south 10 degrees 24 minutes 00 seconds east 48.27 feet to the first mentioned point and place of beginning.

BEING Lot #1 on the above mentioned Plan.

COMMONLY known as: 598 Taylor Street, Phoenixville, PA 19460

PARCEL #15-004-0024.0100

BEING the same premises which Timothy A. Coffman by Deed dated 8/21/2008 and recorded 1/29/2010 in and for Chester County in Deed Book 7858 Page 193 granted and conveyed to Timothy A. Coffman and Patricia L. Coffman, husband and wife.

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: **TIMOTHY A. and PATRICIA L. COFFMAN**

SALE ADDRESS: 598 Taylor Street, Phoenixville, PA 19460

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

SALE NO. 11-4-333
Writ of Execution No. 10-13745
DEBT \$165,946.91

ALL THAT CERTAIN Unit in the property known, named and identified as Charlestown Woods Condominium, located in Charlestown Township, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the recording in the County of Chester Department of Records of a Declaration recorded on 12/20/2007 in Record Book 7331 Page 1520 being and designated as Unit No. 1 together with a proportionate undivided interest in the Common Elements (as defined in such declaration).

TOGETHER with the perpetual right, liberty, privilege and use over through and across a fifty (50) wide common driveway easement extending from Charlestown Road as more particularly described on the Subdivision Plan recorded in Chester County as 17652 aforesaid as for a vehicular and pedestrian ingress and egress and for installation of utilities including gas, electric and water service and telephone and cable television service for Lot No. 1 and Lot N. 2 as more particularly described on the said Subdivision Plan. Subject to the duty in common with the owners of the aforesaid lots, their successors and assigns to maintain and repair the said common driveway and to keep it free from ice, snow and debris.

TAX ID/Parcel No. 35-04-0011.010/UPI 35-4-11.1

IMPROVEMENTS: Commercial Property

PLAINTIFF: Valley Green Bank
VS

DEFENDANT: **JOHN G. & MAUREEN R. BERG**

SALE ADDRESS: 1 Dunminning Road, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **KERRY S. SCHUMAN, 215-635-7200**

SALE NO. 11-4-334
Writ of Execution No. 09-05072
DEBT \$843,111.12

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of East Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Shenandoah Farms" made by Edward B. Walsh & Associates, Inc.,

Downingtown, PA, dated 1/31/2000 and last revised 3/16/2001 and recorded 5/17/2001 and recorded 5/17/2001 to Plan #15758 as follows, to wit:

PLAINTIFF: Thornburg Mortgage
Home Loan, Inc.

VS

DEFENDANT: **ROBERT S. & LISA
A. HANSEN**

SALE ADDRESS: 929 Shenandoah
Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **THOMAS
M. FEDERMAN, 215-572-5095**

SALE NO. 11-4-335

Writ of Execution No. 10-15177

DEBT \$1,453,019.84

ALL THAT CERTAIN parcel of land, situate on the northerly side of Brandywine Creek Road (SR 3071) in East Bradford Township, Chester County, Pennsylvania, known as Lot No. 2 as shown on a Topographic Survey for Randall C. & Kathy B. Schauer, Drawing No. 06-07036-001 prepared by RETTEW Associates, Inc., dated 5/3/2006, last revised 6/2/2006, and being more fully bounded and describe as follows:

BEGINNING at a point on the northerly dedicated right-of-way line of Brandywine Creek Road (60 feet wide), which point of beginning being the southeasterly corner of Lot No. 1 and the southwesterly corner of the herein described Lot No. 2; thence along Lot No. 1, north 29 degrees 52 minutes 34 seconds east, 467.19 feet to a point in line of lands of East Bradford Township Open Space A-1 (Record Book 4134 page 1776); thence, along the lands of East Bradford Township Open Space A-2, the two (2) following courses and distances: (1) south 49 degrees 24 minutes 30 seconds east, 223.22 feet to a #5 rebar set; (2) north 48 degrees 19 minutes 25 seconds east, 73.60 feet to a #5 rebar set; thence, partly along the same, passing through a corner of the lands of Todd A. and Linda Moore (Record Book 4283, Page 2165) and along the lands of D. Scott and Nancy J. Whittington (Record Book 4360, Page 1539), north 56 degrees 45 minutes 38 seconds east, 313.25 feet to a #5 rebar set, a common corner of lands of D. Scott and Nancy J. Whittington and lands of Majd Mitch and Genwa Gina Sabouni (Record Book 4635, Page 1360); thence, along Majd Mitch and Genwa Gina Sabouni, south 54 degrees 48 minutes 10 seconds east, 80.86 feet to a #5 rebar set in line of Sabouni and a corner of lands of East Bradford Township Open Space A-1 (Record Book 4134, Page 1776);

thence, along said lands of East Bradford Township the two (2) following courses and distances: (1) south 13 degrees 38 minutes 02 seconds west, 615.44 feet to a #5 rebar found; (2) south 25 degrees 05 minutes 31 seconds west, 225.38 feet to a concrete monument found on the northerly dedicated right-of-way line of Brandywine Creek Road (60 feet wide); thence, along the northerly dedicated right-of-way line of Brandywine Creek Road the four (4) following courses and distances: (1) along a curve to the left having a radius of 1,630.00 feet, a distance along the arc of 322.47 feet, a chord bearing of north 58 degrees 12 minutes 21 seconds west, a chord distance of 321.94 feet to a concrete monument found, a point of tangency; (2) north 63 degrees 52 minutes 24 seconds west, 129.84 feet to a concrete monument found at a point of curvature; (3) along a curve to the right having a radius of 320.00 feet, a distance along the arc of 133.54 feet, a chord bearing of north 51 degrees 55 minutes 06 seconds west, a chord distance of 132.57 feet to a concrete monument found, a point of tangency; (4) north 39 degrees 57 minutes 45 seconds west, 77.94 feet to a point, the place of beginning.

BEING Lot No. 2.

UPI # 51-7-28

IMPROVEMENTS consist of a residential dwelling.

PLAINTIFF: New Century Bank d/b/a
Customers Bank

VS

DEFENDANT: **RANDALL C. &
KATHY B. SCHAUER**

SALE ADDRESS: 275 Creek Road,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **JOHN K.
FIORILLO, 610-692-1371**

SALE NO. 11-4-336

Writ of Execution No. 10-06533

DEBT \$98,101.90

ALL THAT CERTAIN lot of land upon which is erected the west house of a block of two brick dwelling houses, designated as No.1040 East Lincoln Highway, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, being the west part of Lot No. 10 on a Plan of Lots known as Drumpellier, more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of East Lincoln Highway, distant 39 feet, 1 inch westwardly from the intersection of the Eleventh Avenue, a corner of land now or late of Joseph L. Pennock; thence southwardly along said

land now or late of Joseph L. Pennock by a line passing through the middle of the partition wall dividing the brick house erected on the lot herein conveyed from the brick house on said land now or late of Joseph L. Pennock, immediately adjoining it on the east, 180 feet to the north side of Harmony Street; thence westwardly along the north side of said Harmony Street; thence westwardly along the north side of said Harmony Street, 28 feet, 11 inches to a corner of land now or late of Getz Sarvetnick; thence northwardly along said land now or late of Getz Sarvetnick, 180 feet to the south curb line of East Lincoln Highway; thence eastwardly along the south curb line of East Lincoln Highway, 28 feet, 11 inches to the place of beginning.

CONTAINING fifty-two hundred and five square feet of land, be the same more or less.

BEING Tax Parcel No. 16-7-21.

PLAINTIFF: Keystone Federal Credit Union

VS

DEFENDANT: **EDSON E. FORBES & CONNIE FORBES, as ADMINISTRATRIX of the ESTATE of EARL C. FORBES, deceased**
SALE ADDRESS: 1040 E. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL G. LOUIS, 610-436-0100**

SALE NO. 11-4-337

Writ of Execution No. 11-00039

DEBT \$7,727,886.36

ALL THAT CERTAIN lot or piece of land, situate in East Whiteland Township, Chester County, Pennsylvania, designated as Lots 12-13-37-38, on Plan of Lots made for H.O. Coffman, et al; by Thomas G. Colesworthy, County Surveyor, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Lincoln Highway at a corner of Lot 11 on said Plan, said point being distant easterly 220 feet from the center line of Davis Avenue, thence along the center line of Lincoln Highway, north 83 degrees 59 minutes east 100 feet to a point, a corner of Lot 14; thence along the line of Lots 14 and 39; north 6 degrees 37 minutes west 437.8 feet to a point in the center line of Bracken Avenue, thence along the center line of Bracken Avenue, south 83 degrees 59 minutes west 100 feet to a point, a corner of Lot 36; thence along the line of Lots 37 and 11, south 6 degrees 37 minutes east 437.8 feet to the place of beginning.

BEING Chester County UPI #42-3R-9

BEING the same premises which, Frazer DFC LP, a Pennsylvania Limited

Partnership by Deed dated March 29, 2007 and recorded April 6, 2007 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7126 Page 32 granted and conveyed unto 535 Lancaster LP, in fee.

PLAINTIFF: MCK Mortgage Properties, LLC

VS

DEFENDANT: **535 LANCASTER, LP and 1269 DEKALB, LP**

SALE ADDRESS: 535 Lancaster Avenue, Frazer, PA

PLAINTIFF ATTORNEY: **MICHAEL G. LOUIS, 610-436-0100**

SALE NO. 11-4-338

Writ of Execution No. 10-12377

DEBT \$220,250.00

ALL THAT CERTAIN tract or parcel of ground situate partly in the Borough of Honey Brook and partly in the Township of Honey Brook, Chester County, Pennsylvania, bounded and described in accordance with a Final Subdivision Plan for Jonas S. Stoltzfus, Jr. and wife prepared by John D. Stapleton, III, Registered Land Surveyor, dated January 21, 1982 last revised February 17, 1982 as follows:-

BEGINNING at a point on the title line in the bed of Walnut Street (T-475) a corner of remaining land of Jonas S. Stoltzfus, Jr. and Lizzie S. Stoltzfus, his wife, of which this about to be described tract was a part; thence from said point of beginning and continuing along the title line in the bed of Walnut Street south 57 degrees 49 minutes 15 seconds west 50.00 feet to a point, a corner of land of Paul J. Wagner; thence leaving the bed of Walnut Street along land of Paul J. Wagner, the two following courses and distances: (1) north 27 degrees 21 minutes 15 seconds west crossing over an iron pipe found, 265.23 feet to a point; and (2) north 57 degrees 49 minutes 15 seconds west crossing over another iron pipe found, 346.10 feet to an iron pipe, a corner of land now or late of the Trustees of the Honey Brook Methodist Cemetery Association; thence along the same and along land of George A. Dippner, along the end of the 33 feet wide right of way for Chestnut Street along land of Harry Z. Landis and along land of Mervin O. Sangrey north 15 degrees 16 minutes 30 seconds west 699.38 feet to a stone at a post, a corner of land of C.R. Spece; thence along the same and along land of Madelyn Shuler and Raymond R. Ranck north 44 degrees 57 minutes 00 seconds east 300.29 feet to an iron pin found in line of remaining land of Jonas S. Stoltzfus, Jr. and Lizzie S. Stoltzfus, his wife of which this was a part;

thence along the same south 25 degrees 12 minutes 30 seconds east 1,007.79 feet to a point on the title line in the bed of Walnut Street; the point and place of beginning.

CONTAINING 5.857 acres, be the same more or less, of which 3.43 acres, more or less is located within the Borough of Honey Brook and 2.43 acres, more or less is located within the Township of Honey Brook.

TAX ID/Parcel No. 12-2-29 and 22-4-183

BLR #12-2-29 and 22-4-183

PLAINTIFF: HEFLINE NM, LLC

VS

DEFENDANT: **JOE BUDIS, INC.**

SALE ADDRESS: Walnut & Chestnut Streets, Borough & Township of Honeybrook

PLAINTIFF ATTORNEY: **RICHARD M. IMPERATORE, 215-817-4430**

SALE NO. 11-4-340

Writ of Execution No. 08-13714

DEBT \$72,498.91

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

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

FOR information purposes only

THE property is commonly known as:
834 Orchard Avenue, West Chester, PA

19382

TAX Parcel #52-5F-172

PLAINTIFF: Deutsche Bank Trust Company Americas formerly known as Banker's

Trust Company, as Trustee for Saxon Asset Securities Trust 2000-3

VS

DEFENDANT: **CHRISTINE A. & STEVEN JAMES VOLK**

SALE ADDRESS: 834 Orchard Avenue, West Chester, PA 19328

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

SALE NO. 11-4-341

Writ of Execution No. 10-04267

DEBT \$285,991.42

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in East Coventry Township, County of Chester, and State of Pennsylvania, bounded and described according to a Final Plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, later revised 9/6/2006 and recorded in Chester County Plan No. 17957, as follows, to wit:

BEGINNING at a point on the southerly side of Old Schuylkill Road, a corner of Detention Basin A Area as shown on said Plan; thence from said beginning point along Detention Basin south 38 degrees, 58 minutes, 05 seconds west, crossing over a 5 feet wide sidewalk easement as shown on said Plan, 211.14 feet to a point; thence extending north 51 degrees, 10 minutes 33 seconds east, 202.15 feet to a point on the southeasterly side of Carriage House Road; thence along the same the (2) following courses and distances: (1) north 38 degrees, 49 minutes, 13 seconds east, crossing through a proposed parking area easement, 181.96 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 30.00 feet, re-crossing said sidewalk easement, the arc distance of 47.27 feet to the first-mentioned point and place of beginning.

CONTAINING 0.98 acres more or less as shown on said Plan.

BEING UPI No. 18-1-119

BEING part of the same premises which Heritage-Coventry Meadows, L.P., by Indenture dated 02/27/2007 and recorded 03/01/2007 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 7094, Page 1120, granted and conveyed unto Michele E. Martin and Steven M. Austin, in fee.

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **MICHELE MARTIN a/k/a MICHELE H. MARTIN & STEVEN AUSTIN a/k/a STEVEN M. AUSTIN**

SALE ADDRESS: 466 Old Schuylkill

Road, Pottstown, PA 19464

PLAINTIFF ATTORNEY: **M. TROY
FREEDMAN, 215-886-8790**

SALE NO. 11-4-342

Writ of Execution No. 10-12813

DEBT \$386,914.38

BY virtue of a Writ of Execution No.
10-12813

OWNER(S) of property situate in the
Township of Tredyffrin, Chester County,
Pennsylvania, being 302 Fairfax Court, Wayne, PA
19087-5729

UPI No. 43-5L-125

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$386,914.38

PLAINTIFF: Suntrust Mortgage, Inc.

VS

DEFENDANT: **MELISSA A. MERK-
ER a/k/a MELISSA MERKER**

SALE ADDRESS: 302 Fairfax Court,
Wayne, PA 19087

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

SALE NO. 11-4-343

Writ of Execution No. 10-13064

DEBT \$167,930.68

PREMISES A:

ALL THAT CERTAIN lot or tract of
land with any improvements thereon erected,
known as Lot No. 68 on a revised Plan of Lots of
John Wesley Cook, situate in Caln Township,
Chester County, Pennsylvania, bounded and
described according to a survey made by J. W.
Harry C. E., May L5 1950, as follows:

BEGINNING at a point in the middle
of a public road leading from the Thorndale
Guthrieville public road to Caln Meeting House, at
the southwest corner of Lot 67 on said Plan, distant
seven hundred eighty (780) feet measured west-
wardly along the middle of said first mentioned
public road from an iron pin at its point of inter-
section with said Thorndale Guthrieville Public
Road; thence the middle of said road and leading
to Caln Meeting House, south eighty-seven (87)
degrees seven (7) minutes west, one hundred (100)
feet to a corner of remaining land and John Cook,
et ux; thence leaving said road and along said land
passing over an iron pipe set on line seventeen and
seventy-five one-hundredths (17.75) feet from the
last mentioned point, north two (2) degrees fifty-
three (53) minutes west, one hundred sixty (160)
feet to an iron pipe marker, a corner of the remain-
ing land of John Cook et ux; thence still along the

same, north eighty-seven degrees seven (7) min-
utes east, one hundred (100) feet to an iron pipe
marker set on line seventeen and seventy-five one-
hundredths (17.75) feet from the next mentioned
point, south two (2) degrees fifty-three (53) min-
utes east, one hundred sixty (160) feet to the place
of beginning.

PREMISES B:

ALL THAT CERTAIN lot or tract of
land situate in Caln Township, Chester County,
Pennsylvania. Being in the rear of Lot No. 68 on a
revised Plan of Lots of John Wesley Cook and
wife, bounded and described as follows:

BEGINNING at the rear corner of Lot
No 68 owned n/a by Lloyd R. Byerly and the rear
corner of Lot No. 69 n/f owned by Josiah D.
Ashenfelder and wife; thence along the remaining
land of the said John Wesley Cook and Grace R.
Cook, his wife, north two (2) degrees fifty-three
(53) minutes west, one hundred sixty (160) feet to
a point in line of said remaining land of the said
Cooks; thence along said land, north eighty-seven
(87) degrees seven (7) minutes east, one hundred
(100) feet to the place of beginning.

PARCEL No.: 39-4D-14

BEING known as: 3703 Humpton
Road, Downingtown a/k/a Dowington, PA 19335

BEING the same premises which PMC
Specialty Mortgage, LLC f/k/a WM Specialty
Mortgage, LLC by Keystone Asset Management,
Inc. its attorney in fact by a power of attorney to be
recorded simultaneously herewith, by Deed dated
May 5, 2009 and recorded May 28, 2009 in and for
Chester County, Pennsylvania, in Deed Book
Volume 7677, Page 895, granted and conveyed
unto Howard Ford.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **HOWARD A. FORD
a/k/a HOWARD FORD**

SALE ADDRESS: 3703 Humpton
Road, Downingtown aka Dowington, PA

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

SALE NO. 11-4-344

Writ of Execution No. 09-14870

DEBT \$729,234.37

ALL THAT CERTAIN lot or tract of
land, hereditaments and appurtenances in the
Township of Schuylkill, County of Chester and
State of Pennsylvania, bounded and described
according to a Plan of Fernleigh, now known as
Valley Forge Woods prepared by Chester Valley
Engineers, Inc., dated 3/7/1990 and last revised
12/1/1992 and recorded in the Office of the
Recorder of Deeds in Chester County, as Plan

#12041, as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of Pembroke Circle (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 36.14 feet from a point of curve on the southwesterly side Brighton Way (50 feet wide); thence extending along the northwesterly side of Pembroke Circle, south 43 degrees 48 minutes 20 seconds west, 110 feet to a point; thence extending along Lot 62 on said Plan, north 46 degrees 11 minutes 40 seconds west, 288.80 feet to a point; thence extending along Lot 64 on said Plan, north 75 degrees 34 minutes 03 seconds east, 221.14 feet to a point on the southwesterly side of Brighton Way aforementioned; thence extending along the same on the arc of a circle curving to the left having a radius of 375 feet, the arc distance of 160.88 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 36.14 feet to the point and place of beginning.

BEING Lot No. 63 on said Plan.

UNDER and subject to Home Owners Association documents dated 5/5/1993 and recorded in Record Book 3552 Page 657.

BEING known as: 594 Brighton Way (Schuylkill Township), Phoenixville, PA 19460

PROPERTY ID No.: 27-6-784

TITLE to said premises is vested in Robert A. Yackel and Mary Ann Yackel, husband and wife as tenants by the entireties by Deed from David E. Hillhouse and Aria R. Hillhouse, husband and wife dated 04/25/1997 recorded 04/29/1997 in Deed Book 4169 Page 463.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-Z

VS

DEFENDANT: **ROBERT YACKEL a/k/a ROBERT A. YACKEL and MARY ANN YACKEL**

SALE ADDRESS: 594 Brighton Way, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JEROME B. BLANK, 856-669-5400**

SALE NO. 11-4-346

Writ of Execution No. 10-10073

DEBT \$263,915.28

BY virtue of a Writ of Execution No. 10-10073

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 292 Frog Hollow Road,

Oxford, PA 19363-4216

UPI No. 69-3-48.8

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$263,915.28

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RICHARD B. and DONNA M. HAMMOND**

SALE ADDRESS: 292 Frog Hollow Road, Oxford, PA 19363

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

SALE NO. 11-4-347

Writ of Execution No. 10-111104

DEBT \$263,915.28

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Westtown Mews Condominium, located at West Chester Pike (Pa. Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of 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 for the Recording of Deeds, in and for the County of Chester Commonwealth of Pennsylvania, of a Declaration dated June 1, 1979 and recorded July 30, 1979 in Miscellaneous Deed Book 449 Page 385, a Declaration Plan, dated December 26, 1960 revised April 23, 1979 and recorded July 30, 1979 as Plan Number 2503 and 2504 and a Code of Regulations, recorded July 30, 1979 in Miscellaneous Deed Book 449 Page 398, being and designated on said Declaration Plan as Unit A-36 and more fully described in such a Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements as defied in such Declaration an amendments thereto.

TAX Parcel Number: 67-02-0235

UPI Number: 67-2-235

IMPROVEMENTS: residential dwelling

TITLE to said premises is vested in Elizabeth Beswick and Michael Major, as joint tenants with right of survivorship and not as tenants in common by Deed from Kelly J. Wilkinson dated 8/3/2006 and recorded 9/14/2006 in Record Book 6954 Page 82.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **ELIZABETH BESWICK and MICHAEL MAJOR**

SALE ADDRESS: 1518 Manley Road

Apartment A36, West Chester, PA
PLAINTIFF ATTORNEY: **JACQUE-
LINE F. McNALLY, 610-328-2887**

SALE NO. 11-4-348
Writ of Execution No. 10-08478
DEBT \$249,486.22

BY virtue of a Writ of Execution No.
10-08478

OWNER(S) of property situate in the
Township of North Coventry, Chester County,
Pennsylvania, being 1053 Dauphin Court,
Pottstown, PA 19465-7710

UPI No. 17-4J-66

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$249,486.22

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN CALVIN and
KAREN LYNN ORRIS**

SALE ADDRESS: 1053 Dauphin
Court, Pottstown, PA 19464

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

SALE NO. 11-4-349
Writ of Execution No. 10-10584
DEBT \$69,397.79

ALL THAT CERTAIN lot or piece of
land with the buildings and improvements thereon
erected, hereditaments and appurtenances, situate
in the Township of West Pikeland, County of
Chester and Commonwealth of Pennsylvania,
bounded and described according to a Plan of
"Bridlewood" made by Henry S. Conrey, Inc., a
Division of Chester Valley Engineers, dated
9/11/1978, revised 1/11/1984 and recorded
3/14/1984 in Plan File #4812-4814, as follows to
wit:

BEGINNING at a point on the south-
westerly side of South Saddlebrook Circle (50 feet
wide) said point also being at a corner of Lot #60;

thence extending from said beginning point and
along South Saddlebrook Circle on a line curving
to the left, having a radius of 400 feet the arc dis-
tance of 129.30 feet to a point a corner of Lot #58;
thence extending along same, and also extending
through the bed of a 20 feet wide storm drainage
easement south 04 degrees 11 minutes 27 seconds
west, 273.16 feet to a point in line of land of the
Open Space; thence extending along same, south
81 degrees 49 minutes 16 seconds west, 205.12
feet to a point on the northeasterly side of David
Road (T-466); thence extending along same, north
48 degrees 12 minutes 33 seconds west, 40 feet to
a point a corner of Lot #60; thence extending along
same and extending through the bed of a 30 feet
wide Water Main Easement, north 22 degrees 42
minutes 41 seconds east, 330.53 feet to the first
mentioned point and place of beginning.

BEING Lot #59 as shown on said Plan.

BEING known as 453 Saddlebrook
Circle, Chester Springs, PA 19425

BEING the same premises which Mary
Ellen Barbuto, wife, by Deed dated April 4, 2002
and recorded April 12, 2002 in the Office of the
Recorder of Deeds of Chester County,
Pennsylvania, in Deed Book Volume 4254 Page
894 granted and conveyed unto Richard Barbuto,
husband, as sole owner.

PARCEL No.: 34-4P-107

IMPROVEMENTS: residential proper-
ty.

SUBJECT to mortgage

PLAINTIFF: Wells Fargo Bank, N.A.,
a/k/a Wachovia Mortgage, a Division of Wells
Fargo Bank, N.A. f/k/a Wachovia Mortgage, FSB,
f/k/a World Savings Bank, FSB

VS

DEFENDANT: **RICHARD BARBU-
TO**

SALE ADDRESS: 453 Saddlebrook
Circle, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **GREGO-
RY JAVARDIAN, 215-942-2090**



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Vice President, Wealth Management Consultant

484.356.4454 steve.mcgann@1nbank.com



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