

Kassis v. Precision Underground Pipe Services, Inc.

Negligence – Employer/employee liability – Course and scope of employment – Non-suit

1. One's employee can act outside the scope of his employment and the employer will not be responsible.
2. A trial court's entry of compulsory non-suit is proper where the plaintiff has not introduced sufficient evidence to establish the necessary elements to maintain a cause of action, and it is the duty of the trial court to make a determination in that regard prior to submission of the case to a jury.
3. In making the determination about whether to grant a non-suit, the plaintiff must be given the benefit of every fact and all reasonable inferences arising from the evidence and all conflicts in evidence must be resolved in plaintiff's favor.
4. Proof that the actor was in the general employment of the master does not of itself create an inference that a given act done by him was within the scope of employment. If, however, it is also proved that the act tended to accomplish an authorized purpose and was done at an authorized place and time, there is an inference that it was within the scope of employment.
5. Where a servant is acting close to, although not within, the authorized place or time, or where the act is similar to one authorized, all the facts must be considered to determine responsibility for his conduct, as bearing both upon the question whether or not his conduct is sufficiently near to that authorized to cause the master to be subject to liability, and upon the question of whether he has the purpose of acting within the employment.
6. The Court issued its opinion pursuant to Pa.R.A.P. 1925(a) following a timely appeal to the Superior Court by plaintiff.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2008-07208-CA; Joseph Kassis v. Precision Underground Pipe Services, Inc.

Gladys E. Wiles for Plaintiff

Michael J. Dunn for Defendant

Gavin, J., May 24, 2013:-

[Ed. Note: Appealed to Superior Court on February 27, 2013 at Docket No. 585 EDA 2013]

JOSEPH KASSIS	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	CHESTER COUNTY, PENNSYLVANIA
	:	
VS.	:	NO. 2008-07208
	:	
PRECISION UNDERGROUND	:	
PIPE SERVICES, INC.	:	
Defendant	:	CIVIL ACTION - LAW

Gladys E. Wiles, Esquire, Attorney for Plaintiff
 Michael J. Dunn, Esquire, Attorney for Defendant

OPINION

BACKGROUND

This case turns on whose employee Ron Meitzler was at the time of the incident.

At all times material Joseph Kassis was an employee of Anrich, Inc., hereinafter Anrich, a company that installs municipal sewer and water lines. On July 13, 2006, Mr. Kassis was in an open trench that was being prepared for the placement of pipe by Anrich. Mr. Meitzler was on the job site at the direction of Mr. Panjaio, a principal of Anrich, and responded to a request that stone be dropped into the trench where Mr. Kassis was located. Mr. Meitzler was unable to position the machine such that he could look into the trench prior to and at the time of dumping the stone. When he went for the first load of stone, he saw a buildup of concrete in the bucket. He was aware that concrete was often mixed in and/or transported in the bucket by the masons and that it was common for them not to clean out the left over concrete. An accepted means of loosening the concrete was to bang the bucket on the ground to dislodge it. Mr. Meitzler attempted to dislodge the concrete without success. He then proceeded to get a load of stone and placed it in the trench without incident. He also placed a second load of stone without incident. Again, he could not see into the trench when he placed the second load and therefore had no idea exactly where Mr. Kassis was. After dropping the second load of stone, he proceeded to bang the bucket at the edge of the trench in an effort to dislodge the concrete. Unfortunately, he was successful this time and the concrete fell into the trench striking Mr. Kassis in the shoulder, causing him serious injury.

Mr. Meitzler was clearly negligent in attempting to dislodge the concrete adjacent to an open trench where he knew Mr. Kassis to be. There was also no question that Mr. Kassis's injuries were caused by the dislodged concrete.

ISSUE

Whose employee was Mr. Meitzler?

DISCUSSION

This case FIRST went to trial in October of 2011. I bifurcated the trial with the sole issue presented to the jury being whose employee Mr. Meitzler was at the time of the incident. If, as contended by plaintiff, he was an employee of Precision Underground Pipe Services, Inc., hereinafter Precision, it would be liable for his actions if they were in furtherance of Precision's interests and plaintiff could recover damages from it. If, as contended by Precision, he was, in fact, an employee of Anrich, Mr. Kassis's sole remedy and recovery was pursuant to The Workmen's Compensation Act, 77 P.S. §§ 1, *et seq.*

FIRST TRIAL

The parties agreed that the case was to be tried as "a simple tort case." N.T. October 17, 2011, p. 18, ll. 18-21.

Trial commenced on October 17, 2011. I decided to bifurcate the trial believing that it was most efficient to first decide the employment issue. Accordingly, Plaintiff called Mr. Meitzler as of cross and Tyler Differ, the owner of Precision. Plaintiff then rested. Defendant moved for a compulsory non-suit, which I denied. Plaintiff then called Anthony Differ, Tyler's father, who was President of Anrich, Inc. as of cross; Defendant then had Tyler Differ testify as its witness.

As the jury now had the relevant testimony to resolve the employment issue, I instructed them to consider the following factors in assessing whose employee Mr. Meitzler was on July 13, 2006.

1. Who derived benefit from the work performed by Mr. Meitzler, Precision or Anrich?
2. Who directed Mr. Meitzler to the work site; at whose behest was he there, Precision or Anrich?
3. Who set the hours that Mr. Meitzler would be working on the day in question, again Precision or Anrich?
4. Who informed Mr. Meitzler of the work that was to be done, Precision or Anrich?
5. Who had the authority to direct Mr. Meitzler to be on the job, Precision or Anrich?

6. The source of payment to Mr. Meitzler, and consider the explanations as to why it was Precision paying him and the inner workings between Precision and Anrich regarding payment.

The jury found Mr. Meitzler to be Precision's employee. Defendant then moved for judgment notwithstanding the verdict which I denied.

Plaintiff then called Mona Yudkoff, RN, a rehabilitation specialist, to testify as to plaintiff's injuries, etc. At the conclusion of her testimony defense counsel revealed that he was confronted by a personal medical issue that prevented him from continuing with the case. I determined that the proper course to follow was to end the trial and resume before a second jury. *See*, N.T. October 19, 2011, pgs. 9-11.

Prior to setting a date for the second trial, I advised counsel by letter dated December 22, 2011, that I was considering *sua sponte* certifying the issue of whose employee Mr. Meitzler was to the Superior Court but was aware that court did not favor such action by the trial court.¹ I suggested they confer re a joint request for appellate review. As they were unable to agree, I entered an Order on March 29, 2012, permitting defendant to appeal. Defendant did so in a timely fashion (April 27, 2012). On May 18, 2012, the Superior Court entered a Per Curiam Order denying defendant's interlocutory appeal.

THE SECOND TRIAL

Consistent with the Order of the Superior Court, trial was scheduled for November, 2012.

The decision of the earlier jury that Mr. Meitzler was the employee of Precision was the law of the case for the second jury. However, whether he was acting in the course and scope of his employer's business at the time of the incident was an issue for the second jury.

At the conclusion of the testimony, I entered a compulsory non-suit in favor of defendant. My reasoning is set forth at N.T. November 15, 2012, pgs. 2-14.

Both parties filed post-trial motions which I denied by Order of January 28, 2013. Both parties then timely appealed to the Superior Court and filed their 1925(b) statements which I now address.

¹The parties disagreed as to whether this issue was a fact one for the jury or a question of law for the court. I initially determined that it should be a jury question.

CONTEXTUAL BACKGROUND

Mr. Meitzler was, in my view, a skilled laborer with extensive experience in the installation of piping. As with many skilled laborers, his training was “on the job” and as is common in the construction industry, he could do different jobs, e.g., operate heavy equipment, equipment designed to cut openings in asphalt roadways, function as a laborer and/or supervisor, etc.

Anrich, a union shop, did substantial municipal work in Pennsylvania. Such work is “prevailing wage” work, meaning union employees must be used or non-union employees, if used, must receive pay similar to what a union employee would receive. Of course, union employees must pay union dues and contribute toward pension and healthcare costs.

Anrich is principally owned by Anthony Differ whose son, Tyler, owns Precision. Anthony saw a new business opportunity in installing underground cable lines for Verizon, Comcast, etc. but realized that as a “union shop” he could not bid competitively for such work. Tyler then worked for Anrich and at his father’s suggestion formed Precision as a “non-union” entity, which could bid competitively on cable installation jobs. Both Anrich and Precision operated out of property owned by Anthony Differ. Both used Anthony Differ’s accountant for billing, payroll, etc. Anrich owned heavy equipment to do its digging, whereas Precision needed nothing more than shovels and a “ditch witch”² to do its digging.

Mr. Meitzler worked for Anrich prior to the creation of Precision but objected to paying union dues. When Precision was created, he worked there for a brief period. Ultimately, he returned to Anrich job sites working at the direction of Anrich employees. At his request and to avoid paying union dues, he was paid by Precision for the work done on Anrich’s job sites. Anrich would then write a check to Precision for the exact sum it had paid Mr. Meitzler. Anthony Differ’s accountant kept both company’s books and issued both company’s checks.

On the day of this unfortunate occurrence, Mr. Meitzler had been directed by Mr. Panjaio to report to what was clearly an Anrich job site and went about the task of doing work that solely benefited Anrich using Anrich’s equipment. Neither Tyler Differ, nor Precision, were aware that he was at the jobsite or what he would be doing.

PLAINTIFF’S STATEMENT OF ERRORS

It is not particularly helpful when a party asserts more than 40 grounds of error, many of which are variations of the same theme. I am aware of your view where multiple reasons are cited (Kanter v. Epstein, 866 A.2d 394 (Pa. Super.

² A small piece of equipment with teeth attached to a rotating drive belt used to cut a narrow trench several inches deep into which the cable is inserted.

2004)), but do not believe that counsel's doing so here is outrageous or constitutes misconduct. In an effort to simplify issues, I have grouped them together by theme.

THE TRIFURCATION ISSUES³

BACKGROUND

This lawsuit commenced on July 9, 2008 via writ and wove its way through the discovery process during which time the details of Mr. Meitzler's unusual (my term) employment situation evolved. Up to the morning of the first trial (October 17, 2011), the defendant had been advancing the "Borrowed Servant Doctrine" as the basis of its defense. During the pre-trial conference addressing various Motions in Limine, defendant abandoned that defense and adopted the position that the case should be viewed as one of employer-employee liability.⁴ This change meant plaintiff would have to meet a different set of criteria to prevail. Ultimately, the parties agreed that the case should proceed as one of negligence. As plaintiff's injuries and damages were undisputed,⁵ it made sense to have the jury first determine whose employee Mr. Meitzler was, therefore, the bifurcation.

As already indicated, the jury found Mr. Meitzler to be defendant's employee and the case continued with testimony from Nurse Yudkoff. At the conclusion of her testimony, Attorney Dunn informed the court that he had a medical issue that prevented him from continuing. While I do not now recall the precise nature of the medical issue, I commented:

"Mr. Dunn has a situation that the Court believes trumps other matters."

See, N.T. October 19, 2011, p. 9, l. 24 – p. 10, l. 1, and ordered a halt to the trial. This decision set up plaintiff's "trifurcation issues" which I take to mean the second trial.

DISCUSSION

Trial #1 ended because of Attorney Dunn's medical issue (Concise Statement "CS" #1). I am cognizant of a parties' right to have its case decided by the first jury impaneled and the reasons therefore, e.g., judicial economy, expense, speedy resolution, etc. In 28 years on the bench this is the first time I ended a trial short of verdict because of an attorney's medical condition. I did not do so lightly. In my view, issues of health do "trump" the usual reasons assigned for allowing the first jury to decide the case.

³ *See*, Plaintiff's Concise Statement, paragraph numbers 1, 2, 6, 7, 8 and 41.

⁴ *See*, N.T. October 19, 2011, p. 8, ll. 8-16.

⁵ There was a substantial workmen's compensation lien.

While not directly on point Pa.R.C.P., Rule 216(A)(2) allows for a continuance based on the illness of counsel. By analogy, the same should apply to “trial” counsel.

Plaintiff argues prejudice (CS #6 & #7) from my trifurcation ruling. I acknowledge that counsel incurred additional expense and not insignificant inconvenience from having to retry the case. However, she STILL had to establish in EITHER Trial #1 or Trial #2 that:

a) Mr. Meitzler was acting in the scope and course of his employer’s business at the time of the incident, and

b) Complete the damage testimony.

Certainly, it would have been more convenient to do so seamlessly during Trial #1. However, I see no prejudice in her having to do so in Trial #2.

Plaintiff contends (CS #2) that I erred in requiring her to establish that Mr. Meitzler was defendant’s employee during Trial #2. The record does not support this assertion. At N.T., November 15, 2012, I said:

“ . . . there was a decision by a prior jury that determined that Mr. Meitzler was in fact an employee of Precision Pipe. And we tried that. And we tried this case today and yesterday on the theory that he was in fact an employee of Precision Pipe.”

N.T., November 15, 2012, p. 4, ll. 15-20.

Plaintiff argues that the issues were so interwoven (CS #8) that it was error to require a second trial. I believe that my comments with regard to the prejudice claim (CS #6 & #7) apply here.

Plaintiff argues that I ignored the finding of Jury #1 that Mr. Meitzler was defendant’s employee (CS #41) when granting the non-suit in Trial #2. I did no such thing and invite your attention to N.T., November 15, 2012, pg. 4, l. 13 – p. 5, l. 1.

COURSE AND SCOPE OF EMPLOYMENT⁶

CS #3, #4, #5 and #37 challenge the bifurcation in Trial #1 wherein the jury was first asked whose employee Mr. Meitzler was and then whether he was acting within the course and scope of his employment in Trial #2.

In Trial #1, it made sense for the jury to first decide whose employee Mr. Meitzler was as an adverse finding would have eliminated the need to take testimony on course and scope, as well as damages. Plaintiff’s counsel overlooks the fact

⁶ See CS #3, #4, #5, #18 and #37.

that Trial #1 had proceeded to address those issues when it had to be terminated due to Attorney Dunn's medical issue. The Messrs. Differ and Ms. Yudkoff had testified on October 18, 2011. On October 19, 2011, I said:

“Otherwise, I think we’re at the point where procedurally NOW IT IS THE PLAINTIFF’S BURDEN TO ESTABLISH AT THE TIME OF THE INJURY THAT MR. MEITZLER WAS WORKING WITHIN THE COURSE OF SCOPE OF HIS EMPLOYMENT WITH PRECISION PIPE and to establish all the other elements of negligence. Do we agree?”

MS. WILES: Yes.

MR. DUNN: Yes. I ask for leave to file – raise motion for post-trial relief seeking judgment on the outstanding verdict in the trial.”

N.T., October 19, 2011, p. 4, ll. 9-20 (emphasis added).

Only after making those comments did the issue of Mr. Dunn's health present itself.

Plaintiff had to prove course and scope to a jury; while I appreciate plaintiff's preference that the jury had been the Trial #1 jury, circumstances beyond the court's control prevented same. Plaintiff started before Jury #2 in the precise position he concluded before Jury #1, i.e., Mr. Meitzler was defendant's employee and plaintiff was required to show he was acting in the course and scope of defendant's business when the incident occurred.

Plaintiff's counsel was required to prove her entire case to a jury (CS #37), something she could not do in Trial #1 due to Attorney Dunn's medical issue. She had the opportunity to do so during Trial #2. While I appreciate the inconvenience to plaintiff, he suffered no disadvantage, i.e., his burden of proof and persuasion were unchanged.

I view CS #18 as a hybrid issue which, regrettably, I do not fully comprehend. The jury (in Trial #1) was charged that “preponderance of the evidence” was the appropriate evidentiary standard. *See*, N.T., October 18, 2011, p. 8, ll. 4-13. That instruction was given when the jury was asked whose employee Mr. Meitzler was on the date of the occurrence. The same instruction would have been given when they were asked if at the time of the incident he was acting within the scope and course of his employment with defendant. In hindsight, it would have been better had the jury in Trial #1 been given both questions. However, the failure to do so did not prejudice plaintiff or increase his burden of proof.

BURDEN OF PROOF⁷

Jury #1 determined that Mr. Meitzler was defendant's employee. No exceptions were taken to the charge given to Jury #1. They were instructed as to "preponderance of the evidence" standard.

As plaintiff has failed to identify (CS #10 & #38) the circumstances under which I held him to a higher standard, I am unable to adequately address these averments.

I do not understand CS #25 as stated. When Mr. Meitzler was on Precision jobs, he operated machinery such as a "ditch witch" and a hand held cutting saw. When on Anrich jobs he operated heavy equipment and a walk-behind cutting saw.⁸ Neither defendant nor Anrich would customarily use the type equipment of the other on their respective job sites. While both had digging and cutting equipment and both could arguably (at least Mr. Meitzler) use the others equipment, neither would bring it to its own job site where it would be totally out of place and usage. Of course I looked at what equipment Mr. Meitzler was using and why in assessing if he was acting in the course and scope of work performed by Precision. My doing so did not hold plaintiff to a higher standard of proof.

I believe that I was consistent in requiring plaintiff to establish that Mr. Meitzler was acting within the course and scope of his employment at the time of the incident and that such requirement was proper. One's employee can act outside the scope of his employment and the employer will not be responsible. Certainly the defense had the right to challenge whether defendant was acting on the employer's behalf at the time of the incident. Plaintiff's characterization that the defense was built on the abandoned "Borrowed Servant Doctrine" is not, in my view, supported by the record. The defense strategy was to show that Mr. Meitzler responded to the directives of Anrich principals and/or employees, engaged exclusively in the type work Anrich performed and that Tyler Differ had no idea where Meitzler worked, only that it was not on Precision jobs. Allowing this strategy did not increase plaintiff's burden of proof impermissibly.

WITHDRAWAL OF BORROWED SERVANT DEFENSE⁹

I am unaware of any authority that prevents a defendant from switching defenses, even at the last minute. The parties agreed prior to commencing Trial #1

⁷ See CS #s10, 25, 34 and 38.

⁸ A hand held cutting saw is essentially a diamond tipped blade 10-12 inches in diameter attached to a chain saw type engine. A walk behind cutting saw generally has a 24 to 36 inch diamond tipped blade, is encased in a wheeled cabinet and has a significantly larger engine. Their uses are significantly different with the former being for light duty usage and the latter, heavy duty usage. I am familiar with both machines having represented a major road building contractor and seeing them in use.

⁹ CS #s19, 33.

that “Borrowed Servant” was no longer a viable defense. Plaintiff had adequate notice and opportunity to conform her proof to the new defense, i.e., he’s not our employee.

Plaintiff again raises the “control” issue previously discussed at “Burden of Proof,” CS #25. What was said there, is applicable here.

EVIDENTIARY RULING¹⁰

Plaintiff asserts he should have been permitted to submit evidence as to the Prevailing Wage Act which presumably would have shown a higher rate of compensation than Mr. Meitzler actually received. Mr. Meitzler acknowledged during Trial #1 that he knew the prevailing wage rates. *See*, N.T., October 17, 2011, p. 66, ll. 9-22. I cannot find in the record of Trial #2 where Ms. Wiles asked him about “Prevailing Wage.” As such, I believe this issue was not preserved.

EXTENT OF EMPLOYMENT RELATIONSHIP¹¹

Jury #1 determined that Mr. Meitzler was Precision’s employee. It did not determine the “kind and nature” of his employment with Precision. The only reference to the work Precision did occurred at N.T., October 17, 2011:

Q – BY MS. WILES

And Mr. Meitzler, do you understand that Anrich is one company that does water and sewer lines and that the defendant Precision is a separate company that does conduit lines, is that correct?

A – Yes.

N.T., October 17, 2011, p. 51, ll. 8-12.

There was no testimony elicited by Ms. Wiles as to what Mr. Meitzler did at Precision. However, Mr. Dunn elicited the following:

Q. Did you ever operate equipment for Precision Underground Pipe?

A. The trench machine when I worked for two months.

¹⁰ CS #20.

¹¹ *See*, CS #24.

Q. The hand machine?

A. Yes. It's a walk behind like a man pulls a ditch witch that pulls pipe.

Q. It's something that you operated by hand?

A. Yes.

Q. Digs an excavation of 18 inches?

A. Yes.

Q. Any time to your knowledge that Precision ever performed any type of work with a deeper excavation than that?

A. No.

N.T., October 17, 2011, p. 70, ll. 8-22.

I do not view these answers as establishing the "kind and nature" of Mr. Meitzler's employment with Precision, thus leaving the issue open for Trial #2.

WAS THE NON-SUIT PROPERLY GRANTED¹²

PROCEDURAL BACKGROUND

Trial #1 established that Mr. Meitzler was Precision's employee. Trial #2 required that plaintiff establish that at the time of the incident Mr. Meitzler was:

1. Acting within the course and scope of his employment, and
2. His conduct was the factual cause of plaintiff's injuries, and
3. The nature and extent of plaintiff's injuries.

¹² CS #11, #12, #13, #17 and #23 specifically use the term "non-suit." CS #9, #14, #15, #16, #21, #22, #26, #27, #28, #29, #30, #31, #32, #35, #36 and #40 are, in my view, factual reasons considered as part of the non-suit process.

There was no question in my mind that #2 and #3 were non-issues, and that plaintiff would be able to establish both with minimal effort. The nub of the case was resolution of #1. Accordingly, I determined that once all the evidence regarding #1 was presented that defendant would be given the opportunity to move for a non-suit.

Pa. R.C.P., Rule 230.1(a)(1) governs the grant of a compulsory non-suit. As both counsel agreed that all the evidence regarding issue #1 was in, *see* N.T., November 14, 2012, pgs. 272-273. Mr. Dunn made his motion which I granted. N.T. November 15, 2012, pgs. 2-10.

The law regarding grant of a non-suit is well established. See, e.g., Alfonsi v. Huntington Hospital, Inc., 798 A.2d 216, 218 (Pa.Super. 2002):

A trial court's entry of compulsory non-suit is proper where the plaintiff has not introduced sufficient evidence to establish the necessary elements to maintain a cause of action, and it is the duty of the trial court to make a determination prior to submission of the case to a jury. *Poler v. Salkind*, 453 Pa.Super. 159, 683 A.2d 649 (1996). In making this determination the plaintiff must be given the benefit of every fact and all reasonable inferences arising from the evidence and all conflicts in evidence must be resolved in plaintiff's favor. *American States Ins. Co. v. Maryland Casualty Co.*, 427 Pa.Super. 170, 628 A.2d 880 (1993).

Unfortunately, application of the rule is often problematic. It is like deciding what is beautiful; it depends on the eye of the beholder.

My view of what a reasonable juror could have gleaned from the testimony is:

Tyler Differ (called as of cross)

1. He is president of Precision.
2. His father and other Anrich principals were on Precision's payroll so that they could have 401(K) benefits.
3. Precision paid Mr. Meitzler.

Anthony Panjaio

1. Mr. Meitzler originally worked for Anrich.
2. When Precision was started, Mr. Meitzler worked for it.
3. If Mr. Meitzler was paid by Precision he could work on an Anrich jobsite.
4. Mr. Meitzler was paid by Precision.

Ronald Meitzler

1. He worked for Precision for approximately two months supervising a crew installing cable in a sub-division.
2. He received a Precision paycheck for work done on Anrich jobsites.

Mr. Kassis, plaintiff, and his expert, Jan Pina, also testified. However, their testimony was not relevant to the motion.

Plaintiff argues that I should not have considered the non-suit motion as Defendant had offered evidence through its cross of the witnesses Plaintiff had called citing Harnish v. School District of Philadelphia, 732 A.2d 596 (Pa. 1999). Current Rule 230.1 was drafted to address the Supreme Court's concern expressed in Harnish, and I state that I only considered evidence favorable to the Plaintiff, be it Plaintiff's evidence or Defendant's, in making my ruling.

I believe that a fair reading of the evidence presented by Plaintiff in Trial #2 began and ended with the position, "he got a Precision paycheck; therefore everything he did was for Precision's benefit." No evidence was presented that Precision benefited from Mr. Meitzler's activities on Anrich jobsites.

What the Restatement 2d of Agency, § 228 succinctly states in "Comment," is dispositive, in my view, of this issue.

b. Proof that the actor was in the general employment of the master does not of itself create an inference that a given act done by him was within the scope of employment. If, however, it is also proved that the act tended to accomplish an authorized purpose and was done at an authorized place and time, there is an inference that it was within the scope of employment. where a servant is acting close to, although not within, the authorized place or time, or where the act is similar to one authorized, all the facts must be considered to determine responsibility for his conduct, as bearing both upon the question whether or not his conduct is sufficiently near to that authorized to cause the master to be subject to liability, and upon the question or whether or not, in absence of specific evidence of the purposes of the servant, he has the purpose of acting within the employment.

In what manner was Precision benefited by Mr. Meitzler reporting to an Anrich job-site and performing services that benefited Anrich? There was not a scintilla of evidence that Tyler Differ KNEW, let alone AUTHORIZED Mr. Meitzler to report to Anrich jobsites and perform services for Anrich.

Plaintiff seizes on the similarity of work done to argue that it was the “same general nature” and, therefore, Mr. Meitzler was acting within the scope of employment of Precision. The work was similar in that both Precision and Anrich opened holes in Mother Earth and had to cut through manmade surfaces to do so. The similarity ended there, as the scope of the digging and cutting were not in the same league. Anrich’s type digging and cutting was not only not “commonly done” by Precision’s employees, it was never done by them.

It will serve no purpose to cite additional examples. As these rulings are fact sensitive, you can read through the testimony, as did I, to find something other than receipt of a paycheck that would support the conclusion that Mr. Meitzler was acting on Precision’s behalf at the time of the incident. I suggest you will not find anything, and that as a matter of law, the Plaintiff failed to establish his right to relief.

The “CS” not designated “non-suit” in footnote #11 relate to factual disagreements with my finding; I see no point in addressing same given my comments above and the fact that I obviously considered and rejected them at the time of my decision granting the non-suit.

DENIAL OF NON-SUIT IN TRIAL #1¹³

Plaintiff objects to my grant of the non-suit in Trial #2, when I denied it in Trial #1. The easy answer is that the issue was not ripe in Trial #1 due to its aborted nature given Mr. Dunn’s illness.

DEFENDANT’S ISSUES

CS ##1-4 all relate to my alleged failure to decide the employer-employee relationship as a matter of law and/or to grant a compulsory non-suit during Trial #1. I deem these issues moot given the fact that I granted the non-suit in Trial #2 for essentially the reasons asserted in CS ##1-4. In the event the non-suit is reversed, then defendant’s argument fails as Superior Court will implicitly have ruled that it was proper to submit the employment issue to the jury and to deny the non-suit motion.

CS #5 relates to my initial charge in Trial #1. As no exception to the charge was taken, this issue is waived.

CS #6 and #7 relate to my response to a jury inquiry as to the weight to be given to each of the factors they were to consider. I direct your attention to N.T.

¹³ CS #39

October 18, 2011, pg. 96, l. 8 - pg. 99, l. 6, which set forth my basis for the instruction I gave.

I believe that CS #8 is moot in light of my grant of the non-suit in Trial #2. If your Court finds I erred, then defendant would not have been entitled to the relief sought at the conclusion of Trial #1.

BY THE COURT:

/s/ Thomas G. Gavin, S.J.

Date: May 24, 2013

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-04200**

NOTICE IS HEREBY GIVEN that the name change petition of Alexander Quinn Schilpp was filed in the above-named court and will be heard on August 26, 2013, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: May 2, 2013

Name to be changed from: Alexander Quinn Schilpp to: Alexander Quinn Schilpp Short

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

FRANK W. HAYES, Attorney for Petitioner
Hayes & Romero
31 South High St.
West Chester, PA 19382

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-03713**

NOTICE IS HEREBY GIVEN that the name change petition of Brianna Kathleen Gargano, minor was filed in the above-named court and will be heard on July 22, 2013, at 9:30 AM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: April 22, 2013

Name to be changed from: Brianna Kathleen Gargano to: Brianna Annette Gargano

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Tin Technology and Refining Corp has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approve December 21, 1988, P.L. 1444, No. 177 effective October 1, 1989, as amended.

MARK C. CLEMM, Solicitor
Morris and Clemm, P.C.
527 Plymouth Road, Suite 416
Plymouth Meeting, PA 19462

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Authority pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: Bartlett & Bartlett, LLC and the Certificate of Authority was filed on May 25, 2013.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any and all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

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

BISHOP, Mary D., a/k/a Mary Bishop, late of West Whiteland Township. Ner R. Bishop, 229 Aberdeen Avenue, Exton, PA 19341, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

BUSH, Charles A., a/k/a Charles Arthur Bush late of New London Township. Frank B. Bush, II, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

BRYSON, Margaret S., late of Upper Oxford Township. Susan B. Orth, care of WINIFRED MORAN SEBASTIAN, Esquire, PO. Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

CARPOLETTI, Phyllis A. Edward J. Carpoletti, 625 Baron DeKalb Road, Wayne, PA 19087, Executor. H. GRAHAM MCDONALD, Esquire, 1725 Spruce Street, Philadelphia, PA 19103, atty.

EACHUS, Wilbert H., late of Brandywine Township. Jeffrey A. Eachus, 189 Kaolin Road, Thorndale, PA 19320, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19320, atty.

JEFKE, Milda, late of Schuylkill Township. Maruta Jefke, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

JOHNSON, Sarah Louise, a/k/a Sarah Lou Johnson, late of Willistown Township. ERIC T. JOHNSON, Esquire, 111 Foxhall Lane, Narbeth, PA 19072, Executor. ERIC T. JOHNSON, Esquire, 111 Foxhall Lane, Narbeth, PA 19072, atty.

KOROPEY, Ulana, late of East Goshen Township. Roman J. Korohey, care of LAMB MCERLANE PC, Esquire, 14 South Bryn Mawr Avenue, Suite 210, Bryn Mawr, PA 19010, Executor. LAMB MCERLANE PC, 14 South Bryn Mawr Avenue, Suite 210, Bryn Mawr, PA 19010, atty.

LAUB, William F., late of East Goshen Township. Janet R. Laub, 1117 Merrifield Drive, West Chester, PA 19380, Executrix. EDWARD L. PERKINS, Esquire, GIBSON & PERKINS, P.C., 100 West Sixth Street, Suite 204, Media, PA 19063, atty.

MCMASTER, Ruth R., late of East Caln Township. Nancy M. Sponenbergh, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, Executrix. CARRIE WOODY, Esquire, Woody & Falkenbach, 110 West Front Street, Media, PA 19063, atty.

MERTZ, Mary Ellen, late of South Coventry Township. Barbara G. Balmer, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

NAKATA, Roy, late of East Goshen Township. Hiroko S. Nakata, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supple, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

NIXON, Ruth C., late of Willistown. Susaquehanna Trust & Investment Co., care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PICKWICK, Adamae C., late of East Brandywine Township. Susan J. Massimini and Barbara A. Di Ottavio, 31 Hastings Court, Downingtown, PA 19335, Executrices. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, Ste. 250, West Chester, PA 19382-4806, atty.

ROBERTS, Anna L., late of Kennett Square. Clifford O. Hineman, 7 Buttonwood Drive, Chadds Ford, PA 19317 and Suzane H. Jenkins, 629 Norristown Road, Horsham, PA 19044, Executors. JOHN R. TWOMBLY, JR., Esquire, Law Office of John R. Twombly, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

RODRIGUEZ, Alicia, a/k/a Alicia Medina, late of Valley Township. Raymond Rodriguez, care of ASHLEY H. KAZMAN, Esquire, 1101 Market Street, Ste. 2820, Philadelphia, PA 19107-2993, Executor. ASHLEY H. KAZMAN, Esquire, LIPSKY and BRANDT, 1101 Market Street, Ste. 2820, Philadelphia, PA 19107-2993, atty.

SAUNDERS, Mary Helen, late of Willistown Township. Patricia Saunders Petchel, 2902 Cornell Court, Newtown Square, PA 19073, Executrix.

SMITH, Charles L., late of Chester County. SAMUEL A. GOODLEY, JR., Esquire, 7 Center Street, P.O. Box 474, Intercourse, PA 17534, Executor. SAMUEL A. GOODLEY, JR., Esquire, Byler, Goodley & Winkle, P.C., 7 Center Street, P.O. Box 474, Intercourse, PA 17534, atty.

VANDERVEER, John Prodost, III, a/k/a John P. Vanderveer, late of Tredyffrin Township. NANCY W. PINE, 104 S. Church Street, West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

WILKINS, Herndon D., late of Caln Township. Jeffrey M. Wilkins, care of L. PIERRE TEILLON, JR., Esquire, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, Executor. L. PIERRE TEILLON, JR., Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, atty.

WINEMAN, Helen S., late of Westtown Township. Kelly S. Wineman, care of JANET M. COLLITON, Esquire, 790 E. Market Street, Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, Ste. 250, West Chester, PA 19382-4806, atty.

ZEARFOSS, John E., Jr., late of Pennsbury Township. Mary Zearfoss Chapman, 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.

2nd Publication

BRANDL, Joanne M., late of Uwchlan Township. Kristin Brandl Weiler, care of TIMOTHY B. BARNARD, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Executor. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

CLOSE, Dorothy Delaney, late of Honey Brook Township. Susan S. Sleichter, P.O. Box 303, Wagontown, PA 19376, Executrix.

DEPUY, Robert Edwin, late of Kennett Square. SCUDDER G. STEVENS, 120 N. Union Street, P.O. Box 1156, Kennett Square, PA 19348 and Margaret Depuy Swan, 24220 Swan Lane, Onancock, VA 23471, Executors. SCUDDER G. STEVENS, Esquire, 120 N. Union Street, P.O. Box 1156, Kennett Square, PA 19348, atty.

DISALVO, John A., late of East Caln Township. Mary A. DiSalvo, care of BRUCE W. LAVERTY, Esquire, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, Executrix. BRUCE W. LAVERTY, Esquire, Laverty Law Offices, LLC, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, atty.

DUNN, Monica P., late of Oxford Borough. Maureen A. Schroeder, care of MICHAEL A. CLEMENTE, Esquire, 121 Ivy Lane, King of Prussia, PA 19406, Administratrix. MICHAEL A. CLEMENTE, Esquire, Robert P. Snyder & Associates, 121 Ivy Lane, King of Prussia, PA 19406, atty.

FARRELL, Mary H., late of East Coventry Township. Michael A. Latzes, care of MARTIN I. KLEINMAN, Esquire, 3 Parkway, Ste. 1320, 1601 Cherry Street, Philadelphia, PA 19102, Executor. MARTIN I. KLEINMAN, Esquire, 3 Parkway, Ste. 1320, 1601 Cherry Street, Philadelphia, PA 19102, atty.

GURAL, Richard P., late of Phoenixville. Marilyn N. Gural, 50 Horseshoe Pointe Drive, Phoenixville, PA 19460, Executrix. MARK C. CLEMM, Esquire, Morris and Clem, 527 Plymouth Road, Suite 416, Plymouth Meeting, PA 19462, atty.

HARTRANFT, Douglas M., late of Pottstown. Elizabeth M. Yoder, 1623 Farmington Avenue, Pottstown, PA 19464, Executrix. GREGORY W. PHILIPS, Esquire, Yergey, Daylor, Allebach, Scheffey, Picardi, 1129 High Street, P.O. Box 776, Pottstown, PA 19464, atty.

HUBER, Ella W., a/k/a Ella Mae Huber, late of East Bradford Township. Ellen H. Kramer, 1122 Yankee Drive, Downingtown, PA 19335, Executor. JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut Street, West Chester, PA 19380, atty.

JONAS, Lore, a/k/a Lore Wronker Jonas, late of Kennett Square. Susan Jonas, 1605 Stony Run Drive, Wilmington, DE 19803, Executrix. DENISE NORDHEIMER, Esquire, 1601 Concord Pike, Suite 52, Wilmington, DE 19803, atty.

KWIATKOWSKI, Francis G., a/k/a Frank G. Kwiatkowski, late of West Goshen Township. Stephen E. Wenzel, Vice President, Susquehanna Trust & Investment Company, 1570 Manheim Pike, P.O. Box 3300, Lancaster, PA 17604-3300, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

MILLER, Earl G., late of New Garden Township. Marlene B. Doherty, 168 Sharp Road, Avondale, PA 19311 and Mark Rzucidlo, 2606 Homeville Road, Cochranville, PA 19330, Executors. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, LTD., 211 E. State Street, Kennett Square, PA 19348, atty.

MILLER, Dorothy H., late of East Coventry Township. Thomas M. Miller, Jr., 114 Barton Drive, Spring City, PA 19475, Executor. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

MURPHY, Rosamond C., late of Downingtown. Kevin Murphy, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

NARCISI, Ida, late of Berwyn. Louis R. Narcisi, 28 Leopard Road, Berwyn, PA 19312, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

ROOT, Betty J., late of New Garden Township. Kelly M. Root, care of DAVID B. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID B. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RUGER, Herbert William, late of Caln Township. Carol Adams, care of MICHELLE C. BERK, Esquire, 400 Maryland Drive, Suite 200, Fort Washington, PA 19034, Executor. MICHELLE C. BERK, Esquire, Law Offices of Michelle C. Berk, P.C., 400 Maryland Drive, Suite 200, Fort Washington, PA 19034, atty.

THOMSON, Elizabeth M., a/k/a Betty Thomson, late of Honey Brook. Robert Kent Thomson, 1740 Horseshoe Pike, Glenmoore, PA 19343, Executor. RANDY HOPE STEEN, Esquire, 403 S. Bonsall Road, Coatesville, PA 19320, atty.

ZEARFOSS, Robert N., a/k/a Robert Newell Zearfoss, late of Pennsbury Township. JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, Mac Elree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382, atty.

3rd Publication

CAIN, Gerald W., late of Schuylkill Township. Diane C. Hood, care of ROBERT M. ROMAIN, Esquire, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, Executrix. ROBERT M. ROMAIN, Esquire, Baer Romain, LLP, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

COFFMAN, Francis T. Coffman, late of West Brandywine Township. Jeffrey R. Weinstein, 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.

COMBS, Linda M., late of West Brandywine Township. Kimberly A. Cox, care of TRACEY B. GRINESTAFF, Esquire, 41 East Orange Street, Lancaster, PA 17602, Executrix. TRACEY B. GRINESTAFF, Esquire, Gibbel Kraybill & Hess LLP, 41 East Orange Street, Lancaster, PA 17602, atty.

GRANITO, Josephine J., late of Downingtown. Regina M Noone, care of JAMES T. OWENS, Esquire, P.O. Box 85, Edgemont, PA 19028-0085, Executrix. JAMES T. OWENS, Esquire, P.O. Box 85, Edgemont, PA 19028-0085, atty.

HARRINGTON, Charles W., a/k/a Charles W. Corky Harrington, late of East Brandywine Township. Connie L. Stafford Farr, 740 Creek Road, Downingtown, PA 19335, Executrix. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

KASSEL, Dorothy A., late of Phoenixville. Margaret K. Troncelliti, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MCGINNES, Minnie D., late of East Nottingham Township. John M. McGinnes, care of HARRY W. FARMER, Esquire, P.O. Box 118, Oxford, PA 19363, Executor. HARRY W. FARMER, Esquire, P.O. Box 118, Oxford, PA 19363, atty.

MORGAN, Patricia R., a/k/a Patricia Reed Morgan, late of West Whiteland Township. Sally Harpold, 116 Stephen Lane, Pottstown, PA 19465, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

NESBITT, Anne F., late of Borough of West Chester. Linda White, care of ROBERT P. KLINE, Esquire, P.O. Box 461, New Cumberland, PA 17070-0461, Executrix. ROBERT P. KLINE, Esquire, Kline Law Office, P.O. Box 461, New Cumberland, PA 17070-0461, atty.

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

PRYGMON, Anthony S., late of East Bradford. Theresa M. DeVault, 417 Chrislena Lane, West Chester, PA 19380, Executrix. JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut Street, West Chester, PA 19380, atty.

RHOADS, Mary E.G., late of Pennsbury Township. David G. Rhoads, 216 Crosslands Dr., Kennett Square, PA 19348 and Ruth Engler, 1009.2 Toronto St., Barrie, Ontario L4N 9R2 Canada, Executors. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

RUGGIERI, Patricia, late of West Grove. Patricia Roark, 1715 Newport Gap Pike, Wilmington, DE 19808, Executrix. WILLIAM E. HOWELL JR., Esquire, 110 E. State Street, Kennett Square, PA 19348, atty.

THOMPSON, Katherine A., late of East Nottingham Township. William R. Thompson, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

TODD, Laura C., late of Oxford Borough. Michael L. Todd, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

WENGER, Ronald Francis, late of Willistown Township. Janet W. Smith, 636 Brookwood Road, Wayne, PA 19087, Executrix.

WINTERS, PAUL J., late of East Brandywine Township. John R. Winters, 244 E. Reeceville Road, Downingtown, PA 19335, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WOESTEMEYER, Francis B., a/k/a Francis Bamford Woestemeyer, Francis Woestemeyer and Frank Woestemeyer, late of East Goshen Township. Richard Eisenstaedt, care of JOHN H. POTTS, Esquire, Strafford Office Building #2, 200 Eagle Road, Ste 106, Wayne, PA 19087-3115, Executor. JOHN H. POTTS, Esquire, Herr Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Ste 106, Wayne, PA 19087-3115, 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

Bonnie Jean's Cleaning Team, with its principal place of business at 1462 Federal Drive, Downingtown, PA 19335.

The application has been (or will be) filed on: June 7, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Bonnie Jean Flinchbaugh, 1462 Federal Drive, Downingtown, PA 19335. This was filed in accordance with 54 PaC.S. 311.

Bud's Ice Cream, with its principal place of business at 525 Gap Newport Pike, Avondale, PA 19311.

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

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: The Ice Cream Station, LLC, 525 Gap Newport Pike, P.O. Box 1118, Avondale, PA 19311 and Michael Lawrence, 525 Gap Newport Pike, P.O. Box 1118, Avondale, PA 19311.

JOHN T. NICHOLSON, Solicitor
10 Broad Street
West Chester, PA 19382

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State on June 17, 2013 for PENNSYLVANIA ORTHOPAEDIC EDUCATION AND RESEARCH FOUNDATION pursuant to the provisions of the PA Nonprofit Corporation Law of 1988 for promoting and undertaking educational and research activities relating to podiatric medicine.

WADE, GOLDSTEIN, LANDAU & ABUZZO, P.C., Solicitor
61 Cassatt Avenue
Berwyn, PA 19312

1st Publication

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 12-04927

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
Vs.

BARRY EDWARD CUMMINGS, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY L. CUMMINGS, HARRY WILLIAM CUMMINGS, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY L. CUMMINGS, MICHAEL KEVIN CUMMINGS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY L. CUMMINGS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY L. CUMMINGS, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY L. CUMMINGS, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 112 SUNNYSIDE ROAD, WEST GROVE, PA 19390-9438
Being in PENN TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 58-4-67
Improvements consist of residential property.

Sold as the property of BARRY EDWARD CUMMINGS, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY L. CUMMINGS, HARRY WILLIAM CUMMINGS, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARY L. CUMMINGS, MICHAEL KEVIN CUMMINGS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY L. CUMMINGS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY L. CUMMINGS, DECEASED

Your house (real estate) at 112 SUNNYSIDE ROAD, WEST GROVE, PA 19390-9438 is scheduled to be sold at the Sheriff's Sale on 09/19/2013 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$162,455.80 obtained by, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

JUDITH A. DORSOGNA A/K/A JUDITH DORSOGNA
RUSSELL J. VECCHIO
Defendants

CHESTER COUNTY

No. 12-01806

NOTICE

To JUDITH A. DORSOGNA A/K/A JUDITH DORSOGNA

You are hereby notified that on February 21, 2012, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 12-01806. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 7 STEVEN WAY, COATESVILLE, PA 19320-1240 whereupon your property would be sold by the Sheriff of CHESTER County.

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

NOTICE

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

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

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

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

SHERIFF SALE OF REAL ESTATE

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

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, Aug 19, 2013**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 13-7-538
Writ of Execution No. 08-14417
DEBT \$283,872.61

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Willistown Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan made by G.D. Houtman, C.E., of Media, Pennsylvania, known as Lot No. 9

BEGINNING at a point in the center line of the Philadelphia and West Chester Pike at a distance of 557.4 feet north 81 degrees 59 minutes west from its intersection of the said center line with the center line of Street Road; thence leaving the said Pike south 8 degrees 1 minutes west 356.72 feet to a point in the center line of Street Road; thence along the said center line south 66 degrees 29 minutes west 6.2 feet to a bolt; thence leaving Street Road north 68 degrees 15 minutes west 97.51 feet to a point; thence north 8 degrees 1

minute east 336.8 feet to a point in the center line of the Philadelphia and West Chester Pike; thence along the same south 81 degrees 59 minutes east 100 feet to the point and place of beginning.

UNDER AND SUBJECT to certain right of ways and easements as now appear of record.

BEING known as 6019 West Chester Pike.

PARCEL No 54-8-52
WILLISTOWN Township

BEING the same premise which Abraham Khoury, Tony Khoury and Roger Khoury by Deed dated 12/15/05 and recorded 12/22/05 in and for the County of Chester in Document ID 10608884 granted and conveyed to Abraham Khoury

PLAINTIFF: JP Morgan Chase Bank
National Association

VS

DEFENDANT: **ABRAHAM
KHOURY**

SALE ADDRESS: 6019 West Chester Pike, West Chester, PA 19382

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

SALE NO. 13-7-540
Writ of Execution No. 12-04263
DEBT \$106,100.27

ALL THAT CERTAIN lot of land, situated in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the west house of a block of two brick dwelling houses designated as No. 625 East Lincoln Highway, bounded and described as follows:

BEGINNING at a point in the middle curb line of East Lincoln Highway at the southwest corner of land now or late of J.W. Templin and opposite the center of the middle dividing partition in the said block of two brick dwelling houses; thence along the north curb line of East Lincoln Highway westwardly 23.8 feet more or less to a corner of land now or late of Changler Sisters; thence extending between parallel lines of that width 200 feet to the south line of Diamond Street.

BOUNDED on the north by the south line of Diamond Street; on the east by land now or late of J.W. Templin, this east line passes through the center of the middle dividing partition in said block of two brick dwelling houses on the south by

the north curb line of East Lincoln Highway and on the west by land now or late of Chandler Sisters.

TAX Parcel #: 16-6-219

BEING known as: 625 E. Lincoln Highway, Coatesville, PA 19320

BEING the same premises which Matthew D. Lamb and Elizabeth S. Lamb, husband and wife, by Deed dated 2/21/97 and recorded 2/28/97, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4146 Page 0047, granted and conveyed unto Dennis B. Waller and Kimberly D. Waller, husband and wife.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **KIMBERLY D. & DENNIS B. (SR.) WALLER**

SALE ADDRESS: 625 E. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALYK L. OFLAZIAN, 215-627-1322**

SALE NO. 13-7-541

Writ of Execution No. 08-10700

DEBT \$63,701.58

ALL THAT CERTAIN lot or piece of ground, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a map made for Wedgwood Estates by Yerkes Associates, Inc., Surveyors, dated 12/01/1975 as follows, to wit:

BEGINNING at a point on the westerly side of Wedgwood Road, a corner of land of Wedgwood Estates; thence along said westerly side of the said Wedgwood Road, south 07 degrees, 22 minutes, 11 seconds east, 50.66 feet to a point, a corner of Unit 14 on the said Plan; thence along the said Units 14 and Unit 13 on the said Plan, south 88 degrees, 01 minute, 12 seconds west, 108.35 feet to a point, a corner of Unit 14 on the said Plan; thence along the said Unit 15, north 01 degrees, 58 minutes, 48 seconds west, 59.62 feet to a point in line of said land of Wedgwood Estates; thence along the said land of Wedgwood Estates the 3 following courses and distances: (1) north 88 degrees, 06 minutes, 59 seconds east, 2.13 feet to a point; (2) south 57 degrees, 28 minutes, 52 seconds east, 15.93 feet to a point; and (3) north 88 degrees, 06 minutes, 59 seconds east, 88.33 feet to the first mentioned point and place of beginning.

CONTAINING 4,328.989 square feet more or less.

BEING Unit No. 16 Building D-4 on said Plan.

PARCEL No.: 39-5E-1

BEING known as: 115 Argyll Court, Downingtown, PA 19335.

BEING the same premises which Richard G. Schaafsma, by Deed dated April 13, 1995 and recorded May 11, 1995 in and for Chester County, Pennsylvania, in Deed Book Volume 3890, Page 1424, granted and conveyed unto Jose L. Ramirez.

PLAINTIFF: Washington Mutual Bank VS

DEFENDANT: **JOSE L. RAMIREZ**

SALE ADDRESS: 115 Argyll Court, Downingtown, PA 19335

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

SALE NO. 13-7-542

Writ of Execution No. 11-07727

DEBT \$192,323.09

ALL THAT CERTAIN lot of land with building and improvements thereon erected, situated in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E., February 14, 1940, as follows:

BEGINNING at an iron pin in or near the middle of a public road leading to Wagontown Station, a corner of land of the Hadfield Home; thence leaving said road and by land of the Hadfield Home, crossing the P&R Railroad, north 63 degrees east, a distance of 513.15 feet to an iron pin on the westerly bank of the Brandywine Creek, a corner of land now or late of William Givler; thence by the latter, south 00 degrees 45 minutes west, a distance of 505.02 feet to an iron pin, a corner of land now or late of Alexander L. Ward; thence by the same, north 68 degrees 30 minutes west, a distance of 502.72 feet to a point in or near the middle of said road leading to Wagontown Station; thence along the same, north 09 degrees 30 minutes east, a distance of 67.31 feet to the place of beginning.

CONTAINING 2.934 acres of land, more or less.

UNDER and subject to restrictions and conditions as now appear of record.

TITLE to said premises is vested in Jean A. Smith, Donald P. Smith and United States of America c/o United States Attorney for the

Eastern District of Pennsylvania by Deed from Donald P. Smith and Jean A. Smith, husband and wife dated February 9, 2001 and recorded March 2, 2001 in Deed Book 4905, Page 650.

PREMISES being known as: 416 Wagontown Road, Wagontown, Pennsylvania 19376.

TAX I.D. #: 28-06-0122

PLAINTIFF: Ameriquet Mortgage Securities Inc
VS

DEFENDANT: **JEAN A. & DON-ALD P. SMITH**

SALE ADDRESS: 416 Wagontown Rd, Wagontown, PA 19376

PLAINTIFF ATTORNEY: **KEVIN T. McQUAIL, 215-790-5748**

SALE NO. 13-7-543

Writ of Execution No. 12-02038

DEBT \$137,388.09

ALL THAT CERTAIN message and tract of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, which is more fully described as follows:

BEGINNING at a point on the southern line of Building Group No. 3 said point being measured the following 2 courses and distances from the intersection of DuPont Street and Essex Street: (1) north 2 degrees 7 minutes 45 seconds west, 64 feet; (2) north 87 degrees 52 minutes 15 seconds east, 6.17 feet; thence partially by the party wall separating Building "G" from Building "F" both of Building Group No. 3 north 2 degrees 7 minutes 45 seconds west, 65 feet; thence by the northern line of Building Group No. 3 north 87 degrees 52 minutes 15 seconds east, 20 feet; thence partially by the party wall separating Building "F" from Building "E" both of Building Group No. 3 south 2 degrees 7 minutes 45 seconds east, 65 feet to a point on the southern line of Building Group No. 3; thence by the same south 87 degrees 52 minutes 15 seconds west, 20 feet to the first mentioned point and place of beginning.

CONTAINING 1,300 square feet of land.

BEING Building "F" of Building Group No. 3, Barley Sheaf Farm. Being the same premises which Andrew M. Cuomo, Secretary of Housing and Urban Development by Deed dated 01-12-01 and recorded 03-16-01 in Chester

County in 4913 Page 680 conveyed unto Peter Matos and Rhonda Matos, in fee. And the said Thomas E. McVeigh and Linda C. McVeigh join in this conveyance by reason of notice of Real Estate Option Agreement; dated 07-13-05 recorded 07-19-05 Record Book 6553 Page 2364

TITLE to said premises is vested in Victoria L. Toaltoan by Deed from dated September 9, 2005 and recorded September 30, 2005 in Deed Book 6636, Page 1151.

PREMISES being known as: 2523 DuPont Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-04E-D172

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

VS

DEFENDANT: **VICTORIA L. TOALTOAN**

SALE ADDRESS: 2523 DuPont Street, Coatesville, PA 19320

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

SALE NO. 13-7-544

Writ of Execution No. 11-00664

DEBT \$333,144.85

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, known as Lot No. 10, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, which according to a survey made by Alva L. Rogers, Registered Land Surveyor, Ardmore, Pennsylvania, on April 11th A.D. 1927, is bounded and described as follows, to wit:

BEGINNING at a point in the middle of Orchard Lane (forty feet wide) said point is at the distance of one hundred ninety-eight feet and thirty-seven one hundredths of a foot measured south ten degrees fifty-seven minutes east along the middle of Orchard Lane from its intersection with the middle of Philadelphia and Lancaster Turnpike (50 feet wide), thence leaving Orchard Lane by Lot No. 9 now or late of Clarence J. Clark, north seventy-nine degrees three minutes east one hundred forty-two feet and seventy one-hundredths of a foot to a point; thence south twenty-four degrees twenty minutes east twenty-two feet and seventy-nine one hundredths of a foot; thence south nine degrees thirty-seven minutes east

eighty-eight feet and seventy-seven one-hundredths of a foot to a corner of Lot No. 11 belonging now or late to the Grantor, thence extending by Lot No. 11 north seventy-five degrees, seventeen minutes fourteen seconds west one hundred sixty-seven feet and forty one one-hundredths of a foot to a point in the middle line of Orchard Lane; thence along the middle of same the two following courses and distances: (1) on a line curving to the left with a radius of fifty feet in the northeasterly direction the arc of twenty-two feet and forty one-hundredths of a foot to a point; (2) north ten degrees fifty-seven minutes west sixteen feet and fifty-five one-hundredths of a foot to the place of beginning.

CONTAINING eleven thousand two hundred square feet be the same more or less.

PARCEL #43-10K-105

TITLE to said premises is vested in Lori Solinger and James H. Solinger, husband and wife, by Deed from Lori Solinger dated June 22, 2007 and recorded July 17, 2007 in Deed Book 7214, Page 419. Premises being known as: 23 Orchard Lane, Berwyn, Pennsylvania 19312.

TAX I.D. #: 43-10K-105

PLAINTIFF: Bank of America

VS

DEFENDANT: **LORI & JAMES H. SOLINGER**

SALE ADDRESS: 23 Orchard Lane, Berwyn, PA 19312

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

SALE NO. 13-7-545

Writ of Execution No. 12-10406

DEBT \$141,123.30

BY virtue of a Writ of Execution No. 12-10406

OWNER(S) of property situate in Caln Township, Chester County, Pennsylvania, being 1314 Blackhorse Hill Road, Coatesville, PA 19320-2018

UPI No. 39-3G-16

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$141,123.30

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DANIEL A. & BRENDA B. FINLEY**

SALE ADDRESS: 1314 Blackhorse

Hill Rd, Coatesville, PA 19320

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

SALE NO. 13-7-546

Writ of Execution No. 13-00959

DEBT \$305,596.52

ALL THAT CERTAIN lot or piece of ground situate in Willistown Township, Chester County, Pennsylvania, bounded and described according to a Title Plan for Building 100, Willistown Knoll, made by Beideman Associates, Inc., dated August 21, 1995 as follows, to wit:

BEGINNING at an interior point a corner of Unit 104, in line of Common Open Space as shown on said Plan; thence from said point of beginning along said Common Open Space, south 27 degrees 28 minutes 36 seconds east, 24 feet to a point a corner of Unit 102; thence along Unit 102, south 62 degrees 31 minutes 24 seconds west, 64 feet to a point in line of Open Space; thence along said Open Space, north 27 degrees 28 minutes 36 seconds west, 24 feet to a point a corner of Unit 104; thence along Unit 104, north 62 degrees 31 minutes 24 seconds east, 64 feet to the point and place of beginning.

BEING known as Unit 103.

BEING Chester County UPI 54-8-1068

TAX Parcel #: 54-8-1068

BEING known as: 103 Princeton Circle, Newtown Square PA 19073

BEING the same premises which Hye Jin Han, by Deed dated 8/31/09 and recorded 9/3/09, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7765 Page 68, granted and conveyed unto Steven A. Cianciola and Susan C. Spencer.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **STEVEN A. CIANCIOLA and SUSAN C. SPENCER**

SALE ADDRESS: 103 Princeton Circle, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **ALYK L. OFLAZIAN, 215-627-1322**

SALE NO. 13-7-547

Writ of Execution No. 12-06466

DEBT \$200,623.62

ALL THAT CERTAIN parcel of ground, situate in the Township of Sadsbury,

County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain as-built Plan" for Sadsbury Associates, Building Unit "Y", Drawing Number 2002219u135, dated May 7, 2003, prepared by Wilkinson Associates, Surveying/Engineering and recorded in Plan File Number 16637 as follows to wit.

BEING Unit 105, Building Unit Y, Sadsbury Village

UPI No. 37-4-40.7

TAX Parcel #: 37-4-40.7

BEING known as: 202 Fox Trail, Parkesburg, PA, 19365

BEING the same premises which Kristine Lawson nka Kristine Sigle and Corey J. Sigle, husband and wife, by Deed dated 8/30/07 and recorded 9/7/07, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7258 Page 2336, granted and conveyed unto Irina G. Wassan and Pavel R. Yanbekov.

PLAINTIFF: Green Tree Consumer Discount Company

VS

DEFENDANT: **IRINA G. WASSON and PAVEL R. YANBEKOV**

SALE ADDRESS: 202 Fox Trail, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **SALVATORE FILIPPELLO, 215-627-1322**

SALE NO. 13-7-548

Writ of Execution No. 11-11441

DEBT \$226,110.13

TRACT NO. 1

ALL THAT CERTAIN message and lot or piece of ground, situate in the Sixth Ward of the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described as follows;

BEGINNING at a point in the southwest corner of Chester Avenue and Cherry Street; thence along the western side of said Cherry Street in a southerly direction 100 feet to a corner in line of lands of Samuel G. Rogers, thence at right angles to the said Cherry Street and along the said lands of the said Samuel G. Rogers in a westerly direction 50 feet to a point; thence at right angles to the last described line and parallel with the first described boundary line in a northerly direction along lands of the Estate of John E. Tencate, deceased, 100 feet to a point in the southern side of said Chester Avenue, aforesaid, thence along the

southern side of Chester Avenue in an easterly direction 50 feet to the place of beginning.

CONTAINING 5,000.00 square feet of land be the same more or less.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of land, situate in the Sixth Ward of the aforesaid Borough, County, and State bounded and described as follows, to wit:

BEGINNING at a gas pipe in line with the westerly side of Chester Avenue distant 25 feet from the centerline thereof and distant 50 feet from the northwesterly corner of Chester Avenue and Cherry Street; thence along the aforesaid westerly side of Chester Avenue parallel to and 25 feet distant from the centerline thereof north 30 degrees 30 minutes west 131.46 feet to a gas pipe marking the southwesterly corner of Chester Avenue and York Street; thence along the southerly side of York Street, parallel to and 15 feet distant from the centerline thereof south 59 degrees 44 minutes west, 98.42 feet to another gas pipe; thence along lands now or late of Samuel G. Rogers south 29 degrees 56 minutes east 130.5 feet to a point marked by a hole drilled in a concrete retaining wall, thence along lands of William Sauers, north 60 degrees 17 minutes east 99.77 feet to the place of beginning.

EXCEPTING AND RESERVING THEREFROM; deed, William Sauers and Viola A. Sauers, his wife, dated 11/2/1939 recorded in the Office for the Recording of Deeds of Chester County in Deed Book K 20 Page 2, granted and conveyed unto Daniel S. Fritz in fee, as follows, to wit;

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in the Sixth Ward of the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point marked by a gas pipe in the southwesterly corner of Chester Avenue and York Street, said point being 15 feet from the centerline of York Street and 25 feet from the centerline of Chester Avenue, thence along the southerly side of York Street, and parallel to and 15 feet distant from the centerline thereof, south 59 degrees 44 minutes west 98.42 feet to another gas pipe; thence along lands now or late Samuel G. Rogers, south 29 degrees 56 minutes east 50 feet to remaining lands of the grantors out of which this lot is conveyed; thence along the side of said remaining lands of the grantors, parallel to and 65

feet distant from the centerline of York Street north 59 degrees 44 minutes east 98.42 feet to a point in line with the westerly side of Chester Avenue and 25 feet from the center thereof; thence along the said side of Chester Avenue and 25 feet from the centerline thereof a distance of 50 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in John Capiello and Michele Capiello by Deed from Lawrence F. Swartz and Arlene A. Swartz, husband and wife, dated March 1, 1996 and recorded March 7, 1996 in Deed Book 4002, Page 0729.

PREMISES being known as: 950 Cherry Street, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 15-12-307

PLAINTIFF: Deutsche bank National Trust (Trustee) aka Certificateholders of Soundview Home Loan Trust...

VS

DEFENDANT: **JOHN & MICHELE CAPIELLO**

SALE ADDRESS: 950 Cherry Street, Phoenixville, PA 19460

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

SALE NO. 13-7-549

Writ of Execution No. 12-04715

DEBT \$314,978.64

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Tredyffrin Township, Chester County State of PA, bounded and described according to a minor subdivision plan made for Lonnie Lowry, by Yerkes Associates, Inc., West Chester, PA dated 5-26-1989 and last revised 1-10-1991 and recorded as Plan No. 11140, as follows, to wit:

BEGINNING at a point on the northwesterly side of Howell Road (T-433) at a common corner of Lot Nos. 1 and 2 as shown on said Plan; thence from said beginning point and extending along the side of said road south 20 degrees 36 minutes 50 seconds west, 137.42 feet to a monument to be set at a corner of lands now or formerly of Joseph L. Frisko; thence extending along lands of the same north 85 degrees 07 minutes 10 seconds west, 425.51 feet to an iron pin (found) in line of lands now or formerly of Thomas A. Fillippo; thence extending along lands of the same north 11 degrees 36 minutes 40 seconds east,

162.59 feet to a point, a corner of Lot No. 1, aforesaid; thence extending along the same the five (5) following courses and distances: (1) north 82 degrees 28 minutes 30 seconds east, 111.09 feet to a point (2) north 08 degrees 06 minutes 30 seconds west, 22.46 feet to a point (3) north 81 degrees 53 minutes 30 seconds east, 43.54 feet to a point ; (4) south 08 degrees 06 minutes 30 seconds east, to a point; and (5) south 70 degrees 53 minutes 10 seconds east crossing over a driveway, 304.96 feet to a point on the northwesterly side of Howell Road being the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

TITLE to said premises is vested in Mary Beth Heilmann-Finn by Deed from Lonnie A. Lowry and Helen R. Lowry, husband and wife dated December 9, 1994 and recorded December 29, 1994 in Deed Book 3846, Page 1312.

PREMISES being known as: 2120 Howell Road, Malvern, Pennsylvania 19355.

TAX I.D. #: 43-03-0003.01A0

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **MARY BETH HEILMANN-FINN**

SALE ADDRESS: 2120 Howell Rd, Malvern, PA 19355

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

SALE NO. 13-7-550

Writ of Execution No. 10-01500

DEBT \$336,940.83

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

SITUATE in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan thereof of Howard W. Doran, Registered Surveyor, Newtown Square, Pa, dated 10/25/1962 and last revised 4/28/1966 as follows, to wit:

BEGINNING at a point in the center line of Lochwood Lane (50 feet wide) at the distance of 618.73 feet measured south 82 degrees 30 minutes west, along same from its intersection with the center line of Waterview Road (50 feet wide); thence extending from said beginning point along the center line of Lochwood Lane the 3 following courses and distances, (1) south 82 degrees

30 minutes west 84.20 feet to a point of curve (2) on a line curving to the right, having a radius of 150 feet, the arc distance of 268.97 feet to a point of tangent and (3) north 05 degrees 14 minutes 20 seconds east, 37.65 feet to a point; thence extending north 86 degrees 19 minutes 30 seconds east 223.73 feet to a point; thence extending south 07 degrees 30 minutes east 300 feet to the first mentioned point and place of beginning.

BEING Lot No.56 as shown on said Plan.

PARCEL No.: 53-6B-17

TITLE to said premises is vested in Mitchell S. Juliana and Richard S. Juliana, husband and wife, by Deed from Nicholas Zervas dated March 23, 2006 and recorded April 19, 2006 in Deed Book 6818, Page 1784.

PREMISES being known as: 25 Lochwood Lane, West Chester, Pennsylvania 19380.

TAX I.D. #: 53-6B-17

PLAINTIFF: Bank of America National Association
VS

DEFENDANT: MITCHELL S. & RICHARD S. JULIANA

SALE ADDRESS: 25 Lochwood Ln, West Chester, PA 19380

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

SALE NO. 13-7-551

Writ of Execution No. 11-10901

DEBT \$331,877.27

BY virtue of a Writ of Execution No. 11-10901

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 215 Providence Hill Road, East Fallowfield, PA 19320-3967

UPI No. 47-5-195

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$331,877.27

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: THOMAS ALEXANDER & SHAWNA Y. BOYER

SALE ADDRESS: 215 Providence Hill Road, Coatesville, PA 19320

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

SALE NO. 13-7-552

Writ of Execution No. 12-02981

DEBT \$243,354.53

BY virtue of a Writ of Execution No. 12-02981

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 1025 Stirling Street, Coatesville, PA 19320-3522

UPI No. 16-07-0076

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$243,354.53

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: NORMAN JOSEPH & GINA M. DYSON

SALE ADDRESS: 1025 Stirling St., Coatesville, PA 19320

PLAINTIFF ATTORNEY: ADAM C. DAVIS, 856-429-1700

SALE NO. 7-553

Writ of Execution No. 12-04275

DEBT \$99,933.21

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester and 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 Office for the Recorder of Deeds in and for the County of Chester of a Declaration, including the Plans attached thereto as an Exhibit, dated 6/17/1981 and recorded in Miscellaneous Deed Book 519 Page 423, and the Amendment to Declaration dated 7/21/1981 and recorded 7/22/1981 in Miscellaneous Deed Book 523 Page 114 and a Second Amendment thereof dated 10/19/1981 and recorded 11/17/1981 in Miscellaneous Deed Book 534 Page 307, and a Third Amendment thereof dated 6/10/1983 and recorded 7/14/1983 in Miscellaneous Deed Book 594 Page 486, being and designated as Unit #297, together with a proportionate undivided interest in the Common Elements.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record in the

aforesaid office, contained in the aforesaid Declaration and Amendments and as are shown on the Plan accompanying such Declaration.

BEING the same premises which Mass Farzan by Deed dated April 22, 2004 and recorded May 12, 2004 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6152, Page 1685, granted and conveyed unto Sandra R. Shuman.

TO be sold as the premises of Jay Ciccarone and Suzanne M. Ciccarone aka Suzanne M. Pratoski.

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Susquehanna Bank (S/B/M) DBA Graystone Tower Bank DBA First National Bank of Chester County

VS

DEFENDANT: **JAY CICCARONE & SUZANNE M. CICCARONE aka SUZANNE M. PRATOWSKI CICCARONE**

SALE ADDRESS: 933 Washington Place, Wayne, PA 19087

PLAINTIFF ATTORNEY: **WILLIAM FRANCIS COLBY, 610-376-6651**

SALE NO. 13-7-554

Writ of Execution No. 11-13964

DEBT \$201,226.05

BY virtue of a Writ of Execution No. 11-13964

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 207 Buchanan Street, Phoenixville, PA 19460-3733

UPI No. 15-13-156

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$201,226.05

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CAROLYN R. GUARINI a/k/a CAROLYN GUARINI and MATTHEW T. KROMER a/k/a MATTHEW KROMER** SALE ADDRESS: 207 Buchanan Street, Phoenixville, PA 19460

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

SALE NO. 13-7-555

Writ of Execution No. 09-13410

DEBT \$673,712.93

BY virtue of a Writ of Execution No. 09-13410

OWNER(S) of property situate in the Township of West Bradford, County of Chester, State of Pennsylvania, being 1306 Brownsville Drive, Romansville, PA 19320-4783

UPI No. 50-4-182

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$673,712.93

PLAINTIFF: Deutsche Bank Trust Company

VS

DEFENDANT: **KIERON MARKS & ROBERT PARNELL**

SALE ADDRESS: 1306 Brownsville Drive, Romansville, PA 19320

PLAINTIFF ATTORNEY: **ADAM C. DAVIS, 856-429-1700**

SALE NO. 13-7-556

Writ of Execution No. 13-02278

DEBT \$3,814,317.11

ALL THAT CERTAIN parcel of land, situate in the Township of Charlestown, County of Chester, Commonwealth of Pennsylvania, being the remaining lands of Parcel described in Deed Book V-39 Page 749, bounded and described more particularly as follows, to wit:

BEGINNING at a point in the intersection of West Chester-Phoenixville Road (SR 1003) and Yellow Springs Road (T 488); thence extending along Yellow Springs Road, the 6 following courses and distances: (1) north 25 degrees 34 minutes 55 seconds west, 51.20 feet to a point; (2) north 22 degrees 34 minutes 56 seconds west, 219.29 feet to a point; (3) north 28 degrees 41 minutes 54 seconds east, 257.30 feet to a point; (4) north 00 degrees 51 minutes 18 seconds east, 134.02 feet to a point; (5) north 30 degrees 25 minutes 40 seconds west, 421.56 feet to a point; and (6) north 65 degrees 25 minutes 30 seconds west, 329.55 feet to a point; thence extending along lands now or formerly of Anthony J. Ingrassia, north 24 degrees 27 minutes west, 458.63 feet to a point in line of the south side of the Pennsylvania Turnpike Commission (U.S. Route 76 - 200 feet wide); thence extending along said Turnpike the 3

following courses and distances: (1) south 85 degrees 33 minutes 47 seconds east, 7.31 feet to a point of curve; (2) extending along the arc of a circle curving to the left having a radius of 3,919.80 feet the arc distance of 2,038.59 feet to a point of tangent; and (3) north 64 degrees 38 minutes 20 seconds east, 130.87 feet to a point; thence leaving said turnpike, south 33 degrees 32 minutes 35 seconds east, 839.41 feet to a point in the bed of the aforementioned West Chester-Phoenixville Road; thence extending along West Chester-Phoenixville Road, south 56 degrees 31 minutes 30 seconds west, 2,263.23 feet to the first mentioned point and place of beginning.

TAX ID/Parcel No. 35-04-0085/UPI No. 35-4-85

BEING the same premises which Lafayette Park Homes, a Pennsylvania General Partnership, by Anthony J. Volpi and Charles M. Davis, Jr., surviving co-partners by Deed dated 9/20/1999 and recorded 9/30/1999 in Chester County in Record Book 4644 Page 85 conveyed unto Subdivision Services Corporation, a Pennsylvania Corporation, in fee.

PLAINTIFF: Acquired Capital II LP
VS

DEFENDANT: **SUBDIVISION SERVICES CORPORATION**

SALE ADDRESS: 3017 Phoenixville Pk, Malvern, PA 19355

PLAINTIFF ATTORNEY: **RON L. WOODMAN, 215-972-7006**

SALE NO. 13-7-557
Writ of Execution No. 12-06745
DEBT \$72,218.22

ALL THAT CERTAIN lot; piece or tract of land situate, lying and being in the Township of New Garden and in the County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of the Newport Road in the center of a stream dividing this land from other lands of said parties of the first part; thence north 83 degrees west along the center of said stream 313 feet 6 inches to a point; thence north 07 degrees east and parallel with Newport Road aforesaid, 313 feet 6 inches to a point; thence south 83 degrees east and at right angles to line last aforesaid, 313 feet 6 inches to the westerly side of the Newport Road; thence south 07 degrees west along the westerly

side of the Newport Road 313 feet 6 inches to the place of beginning.

CONTAINING 2.25 acres of land be the same more or less.

BEING Tax Parcel Numbers 60-6-43 and 60-6-43.1.

BEING known as: 149 Old Limestone Road, Toughkenamon, PA 19374

BEING the same premises which Charles J. Miller, Executor of the Estate Charles J. Miller, deceased, by Deed dated 2/18/00 and recorded 2/22/00, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4715 Page 1566, granted and conveyed unto Padric G. Miller and Sarah M. Miller, husband and wife.

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **PADRIC G. & SARAH M. MILLER**

SALE ADDRESS: 149 Old Limestone Road, Toughkenamon, PA 19374

PLAINTIFF ATTORNEY: **SALVATORE FILIPPELLO, 215-627-1322**

SALE NO. 13-7-558
Writ of Execution No. 09-13811
DEBT \$235,694.63

BY virtue of a Writ of Execution No. 09-13811

OWNER(S) of property situate in West Whiteland Township, Chester County, Pennsylvania, being 1432 Redwood Ct, West Chester, PA 19380-2162

UPI No. 41-5-1271

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$235,694.63

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **JEANNIE M. FELICIANO f/k/a JEANNIE M. WILLHIDE**

SALE ADDRESS: 1432 Redwood Ct, West Chester, PA 19380

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

SALE NO. 13-7-559**Writ of Execution No. 11-03435****DEBT \$124,302.62**

BY virtue of a Writ of Execution No.
11-03435

OWNER(S) of property situate in the
Township of Sadsbury, Chester County,
Pennsylvania, being 305 Compass Road,
Parkersburg, PA 19365-2125

UPI No. 37-1-19-2

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$124,302.62

PLAINTIFF: PHH Mortgage
Corporation

VS

DEFENDANT: **GODFREY &
TANETTE STEVENS**

SALE ADDRESS: 305 Compass Road,
Parkersburg, PA 19365

PLAINTIFF ATTORNEY: **ADAM C.
DAVIS, 856-429-1700**

SALE NO. 13-7-560**Writ of Execution No. 12-01641****DEBT \$354,397.39**

BY virtue of a Writ of Execution No.
2012-01641

OWNER(S) of property situate in the
Township of Uwchlan, Chester County,
Pennsylvania, being 906 North York Drive,
Downingtown, PA 19335-3157

UPI No. 33-6D-95

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$354,397.39

PLAINTIFF: JPMorgan Chase Bank
National Association (S/I/I) DBA Federal Deposit
Insurance Corporation The (as RECE DBA
Washington Mutual Bank (F/K/A) FKA
Washington Mutual Bank FA

VS

DEFENDANT: **EFREM & ALANDA
GIBBS**

SALE ADDRESS: 906 N York Dr,
Downingtown, PA 19335

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

SALE NO. 13-7-562**Writ of Execution No. 12-07083****DEBT \$146,856.45**

BY virtue of a Writ of Execution No.
12-07083

OWNER(S) of property situate in the
Borough of Oxford, County of Chester,
Commonwealth of Pennsylvania, being 454 Broad
Street, Oxford, PA 19363-1617

UPI No. 6-5-219.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$146,856.45

PLAINTIFF: Sun East FCU
VS

DEFENDANT: **JAMES FRANCIS
COWAN, IV and JEWELL LYNN BENNETT**

SALE ADDRESS: 454 Broad Street,
Oxford, PA 19363

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

SALE NO. 13-7-563**Writ of Execution No. 12-13544****DEBT \$212,397.95**

BY virtue of a Writ of Execution No.
12-13544

OWNER(S) of property situate in the
Township of West Bradford, Chester County,
Pennsylvania, being 2205 Cranberry Lane,
Coatesville, PA 19320-4706

UPI No. 50-4P-25

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$212,397.95

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **TIMOTHY D. &
GINA A. RINGGOLD**

SALE ADDRESS: 2205 Cranberry Ln,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ADAM C.
DAVIS, 856-429-1700**

SALE NO. 13-7-565**Writ of Execution No. 12-08718****DEBT \$651,329.90**

ALL THAT CERTAIN lot or parcel of
land situated in the Township of West Bradford,
County of Chester, and Commonwealth of

Pennsylvania, being known as Lot No. 35 as shown on a Plan entitled, "Title Plan, Final Subdivision and Land Development Plan, The Reserve at Chestnut Ridge", dated February 12, 2003, last revised May 17, 2005 sheets No. 4 through No. 7 of 30, prepared by Commonwealth Engineers, Inc., Downingtown, Pennsylvania 19335 and recorded in the Chester County Recorder of Deeds Office on May 19, 2005 as Instrument No.10651729 in Plan Book 17816, Page 1, more particularly described as follows:

BEGINNING at a common corner of Lots No. 35 and No. 36 on the northwesterly side of West Stonington Drive (50' R.O.W.); thence

1. ALONG the northwesterly side, passing along an arc of a circle curving to the left, having a radius of 325.00 feet, an arc distance of 102.33 feet, a chord bearing of south 20 degrees 40 minutes 45 seconds west, a chord distance of 101.91 feet to a corner of Lot No. 34; thence

2. ALONG Lot No. 34, north 78 degrees 20 minutes 29 seconds west, a distance of 161.13 feet to a corner on line of Open Space "B"; thence

3. ALONG Open space "B", north 03 degrees 08 minutes 25 seconds west, a distance of 57.38 feet to a corner; thence

4. CONTINUING along OPEN SPACE "B", north 37 degrees 27 minutes 44 seconds east, a distance of 103.28 feet to a corner of Lot No. 36; thence

5. ALONG Lot No. 36, south 60 degrees 18 minutes 02 seconds east, a distance of 154.39 feet to the first mentioned point and place of beginning.

CONTAINING 21,386 square feet of land.

BEING Parcel No. 50-4-129

BEING part of the same premises from The Estate of Ellen L. Harple, deceased, by Shirley A. Datner, Jacqueline H. Woodward and Ellen J. Goebel, individually and as Executrices, and Charles Datner, Joseph A. Woodward and George H. Goebel, IV dated April 29, 2005 and recorded in the Office of the Chester County Recorder of Deeds in Book 6489, Page 1957, granted and conveyed unto Toll PA VI, L.P.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions for The Reserve at Chestnut Ridge recorded May 23, 2006 in Book 6849, Page 2129 in the Office of the Recorder of Deeds of Chester County.

AS may be amended from time to time.

TAX Parcel #: 50-4-129

BEING known as: 1474 West Stonington Drive, Downingtown, PA 19335

BEING the same premises which Toll PA VI, L.P. by Deed dated 4/27/07 and recorded 5/7/07, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book Instrument #10751495 granted and conveyed unto Henry Butler.

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **HENRY BUTLER**

SALE ADDRESS: 1474 West Stonington Dr, Downingtown, PA 19335

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

SALE NO. 13-7-566

Writ of Execution No. 12-02622

DEBT \$131,091.05

BY virtue of a Writ of Execution No. 12-02622

OWNER(S) of property situate in the Borough of Malvern, Chester County, Pennsylvania, being 11 High Street, Malvern, PA 19355-2511

UPI No. 2-4-50

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$131,091.05

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

VS

DEFENDANT: **STEPHAN A. STOECKL**

SALE ADDRESS: 11 High Street, Malvern, PA 19355

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

SALE NO. 13-7-567

Writ of Execution No. 12-00658

DEBT \$437,502.83

BY virtue of a Writ of Execution No. 12-00658

OWNER(S) of property situate in the Township of Kennett, Chester County, Pennsylvania, being 100 Cold Springs Drive,

Kennett Square, PA 19348-2646
UPI No. 62-4-281.2
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$437,502.83

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PATRICK & AMY**

MITCHELL

SALE ADDRESS: 100 Cold Spring

Dr, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ALLISON**

F. ZUCKERMAN, 215-563-7000

SALE NO. 13-7-568

Writ of Execution No. 12-08235

DEBT \$234,615.78

By virtue of a Writ of Execution No.
12-08235

Owner(s) of property situate in Upper
Uwchlan Township, Chester County,
Pennsylvania, being 116 Heather Hill Drive,
Downingtown, PA 19335-1826.

UPI No. 32-3-62.7

Improvements thereon: Residential

Dwelling

Judgment Amount: \$234,615.78

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **TERRANCE A.**

FAVIER & DAWN M. SALVUCCI FAVIER

SALE ADDRESS: 116 Heather Hill

Dr., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON**

F. ZUCKERMAN, 215-563-7000

SALE NO. 13-7-569

Writ of Execution No. 13-00185

DEBT \$154,592.17

BY virtue of a Writ of Execution No.
2013-00185-RC

OWNER(S) of property situate in the
West Chester Borough, Chester County,
Pennsylvania, being 201 West Union Street, West
Chester, PA 19382-3326

UPI No. 1-9-630

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$154,592.17

PLAINTIFF: Deutsche Bank National
Trust Company (Trustee) DBA GSAA Home

Equity Trust

VS

DEFENDANT: **JAMES E. &**

DIANNE E. HORVATH

SALE ADDRESS: 201 W Union St,

West Chester, PA 19382

PLAINTIFF ATTORNEY: **BRIAN**

JONATHAN YODER, 215-563-7000

SALE NO. 13-7-570

Writ of Execution No. 12-07081

DEBT \$321,817.72

BY virtue of a Writ of Execution No.
12-07081

OWNER(S) of property situate in the
Township of West Brandywine, Chester County,
Pennsylvania, being 3 Kristin Drive a/k/a 3 Kristen
Drive, Coatesville, PA 19320-1459

UPI No. 29-7-151.20

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$321,817.72

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **KAREN C. REISS**

and NICHOLAS J. (JR.) BRACCIA

SALE ADDRESS: 3 Kristin Drive

a/k/a 3 Kristen Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M.**

KOLESNIK, 215-563-7000

SALE NO. 13-7-571

Writ of Execution No. 12-07750

DEBT \$213,746.06

BY virtue of a Writ of Execution No.
12-07750

OWNER(S) of property situate in the
Township of East Pikeland, Chester County,
Pennsylvania, being 57 Ridge Road, Phoenixville,
PA 19460-1915

UPI No. 26-3A-1

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$213,746.06

PLAINTIFF: JPMorgan Chase Bank

National Association

VS

DEFENDANT: **SAMUEL L. &**

KAREN M. FAIN

SALE ADDRESS: 57 Ridge Rd,

Phoenixville, PA 19460

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

SALE NO. 13-7-572
Writ of Execution No. 12-12001
DEBT \$207,713.89

BY virtue of a Writ of Execution No. 12-12001

OWNER of property situate in the Township of London Grove, Chester County, Pennsylvania, being 219 State Road, Avondale, Pennsylvania 19311.

UPI No. 59-8-100.3

IMPROVEMENTS: residential dwelling

JUDGMENT amount: \$207,713.89

PLAINTIFF: Malvern Federal Savings

Bank

VS

DEFENDANT: **DANA L. TINNIN**

SALE ADDRESS: 219 State Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN, 610-889-0700**

SALE NO. 13-7-573
Writ of Execution No. 12-04892
DEBT \$302,296.86

ALL THAT CERTAIN parcel of land situated in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, being known and designated as follows:

LOT 2, at a point in the title line in the bed of Little Washington Lyndell Road, in Chester County Records.

BEING more fully described as a metes and bounds property as set forth in Book 2236 Page 578, dated 10/31/1990, recorded 12/05/1990, in Chester County Records.

PARCEL No. 29-5-28

HAVING erected thereon a dwelling known as 167 Little Washington Lyndell Road, Downingtown, PA 19335.

BEING the same premises which Harvey C. Waltz by Deed dated 10/31/90 and recorded on 12/05/90 in the Recorder of Deeds Office in Chester County, Pennsylvania in Deed Book Volume 2236, Page 581, granted and conveyed unto George H. Cox, Jr. and Nermin S. Cox.

PLAINTIFF: PNC Bank

VS

DEFENDANT: **GEORGE H., JR. & NERMIN S. COX**

SALE ADDRESS: 167 Little Washington Lyndell Rd, Downingtown, PA 19335

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

SALE NO. 13-7-574
Writ of Execution No. 10-00913
DEBT \$471,071.30

By virtue of a Writ of Execution No. 10-00913

OWNER(S) of property situate in the Township of Kennett, Chester County, Pennsylvania, being 203 Blue Spruce Drive, Kennett Square, PA 19348-4108

UPI No. 62-4-745

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$471,071.30

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAVID J. CRANSTON**

SALE ADDRESS: 203 Blue Spruce Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ADAM C. DAVIS, 856-429-1700**

SALE NO. 13-7-575
Writ of Execution No. 11-11255
DEBT \$455,404.77

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Pikeland, Chester County, Pennsylvania, bounded and described according to a proposed Subdivision Plan for George M. Sophocles, made by SWK Architects and Engineers, dated September 13, 1979 and last revised June 13, 1985 and recorded in Chester County as Plan #4025 as follows, to wit:

BEGINNING at a point on the north-westerly right of way line of Adelphia Lane (35 feet wide) said point being the corner of Lot B and Lot A (the herein described lot); thence leaving Adelphia Lane and along Lot B south 38 degrees 45 minutes 00 seconds west 233.63 feet to a point in line of lands now or formerly of John H. Latshaw; thence along said lands north 52 degrees 11 minutes 00 seconds west 404.52 feet to a point a corner of Lot 3; thence along Lot 3 and also

along the dividing line between West Vincent Township and West Pikeland Township north 36 degrees 38 minutes 04 seconds east 239.72 feet to a point on the aforesaid right of way line of Adelphia Lane; thence along said right of way line south 51 degrees, 15 minutes 00 seconds east 372.62 feet to the point and place of beginning.

BEING Lot A on said Plan.

TITLE to said premises is vested in Theo Notaras and Susan Notaras, h/w, by Deed from Theo Notaras, dated 11/14/2005, recorded 12/05/2005 in Book 6701, Page 322.

UPI #34-3-2.5

BEING known as the premises of 1 Adelphia Lane, Chester Springs, PA 19425-1702

RESIDENTIAL property

SEIZED in execution as the property of Theo Notaras and Susan Notaras on No. 11-11255

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **THEO & SUSAN**

NOTARAS

SALE ADDRESS: 1 Adelphia Ln, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ADAM C.**

DAVIS, 856-429-1700

SALE NO. 13-7-577

Writ of Execution No. 12-08488

DEBT \$159,793.44

BY virtue of a Writ of Execution No. 12-08488

OWNER(S) of property situate in the West Whiteland Township, Chester County, Pennsylvania, being 512 Winding Way, Exton, PA 19341-2437

UPI No. 41-5C-87

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$159,793.44

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **SEAN M. BABICKI & MARGARET KELLY-BABICKI**

SALE ADDRESS: 512 Winding Way, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAUREN**

R. TABAS, 215-563-7000

SALE NO. 13-7-579

Writ of Execution No. 12-03455

DEBT \$295,856.23

BY virtue of a Writ of Execution No. 12-03455

OWNER(S) of property situate in the Township of South Coventry, Chester County, Pennsylvania, being 2851 Chestnut Hill Road, Pottstown, PA 19465-8556

UPI No. 20-1-20

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$295,856.23

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **ROSEMARY MURPHY AS ADMINISTRATRIX & HEIR OF THE ESTATE OF ROBERT M. MURPHY, JR. DECEASED**

SALE ADDRESS: 2851 Chestnut Hill Rd, Pottstown, PA 19465

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

SALE NO. 13-7-580

Writ of Execution No. 12-02846

DEBT \$354,961.82

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a subdivision and land development plan of "Woods at Edges Mill" prepared by Chester Valley Engineers Inc. dated 6.16.92 revised 11.4.92 recorded in Chester County as Plan #16473, as follows:

BEGINNING at a point on the westerly side of Hidden Creek Drive, a corner of Lot 12 as shown on said plan; thence from said point of beginning, along the said side of Hidden Creek Drive south 5 degrees 10 minutes 18 seconds east 85.00 feet to a corner of Lot 10 thence along Lot 10 south 84 degrees 49 minutes 42 seconds west, crossing a storm easement, 148.27 feet to a point in line of Lot "A"; thence along Lot "A" the following tow courses & distances; 10 north 30 degrees 37 minutes 57 seconds west 20.79 feet 2) north 5 degrees 10 minutes 18 seconds west 70.87 feet to a corner of Lot 12; thence along Lot 12 north 84 degrees 49 minutes 42 seconds east, re-crossing said storm easement, 155.00 feet to the first mentioned point & place of beginning.

BEING Lot #1: as shown on said Plan.
BEING UPI #39-4-341
TAX Parcel #: 39-4-341

BEING known as: 248 Hidden Creek
Drive, Downingtown, PA 19335

BEING the same premises which
Robert P. Hill, III by Deed dated 5/24/06 and
recorded 6/7/06, in the Office of the Recorder of
Deeds in and for Chester County, in Deed Book
6862 Page 1152, granted and conveyed unto
Michael Caputo and Tara Caputo.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL & TARA**

CAPUTO

SALE ADDRESS: 248 Hidden Creek
Dr, Downingtown, PA 19335

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

SALE NO. 13-7-581

Writ of Execution No. 11-07197

DEBT \$193,861.56

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of Valley, County
of Chester, Commonwealth of Pennsylvania,
bounded and described according to a Subdivision
Plan for Valley Consulting Engineers & Land
Surveyors, dated 7/30/01, last revised 2/4/02, and
recorded in Chester County as Plan #16238, as fol-
lows, to wit:

BEGINNING at a point on the south-
easterly side of Danielle Lane (50 feet wide) said
point being a corner of Lot No. 95, as shown on
said Plan; thence extending from said beginning
point and along the southeasterly side of Danielle
Lane south 69 degrees 59 minutes 20 seconds west
20.00 feet to a point, a corner of Lot No. 93; thence
extending along said Lot No. 93, south 20 degrees
00 minutes 40 seconds east 106.44 feet to a point;
thence extending north 69 degrees 59 minutes 20
seconds east 20.00 feet to a point, a corner of the
aforementioned Lot No. 95; thence extending
along Lot No. 95, north 20 degrees 00 minutes 40
seconds west 106.44 feet to the first mentioned
point and place of beginning.

PARCEL No.: 38-4-253

BEING the same premises which
Valley Crossing Development, LLC, a PA Limited
Partnership, by its managing member Valley
Development Partners, LLC, a PA Limited
Company, by its managing Member Valley

Crossing Construction Co., Inc., by Deed dated
December 13, 2002 and recorded in the Chester
County Recorder of Deeds Office on December
31, 2002 in Deed Book 5514, Page 1188, as well
as, Instrument Number 10168520, granted and
conveyed unto Beverly Mims.

PLAINTIFF: Bank of New York
Mellon The (Trustee) aka Cit Mortgage Loan Trust
2007-1

VS

DEFENDANT: **BEVERLY MIMS**

SALE ADDRESS: 209 Danielle Lane,
Coatesville, PA 19320

PLAINTIFF

ATTORNEY:

LEONARD J. MUCCI, 610-278-6800

SALE NO. 13-7-582

Writ of Execution No. 13-00790

DEBT \$261,899.27

BEGINNING at a point set in the mid-
dle of West Evergreen Street, said point of begin-
ning being the original northeasterly corner of
lands now or late of Harvey G. Shortlidge, Jr. and
the northwesterly corner of lands now or late of
Swithin C. Shortlidge; thence leaving said point of
beginning and said West Evergreen Street and by
lands of the said Swithin C. Shortlidge, south 11
degrees 10 minutes 50 seconds east 348.12 feet to
a nail set in the tie of the center line of the
Pennsylvania Railroad; thence by the center line of
the Pennsylvania Railroad, south 77 degrees 59
minutes west 100 feet to an iron pin set for a cor-
ner of this and Lot #1 owned by said Harvey G.
Shortlidge, Jr.; thence by Lot #1 of the said Harvey
G. Shortlidge, Jr., north 11 degrees 04 minutes
west 350.75 feet to a point set in the center line of
the first mentioned West Evergreen Street; thence
by the center line of the said West Evergreen
Street, north 79 degrees 30 minutes east 99.3 feet
to the first mentioned point and place of beginning.

CONTAINING .799 acres of land more
or less.

BEING UPI #5-4-86.1

BEING the same premises which
Francis J. Perrotti and Christopher Frances
Perrotti, joint tenants with rights of survivorship,
by Deed dated April 5, 2002 and recorded in the
Chester County Recorder of Deeds Office on April
12, 2002 in Document ID 10072645, granted and
conveyed unto Francis J. Perrotti.

PLAINTIFF: Deutsche Bank National
Trust Company (Trustee) DBA Long Beach

Mortgage Loan Trust

VS

DEFENDANT: **CHRISTOPHER F. PERROTTI (ADMIN)**

SALE ADDRESS: 222 W. Evergreen Street, West Grove, PA 19390

PLAINTIFF ATTORNEY:
LEONARD J. MUCCI, 610-278-6800

SALE NO. 13-7-583

Writ of Execution No. 12-01344

DEBT \$4,595,194.49

PARCEL A:

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being shown on an "Existing Conditions Plan for Ludwig's Square, "Plan #05-06456-001, dated 12/28/2006, by Rettew Associates, Inc., Chester Springs, PA.

BEGINNING easterly legal right-of-way line of Route 100 (40 feet wide), south 65 degrees 33 minutes 51 seconds west 268.90 feet; thence north 28 degrees 20 minutes 27 seconds east, 585.19 feet to a point; thence south 62 degrees 00 minutes 25 seconds east, 29.21 feet from the last described corner, a total distance of 446.63 feet to a point; thence south 65 degrees 33 minutes 51 seconds west, 468.57 feet from the last described corner, 7.04 feet from the next described corner, a total distance of 738.31 feet to the place of beginning.

CONTAINING 3.000 acres.

BEING Parcel No. 25-6-59.2.

BEING the same premises which David Frame, by Deed dated 1/16/2007 and recorded 2/23/2007 at Chester County, Pennsylvania in Record Book 7090, Page 271, granted and conveyed unto Ludwig's Square III, LP, a Pennsylvania limited partnership, in fee.

PARCEL B:

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being Parcel B on a Plan of Property for John C. Mackey and Roberta Jean Mackey, prepared by Beideman Associates, Inc., dated June 8, 2004.

BEGINNING at a point on the east line of Pottstown Pike, Route 100, 50 feet wide; thence leaving Route 100 north 65 degrees 33 minutes 51 seconds east, 261.86 feet to a point; thence along the west line of West Vincent Associates, Ltd.,

south 27 degrees 20 minutes 02 seconds east, 872.82 feet to a corner; thence south 85 degrees 01 minutes 02 seconds west 873.27 feet to a point on the east line of Pottstown Pike, 50 feet wide; thence along the east line of Pottstown Pike the following courses and distances: (1) along a curve to the right having a radius of 1,125.00 feet and a chord bearing north 14 degrees 18 minutes 52 seconds east, 62.06 feet northerly an arc distance of 62.07 feet; (2) north 15 degrees 53 minutes 42 seconds east, 504.26 feet a point of curvature; (3) along a curve to the right having a radius of 1,115.00 feet and a chord bearing north 21 degrees 21 minutes 34 seconds east, 212.35 feet northerly an arc distance of 212.68 feet to the point of beginning.

CONTAINING 10.000 acres.

BEING Tax Parcel #25-6-60.1.

BEING the same premises which John C. Mackey and Roberta Jean Mackey, husband and wife, by Deed dated 8/11/2004 and recorded 8/19/2004 at Chester County, Pennsylvania in Record Book 6258, Page 140, granted and conveyed unto Ludwig's Square, LP, in fee.

PARCEL C:

ALL THAT CERTAIN parcel of land, situate on the northerly side of Birch Run Road (SR 1030, LR 15085) in West Vincent Township, Chester County, Pennsylvania, being known as Lot 2 as prepared by Rettew Associates, Inc., dated 1/20/2006, last revised 6/5/2006.

BEGINNING northerly legal right-of-way of Birch Run Road (33 feet wide), east 36 feet from Birch Run Road and Lexington Boulevard; thence from Birch Run Road, the following courses and distances: (1) by a line curving to the right, a radius of 1,341.50 feet, an arc distance of 65.53 feet, a chord bearing of south 85 degrees 04 minutes 13 seconds west, a chord distance of 65.53 feet, a chord bearing of south 85 degrees 04 minutes 13 seconds west, a chord distance of 65.53 feet to a point; (2) south 86 degrees 28 minutes 11 seconds west, 484.41 feet to a point; (3) south 87 degrees 07 minutes 45 seconds west, 97.16 feet to a #5 rebar set, a corner of Lot 1; thence along the same, north 02 degrees 52 minutes 23 seconds west, 621.57 feet; thence north 85 degrees 01 minute 02 seconds east, 448.07 feet; thence: (1) south 27 degrees 20 minutes 02 seconds east 96.88 feet; (2) south 19 degrees 14 minutes 13 seconds east, 564.86 feet to the place of beginning.

CONTAINING 8.000 acres

BEING Parcel No. 25-6-60.2 (formerly

part of 25-6-60).

BEING the same premises which John C. Mackey and Roberta W. Mackey, husband and wife, by Deed of Correction recorded 2/9/2007 at Chester County, Pennsylvania in Record Book 7079, Page 2288, granted and conveyed unto Ludwig's Square II, LP, a Pennsylvania limited partnership, in fee.

PLAINTIFF: Wilmington Savings Fund Society FSB
VS

DEFENDANT: **JEFFREY MINNER and LUDWIG'S SQUARE III LP and LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP**

SALE ADDRESS: 1320 Pottstown Pike, UPI #25-6-59.2, Pottstown, PA 19465 AND 603 Pottstown Pike, UPI #25-6-60.2, Pottstown, PA 19465 AND Pottstown Pike (Rte 100 & Birch Run Road), UPI 25-6-60.1, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ROBERT J. MURTAUGH, 610-666-7700**

SALE NO. 13-7-584

Writ of Execution No. 12-10409

DEBT \$221,779.95

BY virtue of a Writ of Execution No. 12-10409

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 229 Garden Station Road, Avondale, PA 19311-9365

UPI No. 59-11-12.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$221,779.95

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **GEORGE & PATRICIA BUSH**

SALE ADDRESS: 229 Garden Station Rd, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ADAM C. DAVIS, 856-429-1700**

SALE NO. 13-7-585

Writ of Execution No. 12-04088

DEBT \$247,694.93

BY virtue of a Writ of Execution No. 12-04088

OWNER(S) of property situate in the

Township of West Whiteland, Chester County, Pennsylvania, being 1370 Old Phoenixville Pike, West Chester, PA 19380-1453

UPI No. 41-6K-77

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$247,694.93

PLAINTIFF: Bank of America N.A.

VS

DEFENDANT: **PAUL MAYER**

SALE ADDRESS: 1370 Old Phoenixville Pk, West Chester, PA 19380

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

SALE NO. 13-7-586

Writ of Execution No. 11-12825

DEBT \$450,437.75

BY virtue of a Writ of Execution No. 11-12825

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 212 Southside Circle, Downingtown, PA 19335-4441

UPI No. 33-3-222

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$450,437.75

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DEBORAH & STEPHEN C. HARVEY**

SALE ADDRESS: 212 Southside Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JUSTIN F. KOBESKI, 215-563-7000**

SALE NO. 13-7-587

Writ of Execution No. 09-05837

DEBT \$455,848.13

ALL THAT CERTAIN lot or piece of ground situate in East Coventry Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan for Misty Ridge Estates, made by Conver and Smith Engineering, Inc. dated 10/18/1993, last revised 07/21/1994 and recorded in Chester County as Plan #13119, as follows, to wit:

BEGINNING at a point on the northeasterly side of Williams Way, a corner of Lot No. 4, on said Plan; thence from said beginning point

leaving Williams Way and extending along Lot 4, north 10 degrees 43 minutes 20 seconds east, 341.02 feet to a point on the southwesterly ultimate right of way line of Ridge Road (S.R. 0023) (50 feet wide from the physical centerline thereof);

THENCE extending along the southwesterly ultimate right of way line of Ridge Road the 2 following courses and distances, viz: (1) south, 79 degrees 32 degrees 34 minutes, east, 241.88 feet to a point; thence (2) south, 81 degrees 26 minutes 19 seconds east, 22.46 feet to a point in line of lands now or formerly of Chester County Development Council on said Plan; thence leaving Ridge Road and extending along said lands, south, 34 degrees 54 minutes 34 seconds west, 440.09 feet to a point on the northeasterly side of Williams Way, aforesaid; thence extending along Williams Way the 3 following courses and distances, viz: (1) north, 49 degrees 32 minutes 45 seconds west, 14.88 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 76.87 feet to a point of reverse curve; thence (3) on the arc of a circle curving to the right having a radius of 366.63 feet the arc distance of 22.57 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said Plan.

BLR No.: 18-6-60.4

BEING known as: 55 Williams Way, Spring City, PA 19475

BEING the same premises which KDK Construction Inc., by Deed dated March 19, 2004 and recorded March 23, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6098, Page 1604, granted and conveyed unto John F. Silvestre, Jr., a married person.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **JOHN F. SILVESTRE, JR.**

SALE ADDRESS: 55 Williams Way, Spring City, PA 19475

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

SALE NO. 13-7-588

Writ of Execution No. 11-13552

DEBT \$1,039,656.80

PARCEL 1

ALL THAT CERTAIN message and tract of land situate in West Vincent Township,

Chester County, Pennsylvania:

PARCEL 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Vincent, Chester County, Pennsylvania,

BLR No.: 25-3-70

BEING known as: 1350 Shady Lane, Chester Springs, PA 19425-2802.

PLAINTIFF: US Bank National Trust Association (Trustee) AKA GSR Mortgage Loan Trust 2005-AR7 DBA Wells Fargo Bank, NA

VS

DEFENDANT: **STEPHEN J. & DEBORAH A. REICHERT**

SALE ADDRESS: 1350 Shady Ln, Chester Springs, PA 19425

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

SALE NO. 13-7-589

Writ of Execution No.11-14101

DEBT \$204,168.53

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of "Heather Fields", made by N.M. Lake & Associates, Inc., dated 11-1-1995 last revised 6-7-1996 and recorded in Chester County as Plan No. 13429 as follows, to wit:

BEGINNING at an iron pin (set) on the westerly side of Elkdale Road, a corner of Lot 30 on said Plan, thence extending along said Lot, north 82 degrees 02 minutes 20 seconds west 290.00 feet to an iron pin (set) a corner of Lot 31, thence extending along said Lot the two following courses and distances (1) north 07 degrees 57 minutes 40 seconds east 200.00 feet to an iron pin (set) and (2) south 82 degrees 02 minutes 20 seconds east 290.00 feet to a point on the westerly side of Elkdale Road, thence extending along same south 07 degrees 57 minutes 40 seconds west 200.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.469 acres more or less.

BEING Lot 29 on said Plan.

BEING Chester County Tax Parcel part of 69-4-1.2

TITLE to said premises is vested in Daisy Jorgensen and Alfred Jorgensen by Deed from Megill Development dated October 18, 1996 and recorded October 28, 1996 in Deed Book

4100, Page 0433.

ON March 11, 2011 Daisy Jorgensen departed this life, leaving title solely vested in Alfred Jorgensen.

PREMISES being known as: 408 Elkdale Road, Lincoln University, Pennsylvania 19352.

TAX I.D. #: 69-2-1.2

PLAINTIFF: Huntington National Bank (S/B/M/T) FKA Sky Bank (S/B/M/T) FKA Metropolitan Bank and Trust

VS

DEFENDANT: **DAISY & ALFRED JORGENSEN**

SALE ADDRESS: 408 Elkdale Rd, Lincoln University, PA 19352

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

SALE NO. 13-7-590

Writ of Execution No. 11-05095

DEBT \$244,302.01

BY virtue of a Writ of Execution No. 11-05095

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 101 Jasmine Way, a/k/a 101 Jasmine Way, Coatesville, PA 19320-4351

UPI No. 47-4-516

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$244,302.01

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PAULETTE M. & DESMOND O. JONES**

SALE ADDRESS: 101 Jasmine Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ADAM C. DAVIS, 856-429-1700**

SALE NO. 13-7-591

Writ of Execution No. 13-00323

DEBT \$268,803.09

BY virtue of a Writ of Execution No. 13-00323

OWNER(S) of property situate in East Marlborough Township, County of Chester, State of Pennsylvania, being 510 North Mill Road a/k/a 510 Mill Road, Kennett Square, PA 19348-1610

UPI No. 61-8-18

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$268,803.09

PLAINTIFF: Wells Fargo Financial Pennsylvania Inc

VS

DEFENDANT: **RICHARD & ALIZ MENDEZ**

SALE ADDRESS: 510 N Mill Rd a/k/a 510 Mill Rd, Kennett Square, PA 19348

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

SALE NO. 13-7-592

Writ of Execution No. 12-02925

DEBT \$346,034.73

BY virtue of a Writ of Execution No. 12-02925

OWNER(S) of property situate in the Township of London Britain, Chester County, Pennsylvania, being 202 Foxbrook Drive, Landenberg, PA 19350-1154

UPI No. 73-5-35.52

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$346,034.73

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **MARGARET J. & BENJAMIN M. IRELAN**

SALE ADDRESS: 202 Foxbrook Dr, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **ADAM C. DAVIS, 856-429-1700**

SALE NO. 13-7-593

Writ of Execution No. 11-00434

DEBT \$205,431.90

BY virtue of a Writ of Execution No. 11-00434

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania, being 105 Peters Court, Coatesville, PA 19320-2719

UPI No. 38-4-117

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$205,431.90

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **ADAM M. & BARBARA A. HORVATH**

SALE ADDRESS: 105 Peters Court,
Coatesville, PA 19320

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

SALE NO. 13-7-594

Writ of Execution No. 12-05112

DEBT \$226,667.48

BY virtue of a Writ of Execution
No.2012-05112

OWNER(S) of property situate in the
Township of East Pikeland, Chester County,
Pennsylvania, being 116 East 7 Stars Road,
Phoenixville, PA 19460-4772

UPI No. 26-2-258

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$226,667.48

PLAINTIFF: JP Morgan Chase Bank
VS

DEFENDANT: **VINCENT PALAZZO**

SALE ADDRESS: 116 E 7 Stars Rd,
Phoenixville, PA 19460

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

SALE NO. 13-7-595

Writ of Execution No. 12-10322

DEBT \$223,886.71

ALL THAT CERTAIN tract or parcel
of ground, situate in the Township of London
Grove, County of Chester and State of
Pennsylvania, described in accordance with a Plan
of Property owned by D. Carl Edwards made by
G.E. Regester, Jr. and Sons, Surveyors dated
1/6/1969 and last revised 3/7/1973, as follows, to-
wit:

BEGINNING at a point set in the title
line of Public Road T-321 known as "Avondale-
New London Road" said point marking the south-
easterly corner of this about to be described tract
and the southwesterly corner of Lot No. 6, owned
by Sherrill Edwards, which point is also measured
the two following courses and distances from a
point on the title line in the bed of Public Road T-
360: (1) north 74° 24' 6" East, 174.31 feet, and (2)
north 77° 51' 6" east, 326.70 feet to the point of
beginning; thence leaving said point of beginning

and by said title line of Public Road T-321 south
77° 52' 6" west, 150 feet to a point set for the
southwesterly corner of this and set on the easterly
side of a 50 feet wide right of way and southeast
corner of Lot No. 11; thence leaving said title line
and along Lot No. 12, north 8° 35' 1" west meas-
ured along said easterly side of said 50 feet wide
right of way 319.49 feet to a point; thence still by
said Lot No. 11, north 77° 51' 6" east, 150 feet to
a point set for the northeasterly corner of this and
set in line of said land of Sherrill Edwards; thence
by said land of Sherrill Edward, being Lot No. 6 on
said Plan, south 8° 35' 1" east, 319.49 feet to a
point being the first mentioned point and place of
beginning.

CONTAINING 1.098 acres of land,
more or less.

BEING known as 282 West Avondale
Road, West Grove, PA 19390

BEING the same premises which Carl
Edwards and Clarice K. Edwards, his wife, by
Deed dated 10/31/1973 and recorded 11/1/1973 in
the Office of the Recorder of Deeds in and for
Chester County in Deed Book H-42, Page 24,
granted and conveyed unto Frank I. Pannebaker, Jr.
and Kathleen A. Pannebaker, husband and wife.

PARCEL No.: 59-10-2.7

IMPROVEMENTS: residential proper-
ty.

PLAINTIFF: RBS Citizens NA

VS

DEFENDANT: **FRANK I. & KATH-
LEEN A. PANNEBAKER**

SALE ADDRESS: 282 West Avondale
Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **GREGO-
RY JAVARDIAN, 215-942-9690**

SALE NO. 13-7-596

Writ of Execution No. 12-05862

DEBT \$286,854.31

BY virtue of a Writ of Execution No.
12-05862

OWNER(S) of property situate in the
Township of Londonderry, Chester County,
Pennsylvania, being 23 Harvest Drive,
Cochranville, PA 19330-9402

UPI #46-2-78-.16

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$286,854.31

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **DAVID & ELLEN JACKSON**

SALE ADDRESS: 23 Harvest Drive,
Cochranville, PA 19330

PLAINTIFF ATTORNEY: **CHRISTINA C. VIOLA, 215-886-8790**

SALE NO. 13-7-597

Writ of Execution No. 10-14195

DEBT \$237,530.06

BY virtue of a Writ of Execution No.
2010-14195-RC

OWNER(S) of property situate in the
Township of Uwchlan, Chester County,
Pennsylvania, being 429 Carmarthen Court, Exton,
PA 19341-1489

UPI No. 33-5F-50

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$237,530.06

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **STEPHEN & VICTORIA K. PELLICCIOTTA**

SALE ADDRESS: 429 Carmarthen
Court, Exton, PA 19341

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

SALE NO. 13-7-598

Writ of Execution No. 12-13326

DEBT \$667,885.19

BY virtue of a Writ of Execution No.
12-13326

OWNER(S) of property situate in the
Borough of Avondale and the Township of London
Grove, Chester County, Pennsylvania, being 41
Abby Road, Avondale, PA 19311-9306

UPI No. 59-08-0100

UPI No. 04-03-0001

UPI No. 04-01-0002

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$667,855.19

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

DEFENDANT: **DANA L. TINNIN**

SALE ADDRESS: 41 Abby Road,
Avondale, PA 19311

PLAINTIFF ATTORNEY: **ADAM C. DAVIS, 856-429-1700**

SALE NO. 13-7-599

Writ of Execution No. 09-11320

DEBT \$119,904.81

BY virtue of a Writ of Execution No.
09-11320

OWNER(S) of property situate in the
Township of East Goshen, Chester County,
Pennsylvania, being 603 Marydell Drive a/k/a
Marydel Drive, West Chester, PA 19380-6328

UPI No. 53-4K-60

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$119,904.81

PLAINTIFF: JP Morgan Chase Bank

NA

VS

DEFENDANT: **CHERYL & JOHN P. O'CONNELL**

SALE ADDRESS: 603 Marydell Drive
aka 603 Marydel Dr, West Chester, PA 19380

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

SALE NO. 13-7-600

Writ of Execution No. 12-06010

DEBT \$264,790.95

BY virtue of a Writ of Execution No.
12-06010

OWNER(S) of property situate in East
Fallowfield Township, Chester County,
Commonwealth of Pennsylvania, being 190 Mink
Hollow Road, Coatesville, PA 19320-4413

UPI No. 47-5-84

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$264,790.95

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

DEFENDANT: **HILLARY M. ZOOLER and JESS GENTEKOS**

SALE ADDRESS: 190 Mink Hollow
Road, Coatesville, PA 19320

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

SALE NO. 13-7-601**Writ of Execution No. 13-02793****DEBT \$1,193,765.42**

ALL THAT CERTAIGN lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 42-4-304

PROPERTY ADDRESS: 382

Lancaster Avenue Frazer, East Whiteland, Pennsylvania.

PLAINTIFF: DNB First National Association

VS

DEFENDANT: **NICHOLAS F. METER, EXEC. OF THE ESTATE OF JEFFREY C. ROBERTSON**

SALE ADDRESS: 384 Lancaster Avenue, Frazer, PA 19355

PLAINTIFF ATTORNEY: **GEORGE C. ZUMBANO, 610-696-8225**

SALE NO. 13-7-602**Writ of Execution No. 11-14132****DEBT \$179,134.67**

BY virtue of a Writ of Execution No. 11-14132

OWNER(S) of property situate in the Borough of Kennett Square, Chester County, Pennsylvania, being 513 Southview Ave, Kennett Square, PA 19348-3623

UPI No. 3-5-256

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$179,134.67

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **PAUL S. & MELISSA L. MURPHY**

SALE ADDRESS: 513 Southview Avenue, Kennett Square, PA 19348

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

SALE NO. 13-7-604**Writ of Execution No. 13-00639****DEBT \$172,652.92**

BY virtue of a Writ of Execution No. 13-00639

OWNER(S) of property situate in Tredyffrin Township, Chester County, Pennsylvania, being 1148 Bartlett Road, Chesterbrook, PA 19087-1205

UPI No. 43-5-211

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$172,652.92

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DEANNA CENTOFANTE**

SALE ADDRESS: 1148 Bartlett Road, Chesterbrook, PA 19087

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

SALE NO. 13-7-605**Writ of Execution No. 12-08878****DEBT \$121,552.13**

BY virtue of a Writ of Execution No. 12-08878

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Commonwealth of Pennsylvania, being 106 Elton Drive, Phoenixville, PA 19460-4065

UPI No. 15-11-84.31

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$121,552.13

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **HAMILTON PLESS**
SALE ADDRESS: 106 Elton Drive, Phoenixville, PA 19460

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

SALE NO. 13-7-606**Writ of Execution No. 11-12009****DEBT \$278,423.84**

BY virtue of a Writ of Execution No. 2011-12009

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

Pennsylvania, being 1333 East Strasburg Road, West Chester, PA 19380-6254

UPI No. 53-6A-56.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$278,423.84

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **RICHARD L. & DIANE K. JACKSON**

SALE ADDRESS: 1333 East Strasburg Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **WILLIAM EDWARD MILLER, 215-563-7000**

SALE NO. 13-7-607

Writ of Execution No. 08-02789

DEBT \$435,808.10

ALL THAT CERTAIN unit and piece of ground situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania bounded and described according to an As-Built Plan Units 239-241 in Weatherstone, dated 3/24/2004 and recorded as Chester County Plan # ___, as follows, to wit:

BEGINNING at an interior point, said point being measured north 60 degrees 00 minutes 36 seconds west 14.33 feet from a point on the northwest side of Windgate Drive (46 feet wide); thence extending from said beginning point partly along Open Space and partly along Unit 241, north 60 degrees 00 minutes 36 seconds west 40.37 feet to a point, a corner of Open Space; thence extending along the same, the 5 following courses and distances, to wit: (1) north 29 degrees 59 minutes 24 seconds east 10.67 feet; (2) north 60 degrees 00 minutes 36 seconds west 12.67 feet; (3), north 29 degrees 59 minutes 24 seconds east 0.75 feet; (4) north 60 degrees 00 minutes 36 seconds west 22.79 feet; & (5) north 29 degrees 59 minutes 24 seconds east 22.58 feet to a point, a corner of Unit #239; thence extending along the same, the 3 following courses and distances, to wit: (1) south 60 degrees 00 minutes 36 seconds east 23.54 feet; & (2) south 29 degrees 59 minutes 24 seconds west 2.00 feet; & (3) south 60 degrees 00 minutes 36 seconds east 45.00 feet to a point, a corner of Open Space; thence extending along the same, the 3 following courses and distances, to wit: (1) south 29 degrees 59 minutes 24 seconds west 16.42 feet; (2) south 60 degrees 00 minutes 36 seconds east 7.29 feet; & (3) south 29 degrees 59 minutes 24 seconds

west 15.58 feet to the first mentioned point and place of beginning.

BEING Unit #240 as shown on the above mentioned Plan.

TAX Parcel #25-7-314.20

BEING known as: 160 Windgate Drive, Chester Springs, PA, 19425

BEING the same premises which West Vincent Associates, Ltd., a Pa. Limited Partnership, by Deed dated 10/27/04 and recorded 11/4/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6325 Page 1345, granted and conveyed unto James Lewis and Felicia M. Lewis, husband and wife

PLAINTIFF: The Bank of New York Mellon AKA JP Morgan AKA Chase Bank National Association (Trustee)

VS

DEFENDANT: **JAMES & FELICIA M. LEWIS**

SALE ADDRESS: 160 Windgate Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **DAVID FEIN, 215-627-1322**

SALE NO. 13-7-608

Writ of Execution No. 11-02281

DEBT \$521,305.61

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Lower Oxford, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan of "Elk Ridge" made by Crossan-Raimato, Inc., West Grove, PA dated 9/16/2004, last revised 6/1/2005 and recorded 9/12/2005 as Plan #17573 as follows, to wit:

BEGINNING at a point on the southeasterly side of Evans Court (50 feet wide), said point being a corner of Lot #6 (as shown on said Plan): thence from said point of beginning leaving said road extending along Lot #6 south 72 degrees 45 minutes 50 seconds east 192.35 feet to a point in line of lands now or late of Jacob S. Stoltzfus and Mary B. Stoltzfus, being a corner of Lot #6; thence extending along lands of Stoltzfus south 17 degrees 14 minutes 10 seconds west 625.36 feet to a point on the northerly side of Elkdale Road (S.R. 3089); thence extending along said road north 81 degrees 22 minutes 00 seconds west 1.8 feet to a point of curve; thence leaving said road extending along Evans Court aforesaid the six following

courses and distances: (1) on a line curving to the right having a radius of 25.00 feet an arc distance of 39.27 feet to a point; thence (2) north 08 degrees 38 minutes 00 seconds east 84.15 feet to a point of curve; thence (3) on a line curving to the left having a radius of 550.00 feet an arc distance of 182.39 feet to a point; thence (4) north 10 degrees 22 minutes 00 seconds west 108.89 feet to a point of curve; thence (5) on a line curving to the right having a radius of 375.00 feet an arc distance of 180.66 feet to a point; thence (6) north 17 degrees 14 minutes 10 seconds east 78.64 feet to the first mentioned point and place of beginning.

BEING known as: 111 Evans Court,
Lincoln University (Lower Oxford Township), PA
19352

PROPERTY ID No.: 56-10-0009.01H
UPI No.: 56-10-9.1H

TITLE to said premises is vested in
Nestor Mathoudakis and Delbert Hylton, as tenants in common by Deed from Oxford Land, L.P., a Pennsylvania Limited Partnership dated 03/26/07 recorded 04/25/04 in Deed Book 7143 Page 727.

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **DELBERT HYLTON
and NESTOR MATHOPDAKIS aka NESTOR
MATHOUDALIS**

SALE ADDRESS: 111 Evans Court,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **STUART
PAUL WINNEG, 856-669-5400**

SALE NO. 13-7-609

Writ of Execution No. 12-04791

DEBT \$284,460.89

ALL THAT CERTAIN lot or parcel of
ground situate in Lower Oxford Township, Chester
County, Pennsylvania, being shown as Lot 17 on
Plan of Subdivision for Robert M. Way, by Henry
S. Conrey, Inc., Division of Chester Valley
Engineers, Paoli, Pennsylvania, dated November
7, 1972, and revised May 31, 1973, recorded in the
Office of the Recording of Deed in and for Chester
County, Pennsylvania, in Plan Book 50, Page 11.

BEING known as: 130 College Circle,
Lincoln University, PA 19352

PROPERTY ID No.: 56-9-25.3

TITLE to said premises is vested in
Mark K. McCann and Lisa P. McCann, husband
and wife, as tenants by the entireties by Deed from

Powell K.M. Macrae dated 06/18/1992 recorded
07/07/1992 in Deed Book 3070 Page 526.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MARK K. & LISA P.
McCANN**

SALE ADDRESS: 130 College Circle,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **ELIZA-
BETH L. WASSALL, 856-669-5400**

SALE NO. 13-7-610

Writ of Execution No. 13-01060

DEBT \$226,297.15

ALL THAT CERTAIN lot of and situ-
ate in East Marlborough Township, Chester
County, Pennsylvania:

BEING known as 106 South Orchard
Avenue, Kennett Square, PA 19348

PARCEL Number: 61-6Q-239

IMPROVEMENTS: residential proper-
ty

PLAINTIFF: PNC Bank National
Association

VS

DEFENDANT: **NANCY MURPHY-
RODGERS**

SALE ADDRESS: 106 South Orchard
Avenue, Kennett Square, PA 19348

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

SALE NO. 13-7-611

Writ of Execution No. 10-03329

DEBT \$82,838.99

ALL THAT CERTAIN lot or piece of
ground, situate in Uwchlan Township, Chester
County, Pennsylvania described according to a
Final Subdivision Plan Phase IV, V, and VI for
Rhondha Sheet No. 4 – a prepared by Robert F.
Harsch and Associates, Inc. Consulting Engineers
dated December 5, 1978 and last revised
September 15, 1979 and recorded in Chester
County as Plan No. 2529, as follows, to wit:

BEGINNING at a point on the south-
westerly side of Towyn Court a corner of Lot 410
on said Plan; thence extending from said beginning
point south 36 degrees 52 minutes 12 seconds east
19.79 feet to a point, a corner of Lot No. 408 on
said Plan; thence extending south 13 degrees 10
minutes 38 seconds west along same 94.11 feet to

a point, in line of Open Space; thence extending north 74 degrees 27 minutes 29 seconds west along same 101.24 feet to a point, a corner of Lot No. 410 on said Plan; thence extending north 53 degrees 07 minutes 48 seconds east along same 133.89 feet to the first mentioned point and place of beginning.

CONTAINING in area 6,084 square feet,

BEING known as: 212 Towyn Court, Exton (Uwchlan Township), PA 19341

PROPERTY ID No.: 33-05E-0165

TITLE to said premises is vested in Mia T. Cancelmo by Deed from Michael P. Noles and Tara L. Noles, husband and wife dated 03/31/1998 recorded 04/03/1998 in Deed Book 4326 Page 1369.

PLAINTIFF: One West Bank FSB

VS

DEFENDANT: **MIA T. CANCELMO**

SALE ADDRESS: 212 Towyn Ct, Exton, PA 19341

PLAINTIFF ATTORNEY: **ALAN M. MINATO, 856-482-6900**

SALE NO. 13-7-612

Writ of Execution No. 12-04306

DEBT \$434,353.57

BY virtue of a Writ of Execution No.12-04306

OWNER(S) of property situate in the East Coventry Township, Chester County, Pennsylvania, being 1330 Old Schuylkill Road a/k/a 33 Zeiber Road, Spring City, PA 19475

UPI No. 18-5-114

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$434,353.57

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

VS

DEFENDANT: **AMANDA MILLER**

SALE ADDRESS: 1330 Old Schuylkill Road, a/k/a 33 Zeiber Road, Spring City, PA 19475

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

SALE NO. 13-7-613

Writ of Execution No. 10-03781

DEBT \$216,979.01

BY virtue of a Writ of Execution No. 10-03781

OWNER(S) of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 526 North Maryland Avenue, West Chester, PA 19380-2200

UPI No. 1-4-35.1P

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$216,979.01

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **ELLEN MASHURA (a/k/a) ELLEN D. MASHURA**

SALE ADDRESS: 526 N. Maryland Ave, West Chester, PA 19380

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

SALE NO. 13-7-615

Writ of Execution No. 13-00324

DEBT \$205,112.47

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

BEING known as 500 Deer Run Lane, Phoenixville, PA 19460

PARCEL Number: 26-04-0001.070

IMPROVEMENTS: residential property

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **SANDRA H. JOHNSON**

SALE ADDRESS: 500 Deer Run Lane, Phoenixville, PA 19460

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

SALE NO. 13-7-616

Writ of Execution No. 12-02642

DEBT \$792,601.54

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, situate in the Borough of Downingtown, County of

Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Lyndell Corporation made by Beidman Associates, Professional Land Surveyors, Exton, Pa., dated 1/11/1988, revised 11/23/1988, as follows, to wit:

BEGINNING at a point on the title line in the bed of Wallace Avenue (Route 282) said corner also being a corner of Lot #2, thence extending from said beginning point and along the title line in the bed of Wallace Avenue, the 2 following courses and distances: (1) north 11 degrees 59 minutes 00 seconds west, 98.70 feet to a concrete monument, and (2) north 00 degrees 36 minutes 00 seconds east, 114.20 feet to a point a corner of lands of Leaman Transportation Corporation; thence by the same, north 69 degrees 31 minutes 41 seconds east, 414.79 feet to a point in the former railroad bed of New Holland Branch of the Pennsylvania Railroad; thence through the same, south 14 degrees 14 minutes 00 seconds east, 153.27 feet to a point at corner of Lot #2; thence along Lot #2, the three following courses and distances (1) south 69 degrees 31 minutes 41 seconds west, 75.08 feet to a concrete monument, (2) south 55 degrees 30 minutes 00 seconds west, 169.00 feet to a point, (3) south 66 degrees 38 minutes 12 seconds west, 215 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING the same premises which International Resistive Company, Inc., a Delaware Corporation, by its Deed dated 8/14/1987, and recorded 8/17/1987 in Book 867, Page 84, granted unto Brandywine Industrial Paper Corporation.

AND being the same premises which Lyndell Corporation, by its Deed dated 02/23/1989 and recorded 3/1/1989 in Book 1442, Page 215, granted unto Brandywine Industrial Paper Corporation.

BEING known and designated as Chester County UPI 11-4-9.

PLAINTIFF: Waterfall Victoria Mortgage Trust 2011-SBC1

VS

DEFENDANT: **BRANDYWINE INDUSTRIAL PAPER CORPORATION**

SALE ADDRESS: 139 Wallace Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STEPHEN ROBERT LAZUN, 717-846-8888**

SALE NO. 13-7-617

Writ of Execution No. 11-01363

DEBT \$111,307.75

PREMISES A:

ALL THAT CERTAIN lot of land, situate in New Garden Township, Chester County, PA bounded and described by survey of Manley N. White, Surveyors, on 2/13/1956, as follows:

BEGINNING at a point at or near the center of a public road leading from U.S. Route No. 1 northwardly to Township Line Road, said point being a corner of land of Bruce Adkins, et ux; thence thereby along land of the said Bruce Adkins, north 87 degrees 35 minutes 28 seconds east 210 feet to a pipe, passing over a pipe on the easterly side of McClellan, et ux from land abut to be conveyed (1) south 2 degrees 24 minutes 32 seconds east 150 feet to a pipe; (2) thence south 87 degrees 35 minutes 28 seconds west 195.53 feet to a point at or near the center of the aforesaid road; thence thereby along said road the following three courses and distance: (1) north 17 degrees 28 minutes 56 seconds west 123.8 feet to a point; (2) thence north 84 degrees 31 minutes 4 seconds east 16.5 feet to a point; thence north 0 degrees 1 minute 4 seconds east 29.6 feet to the point and place of beginning.

CONTAINING 0.7282 acres of land, more or less.

PREMISES B:

ALL THAT CERTAIN tract of land, situate in New Garden Township, Chester County, PA, bounded and described as follows:

BEGINNING at a point in Cedar Springs Road, the southwest corner of land of Elmer R. and Annamary Ressler; thence north 87 degrees 35 minutes 28 seconds east 195.5 feet to a point, the southeast corner of land of said Ressler; thence north 2 degrees 24 minutes 32 seconds east 150 feet to a pipe, the northeast corner of land of said Ressler; thence south 7 degrees 33 minutes 4 seconds east 200.8 feet the northeast corner of land of Benjamin W. Roland and Mary Emma Roland; thence south 87 degrees 35 minutes 28 seconds west 200 feet to the center of Cedar Springs Road the northwest corner of land of Benjamin W. and Mary Emma Roland; thence along or near the center of said public road north 11 degrees 28 minutes 56 seconds west 51.8 feet to the place of beginning.

CONTAINING 0.258 acres of land, more or less.

BEING Parcel No. 60-2-21

BEING the same premises which James E. Miller, father, by Deed dated May 24, 2007 and recorded in the Chester County Recorder of Deeds Office on June 19, 2007 in Deed Book 7190, Page 761, granted and conveyed unto James E. Miller, father, James E. Miller, III, Tiffany Miller, and Timothy Miller, children.

PLAINTIFF: RBS Citizens NA (S/I/I)
DBA CCO Mortgage Corp (F/K/A) FKA Charter One Mortgage Corp

VS

DEFENDANT: **UNKNOWN HEIRS SUCCESSORS ASSIGNS & ET AL**

SALE ADDRESS: 435 Cedar Springs Rd, Kennett Square, PA 19348

PLAINTIFF ATTORNEY:
LEONARD J. MUCCI, 610-278-6800

SALE NO. 13-7-618

Writ of Execution No. 12-05157

DEBT \$764,116.19

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania.

PLAINTIFF: REO Asset Acquisition LLC

VS

DEFENDANT: **CHARLES B. & BARBARA L. ORLANDO**

SALE ADDRESS: 1657 Art School Road, Chester Springs, PA 19425

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

SALE NO. 13-7-619

Writ of Execution No. 12-06750

DEBT \$82,364.72

BY virtue of a Writ of Execution No. 12-06750

OWNER(S) of property situate in New London Township, Chester County, Pennsylvania, being 510 School Road, Lincoln University, PA 19352-1306

UPI No. 71-2-63.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$82,364.72

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **GORDON F. WALLS**

SALE ADDRESS: 510 School Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **ADAM C. DAVIS, 856-429-1700**

SALE NO. 13-7-620

Writ of Execution No. 13-01090

DEBT \$238,638.84

BY virtue of a Writ of Execution No. 2013-01090-RC

OWNER(S) of property situate in the Borough of West Chester, County of Chester, State of Pennsylvania, being 302 South Darlington Street, West Chester, PA 19382-3341

UPI No. 1-9-838

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$238,683.84

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JAMES F. & DIANNE E. HORVATH**

SALE ADDRESS: 302 South Darlington Street, West Chester, PA 19382

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

SALE NO. 13-7-621

Writ of Execution No. 08-10109

DEBT \$181,598.65

ALL THAT CERTAIN brick dwelling house, located on the north side of and known as No.139 Chestnut Street, and lot of land thereunto belonging, in the Borough of Spring City, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Chestnut Street, aforesaid a corner of land of B. Frank Mowere and the hereby demised premises; thence along said center line south 74 degrees west, 26 1/2 feet to a corner of lands of the first reformed church of Spring City aforesaid; thence along said lands north 16 3/4 degrees west 181 feet to a point in line of lands of Frank Sheeder; thence along said land north 74 degrees east 26 1/2 feet to a stake, a corner of the hereby demised premises and land of B. Frank Mowere; thence along said Mowere's land south 16 3/4 degrees east 181 feet to the place of beginning.

CONTAINING 4,796 square feet of land, be the same more or less.

BLR No.: 14-4-467

BEING known as: 139 Chestnut Street, Spring City, PA 19475.

BEING the same premises which Lawrence E. Buckwalter and Elizabeth H. Buckwalter, husband and wife, by Deed dated November 29, 1991 and recorded December 17, 1991 in and for Chester County, Pennsylvania, in Deed Book Volume 2708, Page 331, granted and conveyed unto Michelle T. Wilson.

PLAINTIFF: Washington Mutual Bank (F/K/A) aka Washington Mutual Bank FA

VS

DEFENDANT: **MICHELLE T. WILSON**

SALE ADDRESS: 139 Chestnut Street, Spring City, PA 19457

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

SALE NO. 13-7-623

Writ of Execution No. 11-09695

DEBT \$376,255.04

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

BEING known a 16 Treemont Drive, Malvern, PA 19355

PARCEL Number: 53-02F-0002

IMPROVEMENTS: residential property

PLAINTIFF: US Bank NA (Trustee) DBA Asset Backed Securities Corporation Home Equity..

VS

DEFENDANT: **CAROL S. & JOHN J. EBERL & UNITED STATES OF AMERICA**
SALE ADDRESS: 16 Treemont Dr, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ELIZABETH L. WASSALL, 856-669-5400**

SALE NO. 13-7-625

Writ of Execution No. 12-13071

DEBT \$334,600.95

BY virtue of a Writ of Execution No. 12-13071

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

Pennsylvania, being 15 Worthington Drive, West Grove, PA 19390-9722

UPI No. 59-8-133.40

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$334,600.95

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

VS

DEFENDANT: **JASON S. BOZMAN**
SALE ADDRESS: 15 Worthington Drive, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ADAM H. DAVIS, 215-563-7000**

SALE NO. 13-7-626

Writ of Execution No. 12-07689

DEBT \$236,578.90

BY virtue of a Writ of Execution No. 12-07689

OWNER(S) of property situate in the Township of Londonderry, Chester County, Pennsylvania, being 100 Daleville Road, Cochranville, PA 19330-1117

UPI No. 46-2-88.1B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$236,578.90

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **HARRY SIMCOX**
SALE ADDRESS: 100 Daleville Rd, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **ADAM H. DAVIS, 215-563-7000**

SALE NO. 13-7-627

Writ of Execution No. 11-04391

DEBT \$252,136.60

ALL THAT CERTAIN messuage, being number 128 and lot of land situate on the south side of Miner Street between Walnut and Matlack Streets in the Borough of West Chester, Chester County, Pennsylvania.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RENEE KAREN WASHINGTON**
SALE ADDRESS: 128 E. Miner

Street, West Chester, PA 19382

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

SALE NO. 13-7-628

Writ of Execution No. 13-01409

DEBT \$329,456.18

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Bradford Township, Chester County, State of PA, bounded and described according to a Plan or Survey of Bradford Glen, final title plan, Phase III, made by Henry S. Conrey, Inc., division of Chester Valley Engineers, Paoli, PA, dated 7/23/1979 last revised 11/23/1982 and recorded in the Recorder of Deeds, Chester County in Plan No. 3194 on 12/3/1979 as follows, to wit:

BEGINNING at a point on the northwesterly side of Henry Drive a corner of Lot No. 316; thence extending from said beginning point along the northwesterly side of Henry Drive south 55 degrees, 56 minutes 30 seconds west, 55 feet to a point, a corner of Lot No. 314; thence extending along the same north 34 degrees 03 minutes 30 seconds west, 110 feet to a point in line of dedicated open space; thence extending along the same north 55 degrees 56 minutes 30 seconds east, 55 feet to a point, a corner of Lot No. 316; thence extending along the same south 34 degrees 03 minutes 30 seconds east, 110 feet to a point on the northwesterly side of Henry Drive, aforesaid; said point being the mentioned point and place of beginning.

BEING Lot No. 315 as shown said Plan
BEING Parcel No. 50-05A-0255

BEING the same premises which William R. Cloud, Jr., and Carol A. cloud, husband and wife, by Deed dated 3/31/1999 and recorded in the Chester County Recorder of Deeds Office on 4/1/1999 in Deed Book 4535, Page 2158, granted and conveyed unto James T. Hogsett and Diane M. Hogsett, husband and wife, as tenants by entireties.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Ameriquest Mortgage Securities Inc

VS

DEFENDANT: **JAMES HOGSETT
a/k/a JAMES T. HOGSETT & DIANE M. HOGSETT**

SALE ADDRESS: 1412 Henry Drive,

Downingtown, PA 19335

PLAINTIFF ATTORNEY:
LEONARD J. MUCCI, 610-278-6800

SALE NO. 13-7-629

Writ of Execution No. 13-01604

DEBT \$177,157.54

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described according to a Final Plan prepared for Phoenixville Homes, by Jeffrey P. Turner, Professional Land Surveyor, dated May 10, 1996, and last revised March 17, 1997, said Plan recorded in Chester County in Plan Book __, page __, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wilson Street (40 feet wide) said point being a corner of Lot No. 10 on said Plan; thence extending from said point of beginning along Lot No. 10 north 15 degrees 04 minutes 03 seconds west 222.11 feet to point in line of lands now or late of Housing Authority of Chester County; thence extending along said lands north 76 degrees 09 minutes 50 seconds east 36.50 feet to a point, a corner of Lot No. 8 on said Plan; thence extending along same south 15 degrees 04 minutes 03 seconds east 221.33 feet to a point on the northwesterly side of Wilson Street; thence extending along same south 74 degrees 55 minutes 57 seconds west 36.50 feet to the first mentioned point and place of beginning.

BEING Lot No.9 as shown on the abovementioned Plan.

BEING KNOWN as 517 Wilson Street, Phoenixville, PA.

PARCEL NO. 15-04-0668

BEING the same premises which Phoenixville Homes by Deed dated February 20, 1997, and recorded March 12, 1998, in Book 4315, Page 986, granted and conveyed unto Daryl B. Moats, in fee.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Home Equity Mortgage Loan

VS

DEFENDANT: **DARYL B. MOATS**

SALE ADDRESS: 517 Wilson Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY:
LEONARD J. MUCCI, 610-278-6800

SALE NO. 13-7-630**Writ of Execution No. 11-01928****DEBT \$67,753.90**

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described according to a survey made by D. H. Rogers, R.S., on October 27, 1955, as follows:

BEGINNING at a cross cut in the west curb line of Strode Avenue at a point 95 feet north of the north curb line of Valley Road; thence south 77 degrees 20 minutes west, 154.01 feet to the east side of Plum Street; thence by the same north 13 degrees 46 minutes west, 103.85 feet to the south side of Lemon Street; thence along Lemon Street, north 76 degrees 55 minutes east, 154 feet to the western curb line of Strode Avenue; thence by the same south 13 degrees 46 minutes east, 105 feet to the point of beginning

BEING 156 Strode Avenue

UPI No.16-9-319

BEING the same premises which Samuel Cosella, single man, conveyed to Howard R. Goldsworthy by Deed dated 10-30-01 and recorded 11-02-01 in Record Book 5103, Page 1279, Chester County Records.

TO be sold as the property of Frances D. Goldsworthy, as Mortgagor, and any and all unknown heirs of Howard R. Goldsworthy, deceased, as mortgagor and last record owner.

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: FRANCES D. GOLDSWORTHY, AS MORTGAGOR, AND ANY AND ALL, ET AL

SALE ADDRESS: 156 Strode Ave, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL JOHN GOMBAR, 610-372-7700**

SALE NO. 13-7-631**Writ of Execution No. 12-10407****DEBT \$92,422.97**

BY virtue of a Writ of Execution No. 12-10407

OWNER(S) of property situate in Parkesburg Borough, Chester County, Pennsylvania, being 409 Strasburg Avenue, Parkesburg, PA 19365-1028

UPI No. 8-3-61

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$92,422.97

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Long Beach Mortgage Loan Trust 2006-10

VS

DEFENDANT: **BILLIE LYNN STANLEY (Exe) (Devisee)**

SALE ADDRESS: 409 Strasburg Ave., Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 214-563-7000**

SALE NO. 13-7-632**Writ of Execution No. 12-00167****DEBT \$353,211.22**

BY virtue of a Writ of Execution No. 12-00167

OWNER(S) of property situate in North Coventry Township, Chester County, Pennsylvania, being 1418 Unionville Road, Pottstown, PA 19465-7117

UPI No. 17-2-74.17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$353,211.22

PLAINTIFF: Bank of New York Mellon The (F/K/A) (Trustee) FKA Bank of New York The DBA Holders of CWABS Inc, Asset Backed Certificates...

VS

DEFENDANT: **JUAN & EVELYN RODRIGUEZ**

SALE ADDRESS: 1418 Unionville Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ZACHARY J. JONES, 215-563-7000**

SALE NO. 13-7-633**Writ of Execution No. 12-13207****DEBT \$232,771.02**

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

SITUATE in the Township of Upper Uwchlan, County: of Chester, Commonwealth of Pennsylvania, described according with a Title Plan – Townhouse: “Marsh Harbour” made by NTH/Russell Associates, Consulting Engineers dated May 31, 1989 and recorded as Plan No.

9581, to wit:

BEGINNING at a point, a common corner of Lots 55 and 56, said point being to the northwest of Whistling Swan Lane; thence extending along the line dividing Lots 55 and 56 north forty two degrees, thirty-five minutes zero seconds west, one hundred feet to point; thence extending north forty seven degrees, twenty five minutes zero seconds east, twenty feet to a point, a corner of Lot 57 ; hence extending along the line dividing Lots 56 and 57 south forty two degrees, thirty five minutes, zero seconds east, one hundred feet to a point; thence extending south forty seven degrees, twenty five minutes, zero seconds west twenty feet to the first mentioned point and place of beginning.

BEING Lot 56 as shown on the aforementioned Plan.

TAX ID #32-3Q-56

TOGETHER with and subject to Declaration of Covenants, Conditions and Restrictions for Marsh Harbour recorded in Record Book 1420 Page 351, and amended and restated Declaration as in Record Book 2883 Page 279.

BEING the same premises which Marian Robins, by Deed dated May 30, 2003 and recorded in the Chester County Recorder of Deeds Office on June 9, 2003 in Deed Book 5730, Page 476 granted and conveyed unto Frances F. Phaneuf.

PLAINTIFF: US Bank National Association (Trustee) (S/I/I) DBA Bank of America National Assoc (Trustee) (S/B/M) DBA LaSalle Bank National Association (Trustee) DBA WAMU

VS

DEFENDANT: **FRANCES F. PHANEUF**

SALE ADDRESS: 110 Whistling Swan Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY:
LEONARD J. MUCCI, 610-278-6800

SALE NO. 13-7-634

Writ of Execution No. 12-13064

DEBT \$162,586.15

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

BEGINNING at an iron pin a corner of land now or late of Leon J. Richardson; thence by

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

CONTAINING 64.2 perches of land, more or less.

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

BEING UPI #68-6-98

TO be sold as the premises of Robert L. McMullen

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Fulton Bank NA

VS

DEFENDANT: **ROBERT L. McMULLEN**

SALE ADDRESS: 273 W Ridge Road, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **SHAWN MICHAEL LONG, 717-399-1512**

SALE NO. 13-7-635

Writ of Execution No. 10-00512

DEBT \$541,624.57

BY virtue of a Writ of Execution No. 10-00512

OWNER(S) of property situate in the Township of Wallace, Chester County, Pennsylvania, being 10 Brookview Drive, Glenmoore, PA 19343-1820

UPI No. 31-2-16.12

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$541,624.57

PLAINTIFF: Suntrust Mortgage Inc

VS

DEFENDANT: **HOWARD S. & BEVERLEY A. YABLIN**

SALE ADDRESS: 10 Brookview Drive, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **ADAM H.**

DAVIS, 215-563-7000**SALE NO. 13-7-636****Writ of Execution No. 12-08608****DEBT \$539,334.73**

BY virtue of a Writ of Execution No.
12-08608

OWNER(S) of property situate in the
Township of New Garden, Chester County,
Pennsylvania, being 206 Cresent Road, Unit 14
a/k/a, 206 Crescent Road, Unit 14, Landenberg,
PA 19350

UPI No. 60-6-676

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$539,334.73

PLAINTIFF: HSBC Bank USA NA

VS

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

SALE ADDRESS: 206 Cresent Rd
Unit 14 AKA 206 Cresent Rd Unit 14,
Landenberg, PA 19350

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

SALE NO. 13-7-637**Writ of Execution No. 12-07268****DEBT \$230,259.95**

BY virtue of a Writ of Execution No.
12-07268

OWNER(S) of property situate in
Lower Oxford Township, Chester County,
Pennsylvania, being 400 Township Road, Oxford,
PA 19363-1294

UPI No. 56-4-54-.25

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$230,259.95

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **EDWARD J. &
TANGEE L. ROMANOWSKI**

SALE ADDRESS: 400 Township
Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ADAM H.
DAVIS, 215-563-7000**

SALE NO. 13-7-638**Writ of Execution No. 12-13214****DEBT \$155,124.01**

BY virtue of a Writ of Execution No.
12-13214

OWNER(S) of property situate in
Easttown Township, Chester County,
Pennsylvania, being 700 Berwyn Avenue, Berwyn,
PA 19312-1714

UPI No. 55-2L-149

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$155,124.01

PLAINTIFF: JPMorgan Chase Bank
NA (S/B/M) DBA Chase Home Finance LLC
(S/B/M) DBA Chase Manhattan Mortgage
Corporation

VS

DEFENDANT: **ANDREW J.
ANDERSON**

SALE ADDRESS: 700 Berwyn
Avenue, Berwyn, PA 19312

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

SALE NO. 13-7-639**Writ of Execution No. 11-14098****DEBT \$88,564.31**

BY virtue of a Writ of Execution No.
11-14098

OWNER(S) of property situate in the
Township of West Whiteland, Chester County,
Pennsylvania, being 257 Monmouth Terrace, West
Chester, PA 19380-1148

UPI No.41-5Q-101

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$88,564.31

PLAINTIFF: Citimortgage Inc
(S/B/M) FKA ABN AMRO Mortgage Group, Inc
VS

DEFENDANT: **CHRISTINE M.
McLAUGHLIN**

SALE ADDRESS: 257 Monmouth
Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ADAM H.
DAVIS, 215-563-7000**

SALE NO. 13-7-640**Writ of Execution No. 12-02141****DEBT \$153,613.86**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Parkesburg, County of Chester, Pennsylvania, bounded and described according to a Plan of Parkesburg Knoll Phase I made by Huth Engineers, Inc., dated 2-19-1987 and recorded in Chester County as Plan No. 7432-7433, as follows, to wit:

BEGINNING at a point on the south side of Fourth Avenue (40 feet wide) a corner of Lot 23 as shown on said Plan; thence from said point of beginning along the south side of Fourth Avenue north 73 degrees 08 minutes 30 seconds east, 123.49 feet to a point a corner of lands of Paul L. Sagner; thence along the lands of Paul L. Sagner south 16 degrees 51 minutes 36 seconds east leaving the said Fourth Avenue, 160.00 feet to a point a corner of Lot 26; thence along Lot 26 south 64 degrees 36 minutes 36 seconds west, 124.87 feet to a point a corner of Lot 23; thence along Lot 23 north 16 degrees 51 minutes 36 seconds west, 168.53 feet to the first mentioned point and place of beginning.

BEING Lot 24 on said Plan.

CONTAINING 19,667 square feet, be the same more or less.

BEING Tax Parcel #8-6-80.

BEING part of the same premises which William E. Freas and Nancy E. Freas by Deed dated and recorded in the County of Chester, granted and conveyed until William E. Jones, Jr. and Stacey M. Jones, his wife, in fee.

ADDRESS of real estate being sold: 304 Fourth Avenue, Lot #24, Parkesburg Borough, Chester County, PA

PARCEL #: 8-6-80

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

SEIZED and taken in execution as the property of William E. Jones, Jr. and Stacey M. Jones

PLAINTIFF: First Niagara Bank NA
VS

DEFENDANT: **WILLIAM E. &
STACEY M. JONES**

SALE ADDRESS: 304 Fourth Ave,
Lot #24, Parkesburg, PA 19365

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

SALE NO. 13-7-641**Writ of Execution No. 12-13265****DEBT \$152,979.24**

PREMISES "A"

ALL THAT CERTAIN lot or parcel of land, situate in the Township of East Nottingham, County of Chester, State of Pennsylvania, bounded and described according to survey made by Arthur Cromell, Registered Surveyor, dated 02/04/1940, as follows, to wit:

BEGINNING at an iron (cast) pipe in line of land of Mary Featherman and Albert Featherman, said point being 450 feet on a course of north 36 degrees 44 minutes east from a stone marking a corner of said Featherman's land; thence by line of same along the southeast side of a private land, north 36 degrees 44 minutes east, 136 feet to a drill hole in concrete pavement of Old US Route #1; thence along the same, south 3 degrees east, 142.8 feet to a point and which point is 412.6 feet from the intersection of the center line of old US Route #1 with the northwest edge of 20 foot concrete pavement of new US Route #1; thence leaving the road and passing over a stone with drill hole in upper face, distant 18 feet, south 87 degrees west 118.8 feet to the point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a survey made by Arthur Crowell, Reg. Sur. Dated 4/20/1954, designated as Lot 1 thereon, as follows:

BEGINNING at a iron (cast) pipe in line of land of Mary Featherman & J. Albert Featherman, said point being 450 feet on a course of north thirty six degrees forty four minutes east from a stone marking the corner of said Feathermans' land; thence by said line along land of grantees herein, north eighty seven degrees east one hundred eighteen and eight-tenths feet to a point in Old U.S. Route 1; thence along said Old U.S. Route 1 south three degrees east eighty eight feet to a point; thence leaving said Old U.S. Route 1 and running along other land of grantor herein, south eighty six degrees eighteen minutes west one hundred ninety four and two tenths feet to an iron pin; thence along land of J. Albert Featherman, north thirty six degrees forty four minutes east one hundred eighteen feet to the point and place of beginning.

BEING UPI #69-5-40

TAX Parcel #: 69-5-40

BEING known as: 2540 Forge Road,
Oxford, PA, 19363

BEING the same premises which
Shirley M. Jones, by Deed dated 11/21/07 and
recorded 12/3/07, in the Office of the Recorder of
Deeds in and for Chester County, in Deed Book
7318 Page 2045, granted and conveyed unto
Shirley M. Jones.

PLAINTIFF: Reverse Mortgage
Solutions Inc
VS

DEFENDANT: **SHIRLEY M. JONES**

SALE ADDRESS: 2540 Forge Road,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **SALVA-
TORE FILIPPELLO, 215-627-1322**

SALE NO. 13-7-642

Writ of Execution No. 12-08905

DEBT \$165,391.99

BY virtue of a Writ of Execution No.
12-08905

OWNER(S) of property situate in the
Borough of Sprilg City, Chester County,
Pennsylvania, being 236 New Street, Spring City,
PA 19475-1723

UPI No. 14-4-255

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$165,391.99

PLAINTIFF: Sovereign Bank NA

VS

DEFENDANT: **LISA M. SUNDAY
and PETER TREADWAY aka PETER A.
TREADWAY**

SALE ADDRESS: 236 New Street,
Spring City, PA 19475

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

SALE NO. 13-7-644

Writ of Execution No. 12-02188

DEBT \$439,366.99

BY virtue of a Writ of Execution
No. 12-02188

OWNER(S) of property situate in the
Township of Upper Uwchlan, Chester County,
Pennsylvania, being 349 Dartmouth Road, Chester
Springs, PA 19425-3839

UPI No. 32-4-397

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$439,366.99

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KRIS & WILLIAM**

BLOCK

SALE ADDRESS: 349 Dartmouth
Road, Chester Springs, PA 19425

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

SALE NO. 13-7-645

Writ of Execution No. 12-09947

DEBT \$259,183.46

BY virtue of a Writ of Execution No.
12-09947

OWNER(S) of property situate in
Kennett Square Borough, Chester County,
Pennsylvania, being 426 South Union Street,
Kennett Square, PA 19348-3335

UPI No. 3-4-161

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$259,183.46

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

VS

DEFENDANT: **BARRY RACAN**

SALE ADDRESS: 426 South Union
Street, Kennett Square, PA 19348

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

SALE NO. 13-7-646

Writ of Execution No. 13-01185

DEBT \$150,785.76

BY virtue of a Writ of Execution No.
13-01185

OWNER(S) of property situate in the
Oxford Borough, Chester County, Pennsylvania,
being 37 South 4th Street, Oxford, PA 19363-1604

PARCEL No. 6-5-180

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$150,785.76

PLAINTIFF: Deutsche Bank Trust
Company Americas (Trustee) b/b/a Rali

VS
DEFENDANT: **RUSSELL V.
McKINNON**

SALE ADDRESS: 37 South 4th St,
Oxford, PA 19363

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

SALE NO. 13-7-647
Writ of Execution No. 10-07568
DEBT \$242,862.52

BY virtue of a Writ of Execution No.
2010-07568

OWNER(S) of property situate in the
Township of West Nantmeal, Chester County,
Pennsylvania, being 137 Pumpkin Hill Road,
Glenmoore, PA 19343-1516

PARCEL No.23-5-34.3
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$242,862.52
PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **DENNIS J. ALEN-
OVITZ a/k/a DENNIS ALENOVITZ**

SALE ADDRESS: 137 Pumpkin Hill
Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **ADAM H.
DAVIS, 215-563-7000**

SALE NO. 13-7-648
Writ of Execution No. 12-09157
DEBT \$174,020.12

BY virtue of a Writ of Execution No.
12-09157

OWNER(S) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 926 Woodlawn Avenue,
Phoenixville, PA 19460-1331

UPI No. 15-11-271
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$174,020.12
PLAINTIFF: US Bank National
Association

VS
DEFENDANT: **EDWARD &
RANANNA TAYLOR**

SALE ADDRESS: 926 Woodlawn
Ave, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MELISSA**

JUSTINE CANTWELL, 215-563-7000

SALE NO. 13-7-649
Writ of Execution No. 12-13110
DEBT \$180,037.50

BY virtue of a Writ of Execution No.
12-13110

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 500 North Sandy Hill Road,
Coatesville, PA 19320-1042

UPI No. 28-5-63.3A
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$180,037.50
PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JESSICA & CLINT
MESSICK**

SALE ADDRESS: 500 N Sandy Hill
Rd, Coatesville, PA 19320

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

SALE NO. 13-7-650
Writ of Execution No. 12-04244
DEBT \$196,697.34

BY virtue of a Writ of Execution
No.12-04244

OWNERS of property situate in the
Borough of Parkesburg, Chester County,
Pennsylvania, being 408 West First Avenue,
Parkesburg, PA 19365.

UPI No. 08-05-101
IMPROVEMENTS thereon: apart-
ments and commercial space

PLAINTIFF: Customer Bank
VS
DEFENDANT: **MILES K. &
SHARON W. REINHART**

SALE ADDRESS: 408 W 1st Ave,
Parkesburg, PA 19365

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

SALE NO. 13-7-651
Writ of Execution No. 12-05798
DEBT \$1,034,774.77

ALL THAT CERTAIN lot or piece of
ground, hereditaments and appurtenances, situate

in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Stephen and Elizabeth Becker made by William L. Conver, Professional Land Surveyor, Spring City, Pa dated February 25, 1986 and last revised April 16, 1986 and recorded on October 17, 1986 in Plan Book 6668A as follows, to wit:

BEGINNING at a point on the easterly side of Schuylkill Road (various widths) a corner of land now or late Park Spring Associates; thence extending along said easterly side of Schuylkill Road the three following courses and distances, viz: (1) north 3 degrees 25 minutes 07 seconds west 203.23 feet to a point; (2) south 86 degrees 34 minutes 53 seconds west 30.00 feet to a point; and (3) north 3 degrees 25 minutes 07 seconds west, 187.89 feet to a point a corner of Tract #2 on said Plan; thence extending along said Tract #2 the two following courses and distances, viz: (1) south 87 degrees 06 minutes 55 seconds east 404.45 feet to a point (2) south 7 degrees 30 minutes west 521.55 feet to a point in line of land now or late Park Spring Associates; thence extending along said land north 62 degrees 00 minutes west 316.65 feet to the first mentioned point and place of beginning.

BEING Tract #3 on said Plan.

BEING Parcel Number 21-5-75.

TOGETHER with the use of Tract No. 2 as shown on the above-referenced plan as a means of ingress, egress and regress to and from Tract No. 3 in common with other lot owners.

SUBJECT, however, to a proportionate part of expense of maintaining same.

BEING the same premises which Frank B. Gunson and Laura J. Gunson, husband and wife, by Deed dated January 20, 2004 and recorded January 27, 2004 in Chester County in Record Book 6049, Page 1550, granted and conveyed unto Kenneth L. Fleck and Renee L. Fleck, in fee.

PLAINTIFF: Customers Bank

VS

DEFENDANT: **KENNETH L. & RENEE L. FLECK**

SALE ADDRESS: 3827 Schuylkill Rd, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JEFFREY W. SODERBERG, 610-584-0700**

SALE NO. 13-7-652
Writ of Execution No. 11-01646
DEBT \$323,167.66

ALL THAT CERTAIN lot or piece of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 3/4/2001 and recorded in Chester County as Plan File #90-15749 as follows, to wit:

BEGINNING at a point on the south-easterly side of Brittany Drive, a corner of Lot 42, thence extending along the line of same, south 37 degrees 39 minutes 37 seconds east, crossing the bed of a 20 feet wide access easement, 121.38 feet to a point in the line of Lot 17, thence extending along the line of same, and in the bed of a 20 feet wide access easement south 46 degrees 26 minutes 14 seconds west 3.77 feet to a point in the line of Lot 18, thence extending along the line of same, south 52 degrees 18 minutes 28 seconds west 45.25 feet to a point in the line of Lot 40, thence extending along the line of same, north 37 degrees 39 minutes 37 seconds west, leaving the bed of aforementioned 20 feet wide access easement, 119.88 feet to a point on the southeasterly side of Brittany Drive, aforementioned, thence extending along the line of same, north 52 degrees 20 minutes 23 seconds east 21.72 feet to a point of curve, thence extending along the line of same, along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 27.39 feet to the point of beginning.

CONTAINING 5,882 square feet of land, more or less.

BEING Lot No. 41 on said Plan.

BEING UPI # 60-4-337

TITLE to said premises is vested in Loretta H. Evans and Steven Evans, husband and wife, by Deed from Wilkinson Heritage, L.L.C., a Pennsylvania Limited Liability Company, dated December 13, 2004 and recorded December 23, 2004 in Deed Book 5370, Page 1256, Instrument No. 10491462.

PREMISES being known as: 218 Brittany Drive, Avondale, Pennsylvania 19311.

TAX I.D. #: 60 04 0337 00 00

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: **LORETTA H. &**

STEVEN EVANS

SALE ADDRESS: 218 Brittany Dr,
Avondale, PA 19311

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

SALE NO. 13-7-653

Writ of Execution No. 07-05680

DEBT \$140,040.16

ALL THAT CERTAIN lot or piece of ground situate in the Caln Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan for Tamara C. Cansler, made by John D. Stapleton, III, dated 12/9/1991 revised 9/22/1997 recorded in Chester County as Plan #14137, as follows, to wit:

BEGINNING at a point on the north-east side of Quarry Street a corner of No. 7 Quarry Street as shown on said Plan, thence from said point of beginning along Quarry Street north 70 degrees 28 minutes 46 seconds west 22.00 feet to a point a corner of Lot No. 3 Quarry Street, thence along the same north 19 degrees 26 minutes 00 seconds east crossing a sanitary sewer and utility easement, 100 feet to a point in line of lands now or late of Lipkins Appliance Corporation; thence along the same south 70 degrees 28 minutes 46 seconds east 22 feet to a point a corner of Lot No. 7 Quarry Street; thence along the same south 19 degrees 26 minutes 00 seconds west recrossing the said sanitary sewer and utility easement, 100.00 feet to the first mentioned point and place of beginning.

BEING No. 5 Quarry Street.

TITLE to said premises is vested in Tammy Parker by Deed from Tamara C. Cansler dated June 24, 2003 and recorded July 22, 2003 in Deed Book 5798, Page 2056.

PREMISES being known as: 5 Quarry Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3M-102

PLAINTIFF: US Bank National Association (Trustee) aka Lehman Sail 2005-10 VS

DEFENDANT: **TAMIL PARKER**

SALE ADDRESS: 5 Quarry Street,
Coatesville, PA 19320

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

SALE NO. 13-7-654

Writ of Execution No. 07-05584

DEBT \$464,019.61

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Birchlan", duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester on September 19, 1957 in Plan Book 7, Page 8, as follows to wit:

BEGINNING at the point in the center line of Windridge Drive (forty feet wide) at a corner of Lot No. 21 which point is at a distance of eight hundred thirty-three and one one-hundredths feet measured in a westerly direction from a point formed by the intersection of the same with the title line in the bed of Green Hill Avenue or Township Road (as shown on said Plan); thence extending from said beginning point along Lot No. 21 south zero degrees, fifty minutes east, one hundred seventy-five (175) feet to a point; thence extending in a westerly direction one hundred twenty-five (125) feet to a point a corner of Lot #23; thence extending along the same north zero degrees fifty minutes west one hundred seventy-five (175) feet to a point in the center line of Windridge Drive aforesaid; thence extending along the same in an easterly direction one hundred twenty-five (125) feet to the first mentioned point and place of beginning.

CONTAINING 0.5022 of an acre of land, be the same more or less.

BEING Lot No. 22 as shown on said Plan.

BEING know as 106 Windridge Drive.

BEING UPI \$52-2-44.32

TITLE to said premises is vested in Robert J. Carey by Deed from David T. McMinn, Trustee of the David T. McMinn Revocable Living Trust dated October 8, 2002 F/B/O David T. McMinn individually, and L. Jane McMinn, Trustee of the L. Jane McMinn Revocable Living Trust dated October 8, 2002 F/B/O L. Jane McMinn individually dated April 21, 2006 and recorded May 4, 2006 in Deed Book 6832, Page 2337, Instrument No. 10646771.

PREMISES being known as: 106 Windridge Drive, West Chester, Pennsylvania 19380.

TAX I.D. #: 52-2-44.32

PLAINTIFF: US Bank National Association

VS
DEFENDANT: **ROBERT J. CAREY**
SALE ADDRESS: 106 Windridge Dr,
West Chester, PA 19380
PLAINTIFF ATTORNEY: **JOSEPH F.**
RIGA, 215-790-1010

SALE NO. 13-7-655
Writ of Execution No. 12-08499
DEBT \$1,087,706.73

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of property made for William M. Parks, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 01/31/1968 and last revised 07/09/1968 as follows, to wit:

BEGINNING at a point in the center line of Westtown Road, at the distance of 98.30 feet measured north 56 degrees, 46 minutes west, from its point of intersection with the center line of Shilo Road, extended; thence along the center line of Westtown Road, the three following courses and distances; (1) north 56 degrees, 46 minutes west, 115 feet to an angle point on said road; (2) north 87 degrees, 39 minutes west, 212.50 feet to another angle point in said road; (3) north 63 degrees, 44 minutes west, 118 feet to a point; thence leaving said road and extending along other land of 130 West Lancaster Corp., of which this was part, the five following courses and distances: (1) north 04 degrees, 25 minutes west, 730 feet to a point; (2) north 88 degrees, 38 minutes, 33 seconds east, 488.30 feet to a point; (3) south 29 degrees, 10 minutes east, 130 feet to a point; (4) south 09 degrees, 30 minutes west, 290 feet to a point; (5) south 04 degrees, 05 minutes west, 465 feet to the first mentioned point and place of beginning.

BEING UPI No. 52-6-16.2

TITLE to said premises is vested in Joseph Kravitz by Deed from Leo Colton Freeman and Elaine H. Freeman dated June 13, 2003 and recorded June 23, 2003 in Deed Book 5750, Page 1043.

PREMISES being known as: 905 Westtown Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 52-6-16.2

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JOSEPH KRAVITZ**
SALE ADDRESS: 905 Westtown Rd,
West Chester, PA 19382
PLAINTIFF ATTORNEY: **JOSEPH F.**
RIGA, 215-790-1010

SALE NO. 13-7-656
Writ of Execution No. 11-06097
DEBT \$112,734.83

ALL THAT CERTAIN message or tract of land upon which is erected the west house of a block of two brick dwelling houses known and designated as No. 110 Walnut Street in the City of Coatesville, County of Chester and state of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the south curb line of Walnut Street at a point seventeen and seventy six one-hundredths feet west of the intersection of the south curb line of Walnut Street with the west line of Pine Street; thence leaving Walnut Street south nine degrees, fifteen minutes east and passing through the middle dividing partition between the house herein conveyed and the one adjoining on the east seventy five and fifty eight one-hundredths feet to an iron pin, a corner of land of Alexander Pulinka; thence by Alexander Pulinka's land south eighty degrees, eleven minutes west thirty two and nineteen one-hundredths feet to a corner of land now or late of Max Levithan; thence by said Levithan's land north nine degrees, fifteen minutes west seventy-five and ninety one-hundredths feet to a cut in the south curb line of Walnut Street; thence by the same north eighty degrees, forty-five minutes east thirty-two and nineteen one-hundredths feet to the place of beginning.

CONTAINING 2,438.21 square feet of land, be the same more or less.

UNDER AND SUBJECT to any easements along the westerly boundary line of the house which is approximately a 3 feet pavement going partly to the house on the rear of the entire property for the property in the rear to make necessary repairs whatsoever, Ingress and egress is expressly implied.

BEING No. 110 Walnut Street; Coatesville, Pennsylvania.

TITLE to said premises is vested in Anibal Calle a/k/a Annibal Calle and Leonida Calle a/k/a Leonida Perez a/k/a Leonida Perez Calle, husband and wife, by deed from The Administrator of Veterans Affairs, an office of the

United States of America dated September 29, 1987 and recorded October 27, 1987 in Deed Book 947, Page 497.

PREMISES being known as: 110 Walnut Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-10-0024

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **ANIBAL & LEONIDA CALLE**

SALE ADDRESS: 110 Walnut Street, Coatesville, PA 19320

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

SALE NO. 13-7-657

Writ of Execution No. 12-08173

DEBT \$131,004.33

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision of Land for John M. Illes, by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pennsylvania, dated 2/24/989 and recorded 4/5/1990 as Plan #10235, as follows, to wit:

BEGINNING at a point on the southerly side of Madison Street (proposed 50 feet wide), said point also being a corner of Lot No. 9; thence extending from said beginning point and along the southeasterly side of Madison Street, north 78° 11' 10" east, 35 feet to a point, a corner of Lot No. 11; thence extending along same, south 11° 46' 50" east, passing through a proposed 20 feet wide stormwater easement and also passing through a proposed 35 feet wide stormwater easement, 116.35 feet to a point on the northwesterly side of proposed Lemon Alley; extending along same south 78° 11' 10" west, 35 feet to a point, a corner of Lot No. 9; thence extending along same, north 11° 46' 50" west, recrossing aforesaid easement, 116.35 feet to a point on the southeasterly side of Madison Street, the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said Plan.

BEING known as 920 Madison Street, Coatesville, PA 19320

BEING the same premises which John

M. Illes and Jeanne M. Illes, husband and wife, by Deed dated 7/31/1992 and recorded 8/13/1992 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3140, Page 449, granted and conveyed unto Jerome S. McCoy.

PARCEL No.: 38-5C-99.1K

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JEROME S. MCCOY**

SALE ADDRESS: 920 Madison Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SEAN P. MAYS, 215-942-9690**

SALE NO. 13-7-658

Writ of Execution No. 09-04935

DEBT \$260,499.60

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Whiteland Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan titled "Record Plan" Sheet 3 of 48 by McManee-King Associates dated April 19, 1989, last revised May 21, 1991, as follows, to wit:

BEGINNING at a point being the northernmost corner of said Unit, said point being the following seven courses and distances measured from the intersection of the centerline of N. Pullman Drive with the center line of the driveway serving Court 9: (1) crossing over the western right-of-way of N. Pullman Drive along the centerline of said driveway north 87 degrees 32 minutes 00 seconds west 194.36 feet to a point; (2) thence north 17 degrees 53 minutes 00 seconds west 55.00 feet to a point; (3) leaving said driveway centerline south 33 degrees 27 minutes 00 seconds west 50.00 feet to a point the northern most corner of building four; (4) thence along the front of Units 31 and 30 south 38 degrees 02 minutes 00 seconds east 44.00 feet to a point on the northwestern side of Unit 29; (5) thence north 51 degrees 58 minutes 00 seconds east 8.00 feet to a point; (6) thence along the front of Units 29 and 28 south 38 degrees 02 minutes 00 seconds east 36.00 feet to the beginning point; thence along the centerline of the common wall separating Units 27 and 28 south 51 degrees 58 minutes 00 seconds west 36.00 feet to a point; thence along the back area of Unit 27

south 38 degrees 02 minutes 00 seconds east 18.00 feet to a point; thence along the centerline of the common wall separating Units 27 and 26 north 51 degrees 58 minutes 00 seconds west 36.00 feet to a point; thence along the front area of Unit 27 north 38 degrees 02 minutes 00 seconds west 18.00 feet to the first mentioned point and place of beginning.

CONTAINING 648 square feet, more or less.

BEING Unit 27 Hartford Square.

BEING known as: 430 Hartford Square, West Chester, PA 19380

PROPERTY ID No.: 41-05-1361

TITLE to said premises is vested in Maryjo Anderson by Deed from John P. Rogal dated 11/08/2004 recorded 11/16/2004 in Deed Book 6335 Page 519.

PLAINTIFF: American Home Mortgage Servicing Inc

VS

DEFENDANT: **MARYJO ANDERSON**

SALE ADDRESS: 430 Hartford Square, West Chester, PA 19380

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

SALE NO. 13-7-659

Writ of Execution No. 12-04563

DEBT \$325,188.31

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan made by the Grafton Associates and others, dated October 16, 2002 last revised February 11, 2003 and recorded in Plan File #16700, Instrument #10286187, in the land records of Chester County, being known as Lot #21, the estates at London Brook Subdivision, as follows to wit:

BEING Lot #21, as shown on said Plan BEING Parcel #58-3-392

BEGINNING at a point on the northerly side of Dartmouth Lane, said point being the southeast corner of Lot 20, adjoining Dartmouth Lane, on the Plan of the Estates at London Brook, as shown on the Plan File #16700, Instrument #10286187, thence running north 29 degrees 08 minutes 55 seconds east 135.00 feet, to a point

thence south 47 degrees 53 minutes 34 seconds east 142.53 feet to a point on the westerly side of Larchmont Lane, thence with a curve to the left, having a delta shown as 08 degrees 27 minutes 31 seconds and a radius of 250.00 feet with an arc of 36.91 feet, thence south 33 degrees 38 minutes 55 seconds west 43.69 feet to a point of a curve to the right having a delta shown as 85 degrees 30 minutes 00 seconds and a radius of 25.00 feet with an arc of 37.31 feet, thence north 60 degrees 51 minutes 05 seconds west 104.95 feet to the point and place of beginning.

AS described in Mortgage Book 8025 Page 1066

BEING known as: 226 Larchmont Lane, West Grove, PA 19390

PROPERTY ID No.: 58-3-392

TITLE to said premises is vested in Michael Scott Boyd by Deed from Michael Scott Boyd and Caryn Beth Boyd, husband and wife dated 09/13/2010 recorded 10/25/2010 in Deed Book 8025 Page 1062.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL SCOTT BOYD**

SALE ADDRESS: 226 Larchmont Lane, West Grove, PA 19390

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

SALE NO. 13-7-660

Writ of Execution No. 10-05981

DEBT \$410,750.13

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

BEING known as 105 Houndstooth Circle, Chester Springs, PA 19425

PARCEL Number: 25-07-0138

IMPROVEMENTS: residential property

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **JOHN MICHAEL LOGUE, JR. Individually and Executor for the Estate of JOHN MICHAEL LOGUE, SR. a/k/a JOHN M. LOGUE, SR. and CHRISTINE G. LOGUE**

SALE ADDRESS: 105 Houndstooth Circle, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **KATHER-
INE E. KNOWLTON, 856-669-5400**

SALE NO. 13-7-000
Writ of Execution No. 13-02793
DEBT \$1,193,765.42

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
Situates in the Township of East Whiteland, County
of Chester and Commonwealth of Pennsylvania.

PARCEL Number: 42-4-304

PLAINTIFF: DNB FIRST NATIONAL
ASSOCIATION

VS

DEFENDANT: **NICHOLAS F
METER, EXEX OF THE ESTATE OF JEF-
FREY C. ROBERTSON**

SALE ADDRESS: 384 Lancaster
Avenue, Frazer, PA 19355

PLAINTIFF ATTORNEY: **GEORGE
C. ZUMBANO, 610-696-8225**