



**Chester
County
Bar
Association**

Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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Commonwealth v. B.M.

Search and seizure – Investigatory stop – Automobile stop – Totality of circumstances - Municipal Police Jurisdiction Act – Suppression motion

1. The primary purpose of both the Fourth Amendment of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution is to protect citizens from unreasonable searches and seizures. No right is held more sacred, or is more carefully guarded, by the common law, than the right of every individual to the possession and control of his own person, free from all restraint or interference of others, unless by clear and unquestionable authority of law.
2. As to the question of sufficient evidence to justify an investigatory stop of the vehicle, an officer may make such a stop where he observes unusual conduct which leads him reasonably to conclude that criminal activity may be afoot. An investigatory stop of an automobile must be based on objective facts creating a reasonable suspicion that the motorist or an occupant is *presently* involved in criminal activity. The question of whether reasonable suspicion exists at the time of an investigatory detention must be answered by examining the totality of the circumstances.
3. There was a fight at a Burger King that could have resulted in harassment or simple assault charges. The vehicle that left with one of the combatants inside was not found at the registered address of the vehicle. Another address where the vehicle might be located was provided but it was in a different jurisdiction. One officer asked another officer to look for the vehicle there and stop it if it was located in order to further the investigation of the fight. The officer did not believe that the criminal activity afoot would be driving under the influence by the driver of that vehicle. The stopped vehicle was driven by B.M., the defendant herein. The Commonwealth argues the officer who made the stop initiated an investigatory stop of the subject vehicle based on the officer's reasonable suspicion that criminal activity was afoot. The hot pursuit exception to the Municipal Police Jurisdiction Act was inapplicable to this case.
4. The Court noted there was no evidence at the time of the stop that anyone in the vehicle was then presently involved in criminal activity and *Held* by the time this stop was made, the information gleaned from the witnesses by the first officer at the scene could not justify a stop so temporally and geographically remote. Accordingly, the suppression motion was granted and all evidence obtained concurrent with or following the Juvenile's seizure was suppressed.

R.E.M.

Pennsylvania v. B.M.

Edward J. Gallen for the Commonwealth

Mitchell Baylarian for B.M.

Hall, J.; March 17, 2011:-

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS

v. : CHESTER COUNTY, PENNSYLVANIA

B.M. : JUVENILE PETITION NO. 100366

ORDER

AND NOW, this 17th day of March, 2011, upon consideration of the Juvenile's September 13, 2010 Omnibus Pretrial Motion and Application for Suppression of Evidence ("Motion") and the February 23, 2011 hearing held thereon, it is hereby **ORDERED** and **DECREED** that the Motion is **GRANTED** and all evidence obtained concurrent with or following the Juvenile's April 29, 2010 seizure is suppressed, including all evidence seized from the Juvenile, the automobile which the Juvenile was driving and the statement(s) given by the Juvenile.¹

BY THE COURT:

/s/ John L. Hall
John L. Hall, J.

¹ In addition to the attached stipulated facts submitted to the court by the parties, the court makes the following findings of fact:

1. Officer Murphy arrived at the Burger King to investigate the fight at approximately 6:55 p.m. and remained at the scene interviewing witnesses for approximately twenty (20) minutes.

2. Before leaving the Burger King, Officer Murphy learned from the witnesses that the identity of the person engaged in the fight with the employee/victim was a female named A.R.

3. Officer Murphy was informed at the Burger King that someone was punched but that no injuries had resulted from the fight. Officer Murphy thought that one or both participants in the fight could potentially be charged with harassment and/or simple assault.

4. After Officer James W. Hall attempted but failed to locate the identified vehicle at the registered address for the vehicle, he returned to the police station and met Officer Murphy and the employee/victim there. Officer Hall remained at the station for approximately fifteen (15) to twenty (20) minutes before leaving to attempt to locate the subject vehicle at the additional address acquired from the employee/victim.

5. Officer Hall knew that A.R. attended the same school as the employee/victim.

6. The additional address provided by the employee victim was located at the Norwood House apartment complex in Downingtown Borough, located approximately nine

(9) miles from the Burger King.

7. Officer Murphy requested Officer Hall to drive to Norwood House and stop the vehicle which had been identified by its make, color and registration plate number at the Burger King. Officer Murphy's purpose in requesting Officer Hall to stop that vehicle was to allow Officer Murphy to speak with the vehicle occupants in furtherance of his investigation of the Burger King fight.

8. Recognizing that a police officer may make an investigatory stop where he observes unusual conduct which leads him reasonably to conclude that criminal activity may be afoot, Officer Murphy stated during the suppression hearing that the alleged fight at the Burger King was the criminal activity afoot which served as the basis for the stop of the vehicle. Officer Murphy did not believe that the criminal activity afoot would be driving under the influence by the driver of that vehicle.

9. The stopped vehicle was driven by B.M.

The primary purpose of both the Fourth Amendment of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution is to protect citizens from unreasonable searches and seizures. *Commonwealth v. Hill*, 874 A.2d 1214, 1217 (PA Super. 2005). No right is held more sacred, or is more carefully guarded, by the common law, than the right of every individual to the possession and control of his own person, free from all restraint or interference of others, unless by clear and unquestionable authority of law. *Commonwealth v. Lewis*, 535 Pa. 501, 636 A.2d 619, 622 (1994). To secure the right of citizens to be free from such unlawful intrusions, law enforcement officers are required in Pennsylvania to demonstrate ascending levels of suspicion to justify their interactions with citizens to the extent those interactions compromise individual liberty. *Commonwealth v. Reppert*, 814 A.2d 1196, 1201 (PA Super. 2002). For this purpose, the Pennsylvania Supreme Court has defined three forms of police-citizen interaction: a mere encounter, an investigatory stop/detention and a custodial detention/arrest. *Id.*

In this case, the Commonwealth recognizes that Officer Hall's stop of the subject vehicle elevated this interaction beyond a mere encounter. A mere encounter between the police and a citizen carries no official compulsion to stop or to respond. The Commonwealth also conceded that the evidence was insufficient to establish probable cause for the Juvenile's arrest at the time of the vehicle stop. Instead, the Commonwealth argues that Officer Hall initiated an investigatory stop of the subject vehicle based on the officer's reasonable suspicion that criminal activity was afoot. The Commonwealth additionally suggests that the stop of a vehicle was justified under the hot pursuit exception to the Municipal Police Jurisdiction Act ("MPJA"), 42 Pa.C.S. §8951-8954. This latter argument is facially unpersuasive. The case cited in support of its position by the Commonwealth, *Commonwealth v. Peters*, 600 Pa. 268, 965 A.2d 222 (2009), only concerns the issue of extraterritorial arrest. Neither the quantum of evidence sufficient to establish probable cause to arrest nor reasonable suspicion to conduct an investigatory stop

were at issue in that case. *Sub judice*, the extraterritorial stop by the Uwchlan Township police of the vehicle beyond the confines of their jurisdictional boundaries is not an issue raised by the Juvenile. Consequently, the hot pursuit exception to the MPJA is not applicable here.

As to the question of sufficient evidence to justify an investigatory stop of the vehicle, an officer may make such a stop where he observes unusual conduct which leads him reasonably to conclude that criminal activity may be afoot. An investigatory stop of an automobile must be based on objective facts creating a reasonable suspicion that the motorist or an occupant is *presently* involved in criminal activity. *Commonwealth v. Nagle*, 451 Pa.Super. 16, 19-20, 678 A.2d 376, 378 (1996). Here there is no evidence that anyone in the vehicle was then presently involved in criminal activity. The fight at the Burger King had been concluded over an hour before Officer Hall stopped the vehicle. In *Nagle*, the Superior Court determined that an investigatory stop of a green pickup truck could not be justified on information provided to the police that there was a suspicious large green pickup truck traveling in the vicinity of the stop for approximately two hours. The court determined that there was insufficient information regarding the alleged suspicious activity of the truck and no objective facts at the time of the stop that the driver was then presently involved in criminal activity. Similarly, the Supreme Court in *Commonwealth v. Melendez*, 544 Pa. 323, 676 A.2d 226 (1996) found insufficient facts to justify an investigative stop of the defendant where there was no indication that the defendant was engaged in criminal activity at the time of the stop. The court emphasized that such stops are designed to address immediate suspicions of current illegal conduct. It found that the suspicion the defendant was involved in illegal drug sales at a location separate from the place where she was stopped could not justify her detention. *Melendez*, 544 Pa. at 329, 676 A.2d at 329.

As the Superior Court concluded in *Commonwealth v. Swartz*, 787 A.2d 1021 (2001), by the time this stop was made, the information gleaned from the witnesses by Officer Murphy at the scene could not justify a stop so temporally and geographically remote. In *Swartz*, the defendant's vehicle was stopped one hour and twenty-four minutes after an informant's call, at a location opposite from the direction given in the police dispatch. Although the one hour and ten minute gap that existed here between the initial call to the police and the stop is less than the lapse of time in *Swartz*, the police in *Swartz* could at least argue that they were investigating present criminal activity since the call reported an intoxicated driver of the stopped vehicle. Under the present circumstances even that tenuous link to present criminal activity does not exist. An example of a valid investigatory stop based upon sufficiently fresh information after the commission of a crime is found in *In the Interest of D.M.*, 556 Pa. 160, 727 A.2d 556 (1999). There the Pennsylvania Supreme Court upheld an investigatory stop made approximately one minute after information became available to the detaining police officer when the detained individuals, who generally met the description of the perpetrators, were located approximately half a block away from the crime scene. *In the Interest of D.M.*, 556 Pa. at 164, 727 A.2d at 557-558.

Officer Murphy's stated desire to have Officer Hall initiate the vehicle stop in order to allow him to further investigate the Burger King fight, although a commendable motivation, cannot supply the necessary factual basis for the stop. In *Melendez*, the Supreme Court rejected a similar rationale. *Id.*; see, also, *Commonwealth v. Lovette*, 498 Pa. 665, 675, 450 A.2d 975, 980 (1982).

Lastly, the question of whether reasonable suspicion exists at the time of an investigatory detention must be answered by examining the totality of the circumstances. As the Supreme Court stated in *In the Interest of D.M.*, "There is no ready test for determining reasonableness other than by balancing the need to search or seize against the invasion to which the search or seizure entails." *In the Interest of D.M.*, 556 Pa. at 164, 727 A.2d at 558. Here, the need of Officers Murphy and Hall to seize the Juvenile and the occupants of the subject car was significantly reduced by their knowledge of the identity of the other person alleged to have been directly involved in the fight, as well as a location to find and speak with her, i.e. the school she attended with the employee/victim. Furthermore, there was no indication that physical evidence of the fight was secreted in the vehicle, and the gravity of the offense, as a likely summary or misdemeanor rather than a felony, did not indicate a heightened future risk of harm to others. This was not a situation where extra-ordinary measures were necessary to obtain the identification of the perpetrator, obtain material evidence likely to be lost or reduce a significant threat to the public.

Consequently, there is insufficient evidence to support an objective reasonable suspicion that the Juvenile was presently involved in criminal activity at the time of the investigatory stop. Therefore, the vehicle stop was in violation of Article I, Section 8 of the Pennsylvania Constitution and the Fourth Amendment of the United States Constitution, and the evidence must be suppressed.

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS
 IN THE INTEREST OF : CHESTER COUNTY, PENNSYLVANIA

B.M., a Juvenile : JUVENILE PETITION NO. 100366

STIPULATED FACTS

1. The facts are as follows:

a. on April 29, 2010 at 6:47 p.m., Officer Ryan Murphy of the Uwchlan Township police responded to a complaint of a fight at the Burger King located on Eagleview Boulevard, Uwchlan Township, Chester County, Pennsylvania.

b. Officer Murphy learned the following from the victim and other witnesses:

A. That prior to coming to work, the employee victim observed some of the alleged defendants around her residence.

B. Six individuals arrived at the Burger King.

C. Four of the individuals were identified to the officer by name and two were unidentified by name.

D. The Burger King manager told the six to leave.

E. Outside the store one of the individuals fought with the employee/victim.

F. One male individual was believed to be intoxicated to the point he was unsteady on his feet.

H. The individuals fled prior to the arrival of the police in a vehicle identified by make, color and registration plate number.

c. Officer Murphy advised Officer Hall of the Uwchlan Township Police that there had been a fight at the Burger King, the individuals involved fled and provided the registration information.

d. Officer Murphy and the victim travelled to the Uwchlan Township Police station so Officer Murphy could take a statement.

e. Officer Hall upon receiving the information from Officer Murphy acquired the registered address for the vehicle and went to that nearby address to locate the vehicle.

f. Officer Hall stayed at the registered address for about eleven minutes without encountering the vehicle or its occupants.

g. Officer Hall went to the police station where from the victim he acquired an additional address where the defendants may be located.

h. Officer Hall was aware that the additional address was in the adjoining township so he notified that police department of the incident.

i. Officer Hall continued his pursuit of the defendants by going to the additional address where when leaving the parking lot he observed the vehicle and that it was occupied by numerous persons.

j. At 7:57 p.m., Officer Hall stopped the vehicle on the highway to continue the investigation of the fight incident that occurred at 6:47 p.m. at the Burger King.

k. Officer Hall did not observe any violations of the vehicle code prior to the stop

/s/ Edward J. Gallen
For the Commonwealth

/s/ Mitchell Baylarian
For the Defense

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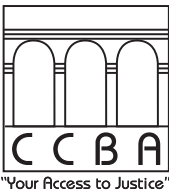
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CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 14, 2011, by Renmatix, Inc., a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 600 Allendale Road, King of Prussia, PA 19406, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania is located at c/o CT Corporation System, Chester County, Pennsylvania.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-07344**

NOTICE IS HEREBY GIVEN that the name change petition of Stephanie Shay Thibault the guardian and natural mother of William Maine Thibault was filed in the above-named court and will be heard on August 1, 2011, at 9:30 AM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 1, 2011

Name to be changed from: William Maine Thibault to: William Anders Thibault

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on June/2011 for JML Ltd., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: general business.

LIDA BONNER, Solicitor

1065 S. Wisteria Dr.

Malvern, PA 19355

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for Strategic Resources & Consulting, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

THOMAS S. MYERS, JR., Solicitor

1800 East Lancaster Avenue

Paoli, PA 19301

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on June/ 2011 for KLM Consulting Group, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: general business purposes - consulting services to other businesses.

LIDA BONNER, Solicitor

1065 S. Wisteria Dr.

Malvern, PA 19355

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

BORRELLI, John, late of Londonderry Township. JoAnn King, care of JAY C. GLICKMAN, Esquire, 2605 N. Broad Street, P.O. Box 1277, Landsdale, PA 19446, Executrix. JAY C. GLICKMAN, Esquire, Rubin, Glickman, Steinberg & Gifford, 2605 N. Broad Street, P.O. Box 1277, Landsdale, PA 19446, atty.

EDGINGTON, Virginia J., a/k/a Ginny Edgington, late of Borough of Oxford. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

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MAYERNICK, Dolores L., late of East Goshen Township. GERALYN M. Mayernick, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

MCDONNELL, Lena T., late of Willistown Township. Michael D. McDonnell and David C. McDonnell, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

MC NEY, Gladys, late of West Chester. Martha Mc Ney, care of KIMBERLY S. INGERSOLL, Esquire, 1522 Locust Street, 3rd Floor, Philadelphia, PA 19102, Administrator. KIMBERLY S. INGERSOLL, Esquire, Abrams And Ingersoll, LLP, 1522 Locust Street, 3rd Floor, Philadelphia, PA 19102, atty.

MILLAR, Suzanne Rhoads, late of Kennett Township. Duncan Rhoads Millar, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

POWELL, Richard A., late of Uwchlan Township. Richard A. Powell, Jr., 752 Old Westtown Road, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

SPRAGUE, Maryrose, late of Borough of Phoenixville. Jonathan B. Sprague, care of MARZIA P. TONGIANI MIRABILE, Esquire, 254 Bridge Street, Phoenixville, PA 19460, Executor. MARZIA P. TONGIANI MIRABILE, Esquire, 254 Bridge Street, Phoenixville, PA 19460, atty.

WILLIAMS, Doreen R., a/k/a Doreen Ruth Williams, late of Downingtown. Robert D. Williams, Jr., 407 West Ashbridge St., West Chester, PA 19380, Administrator. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike, West Chester, PA 19382-4863, atty.

YANNICK, Shirley J., a/k/a Shirley Jean Yannick, late of Borough of Phoenixville. Melinda A. Yannick, 511 W. Anderson Avenue, Phoenixville, PA 19460, Executrix. LEE F. MAUGER, Esquire, Mauger & Meter, P.O. Box 698, 240 King Street, Pottstown, PA 19464, atty.

ZALIMAS, Olga M., a/k/a Olga Mary Macys, late of East Caln Township. Alberta Zalimas, 4033 Tinker Hill Road, Philadelphia, PA 19460, Administratrix.

2nd Publication

ANDERSON, Winifred Zoila, a/k/a W. Zoila Anderson, late of West Chester. Betty Ann Fagan, 20410 LaCrosse Avenue, Southfield, MI 48076, Executrix. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

BAIR, Lewis E., late of Parkesburg. JOHN L. ARIS, Esquire, 555 City Avenue, Suite 500, Bala Cynwyd, PA 19004, Administrator. JOHN L. ARIS, Esquire, Lowenthal & Abrams, P.C., 555 City Avenue, Suite 500, Bala Cynwyd, PA 19004, atty.

BARCLAY, Ivan S., Jr., late of West Nantmeal Township. Ivanna B. Freeman, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

DESIMONE, Dorothy M., late of Borough of Phoenixville. Dorothy Alexander, 95 North Main Street, Apt. 3, Spring City, PA 19475 and Cornelia Allen, 432 Second Avenue, Royerford, PA 19468, Executors. LEE F. MAUGER, Esquire, Mauger & Meter, 240 King Street, P.O. Box 698, Pottstown, PA 19464, atty.

DOUGHTEN, Norman E., a/k/a Norman Earl Doughten, Jr., late of Borough of West Chester. Carolyn Louise Ambler, care of DAVID W. WOOD, JR., Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. DAVID W. WOOD, JR., Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

GAZZOLA, Joan E., a/k/a Joan Gazzola, late of Honey Brook Township. John W. Gazzola, 16 Middle Road, White Plains, NY 10605, Executor. FRANCIS J. MURPHY, Esquire, Murphy and Murphy, 801 Old Lancaster Road, Bryn Mawr, PA 19010, atty.

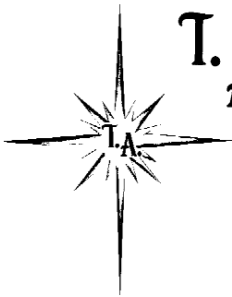
ROSBOROUGH, Antonina K., a/k/a Antonina Rosborough-Waltz, Antonina D. Rosborough-Waltz, and Antonina K. Rosborough Waltz, late of Willistown Township. Charles S. Frazier and PNC Bank N.A., care of CHARLES S. FRAZIER, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, Executor. CHARLES S. FRAZIER, Esquire, Frazier & Roberts, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, atty.

SCANLON, Thomas J., a/k/a Thomas J. Scanlon, Sr., late of East Goshen Township. Thomas J. Scanlon, Jr. and Arthur J. Kania, care of JOHN LASAK, Esquire, 560 East Lancaster Avenue, Suite 108, St. Davids, PA 19087, Executors. JOHN LASAK, Esquire, Kania, Lindner, Lasak & Feeney, 560 East Lancaster Avenue, Suite 108, St. Davids, PA 19087, atty.

SLOANE, Mary Adelaide, late of Pennsbury Township. Charles O'Connor Sloane, III, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlet LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STREET, Richard, a/k/a Richard C. Street, late of Borough of Malvern. Kathleen Street, 2226 Fast Landing Road, Dover, DE 19901, Executrix. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, Suite 250, West Chester, PA 19382, atty.

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STROOP, Bessie T., a/k/a Bessie Stroop, late of Borough of Spring City. Paul L. Stroop, 349 Beech St., Pottstown, PA 19464 and Betty L. Finkbinner, 1611 Yeager Road, Royersford, PA 19468, Executors. LAURALEE F. DAMBRINK, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

TAGYE, Frank H., a/k/a Frank H. Tagye, Sr., late of Paoli, Tredyffrin Township. Frank H. Tagye, Jr., 346 Devon Drive, Exton, PA 19341, Executor. DONALD A. MANCINI, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, atty.

THOMPSON, William H., late of West Chester. Carolyn Noble, care of P. RICHARD KLEIN, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. P. RICHARD KLEIN, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

WHEELER, Janet Conly, a/k/a Janet C. Wheeler, late of Penn Township. Janet Wheeler Gilani, care of Winifred Moran Sebastian, Esquire, P.O. Box 381, Oxford, PA 19363, Executrix. Winifred Moran Sebastian, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

WICK, Paul M., a/k/a Paul Myron Wick, late of Pennsbury Township. PNC Bank, National Association and Wendy W. Reeves, c/o Roberta L. Milligan, Vice President, 620 Liberty Avenue, 33rd Floor, Locator P2-PTPP-33-1, Pittsburgh, PA 15222, Executors. ROBERT WOLF, Esquire, Tener, Van Kirk, Wolf & Moore, 301 Grant Street, Suite 2100, Pittsburgh, PA 15219, atty.

3rd Publication

BOGUSH, Edward M., Sr., late of Borough of Downingtown. James J. Bogush, Gary R. Bogush and Edward M. Bogush, Jr., care of JANET M. COLLITON, Esquire, 790 East Market Street, Suite 250, West Chester, PA 19382-4806, Administrators. JANET M. COLLITON, Esquire, Colliton Law Associates, PC., 790 East Market Street, Suite 250, West Chester, PA 19382-4806, atty.

BRANT, Robert S., Sr., late of Easttown Township. Carolyn S. Brant, 122 Bartholomew Road, Berwyn, PA 19312, Executors. JAMES R. FREEMAN, Esquire, 606 S. Main Street, Phoenixville, PA 19460, atty.

CAMPBELL, Esther, late of West Nottingham Township. Penny Woolley, 1221 A Calvert Road, Rising Sun, MD 21911, Administratrix. KENNETH R. PYLE, Esquire, P.O. Box 141, Lewisville, PA 19351-0141, atty.

DICK, Virginia M., late of Tredyffrin Township. Wells Fargo Bank, NA, care of LEIGH W. BAUER, Esquire, 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103, Executor. LEIGH W. BAUER, Esquire, Diamond, Polsky & Bauer, P.C., 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103, atty.

FRENCH, Helen, late of Uwchlan Township. Terry Roberts, care of DENNIS C. MC ANDREWS, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Executrix. DENNIS C. MC ANDREWS, Esquire, McAndrews Law Offices, P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

GIVEN, Jeanne R., late of Borough of Honey Brook. Holly Kohl, 150 South Pool Forge Road, Narvon, PA 17555-9526, Executrix. KENNETH H. HOWARD, Esquire, Appel & Yost, LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

HALLMAN, Grover C., late of West Brandywine Township. Thelma D. Hallman, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

HARLOW, George R., III, a/k/a George Richardson Harlow, III, late of Tredyffrin Township. Jean S. Harlow, care of CATHERINE SUE CLARK, Esquire, 313 N. Fairfield Road, Devon, PA 19333, Executrix. CATHERINE SUE CLARK, Esquire, 313 N. Fairfield Road, Devon, PA 19333, atty.

HERVEY, Joyce E., a/k/a Joyce Hervey, late of Wallace Township. Frederick J.K. Hervey, 311 Paul Circle, Downingtown, PA 19335, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

JACOBSON, Helen Deborah White, a/k/a Helen D.W. Jacobson, late of Kennett Township. Edward W. Jacobson, Jr., care of ROBERT A. COHEN, Esquire, 717 Constitution Drive, P.O. Box 1265, Exton, PA 19341, Executor. ROBERT A. COHEN, Esquire, Riley Riper Hollin & Colagrecio, 717 Constitution Drive, P.O. Box 1265, Exton, PA 19341, atty.

O'HARA, Gerald P., late of Haverford Township. Kathleen M. Petrokubi, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

PELUSI, Anthony D., a/k/a Benito Vitolo, late of East Caln Township. Margaret T. Pelusi, 16 Foster Lane, Downingtown, PA 19335, Executrix. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State on June 21, 2011 for ROOSTERS CROKE . ORG pursuant to the provisions of the PA Nonprofit Corporation Law of 1988 for promoting pediatric stroke aswareness, education and research. STAPLETON & COLDEN, Solicitors
5030 State Road
Suite 2-600
Drexel Hill, PA 19026

CHARLES T. DeTULLEO

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

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NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been approved and filed in the Department of State of the Commonwealth of Pennsylvania on September 18, 2009, pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5101, et. seq.

The name of the corporation is Whitewing Farm North Homeowners Association, Inc.

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

EDWARD M. FOLEY, Solicitor
Brutscher, Foley, Milliner & Land, LLP
213 East State Street
Kennett Square, PA 19348

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1st Publication

NOTICE

This is notice of intention to file for corporation status in Pa., by “Women of Faith Alliance” during the month of July 2011. The new corporation will be incorporated under the NPCL of PA. The purpose of the corporation will be to endeavor to improve the spiritual, emotional, and physical lives of women living primarily in Kenya, Africa.

NOTICE

ANTHONY MORRIS, ESQUIRE

Attorney I.D. No. 25611
BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP
118 West Market Street, Suite 300
West Chester, PA 19382
610-436-4400

IN RE: JOANNE TONEY	: IN THE COURT OF COMMON PLEAS
1243 YOUNGSBURG ROAD	
COATESVILLE, PA 19320	: CHESTER COUNTY, PENNSYLVANIA
Premises: WS YOUNGSBURG RD	: NO. 11-05154
LOT	

Tax Parcel No: 9-10-48

TO: AAMES CAPITAL CORPORATION

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

IN RE: JOANNE TONEY
1243 YOUNGSBURG ROAD
COATESVILLE, PA 19320: IN THE COURT OF COMMON PLEAS
: CHESTER COUNTY, PENNSYLVANIAPremises: WS YOUNGSBURG RD
LOT

: NO. 11-05154

Tax Parcel No: 9-10-48

TO: JOANNE TONEY**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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.

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Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

**IN RE: MICHAEL P. MYERS &
CHRIS JAURS MYERS**

1110 NEW YORK AVENUE

WEST CHESTER, PA 19380

: IN THE COURT OF COMMON PLEAS

: CHESTER COUNTY, PENNSYLVANIA

Premises: NS OF E CHESTNUT ST
LOT & DWG

: NO. 11-05279

Tax Parcel No: 16-6-116.3

TO: MICHAEL P. MYERS**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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.

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Lawyer Referral Service
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NOTICE**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

**IN RE: GLENBOROUGH INSTITUTIONAL FUND I : IN THE COURT OF COMMON PLEAS
C/O LEND LEASE REAL ESTATE INVESTMENT**

1200 LIBERTY RIDGE DRIVE, SUITE 32

WAYNE, PA 19087

: CHESTER COUNTY, PENNSYLVANIA

Premises: SS & REAR OF PHOENIXVILLE

: NO. 11-05157

P/O LOT 19

Tax Parcel No: 35-4-107.18

**TO: GLENBOROUGH INSTITUTIONAL FUND I
C/O LEND LEASE REAL ESTATE INVESTMENT****NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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NOTICE**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

**IN RE: GLENBOROUGH INSTITUTIONAL FUND I
C/O LEND LEASE REAL ESTATE INVESTMENT**

1200 LIBERTY RIDGE DRIVE, SUITE 320

WAYNE, PA 19087

: IN THE COURT OF COMMON PLEAS

: CHESTER COUNTY, PENNSYLVANIA

Premises: SS OF PHOENIXVILLE PK
P/O LOT 19

: NO. 11-05277

Tax Parcel No: 35-4-98.1

**TO: GLENBOROUGH INSTITUTIONAL FUND I
C/O LEND LEASE REAL ESTATE INVESTMENT****NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP

Lawyer Referral Service
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NOTICE

ANTHONY MORRIS, ESQUIRE

Attorney I.D. No. 25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

610-436-4400

IN RE: EMMA J. STREETS

119 S. MATLACK STREET

WEST CHESTER, PA 19382

: IN THE COURT OF COMMON PLEAS

: CHESTER COUNTY, PENNSYLVANIA

Premises: ES OF S MATLACK ST

LOT & DWG

: NO. 10-08505

Tax Parcel No: 1-9-553

TO: EMMA J. STREETS**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service

15 West Gay Street

West Chester, PA 19380

610-429-1500

3rd Publication

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP	: NO. 2008-05600-LN
vs.	: CIVIL ACTION - LAW
	:
DONNA BOLIVAR	:

NOTICE

To Donna Bolivar:

You are hereby notified that on November 4, 2010 Plaintiff, Sadsbury Township, filed a Praecipe for Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 808 Timber Drive, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4-183, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

CHESTER COUNTY BAR ASSOCIATION

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

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP	:	NO. 2007-08810-LN
	:	
vs.	:	CIVIL ACTION - LAW
	:	
CHRISTOPHER J. PRIMUS	:	

NOTICE

To Christopher J. Primus:

You are hereby notified that on November 4, 2010 Plaintiff, Sadsbury Township, filed a Praecipe for Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 3014 Lincoln Highway, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4-19.1, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD INFORM YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
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12:00 – 2:00 PM

DATES / LOCATIONS

July 7	Montgomery Bar Association
July 25	Delaware County Bar Association
July 26	Bucks County Bar Association
July 27	Chester County Bar Association

PROGRAM **"TIPS n' TRICKS" – MICROSOFT WORD 2010**

Changes have occurred in Word since the 2003 version. Learn the latest version and where to find common features used on a daily basis. This 1-hour program will focus on the new and improved Quick Parts (to store commonly used phrases), the Navigation Pane (which allows quick navigation through long documents), Quick Style Sets (a new feature allowing frequently used formats to be easily saved), and the much improved Document Comparison. Learn how to customize Access Toolbars so that you have quick access to the features you use most frequently.

SPEAKER

Kathy Parker, President of PC Communications, has been in the computer training and consulting industry for nearly 30 years, focusing on law firm applications. She, and her partner, Kim Ennis, have a vast amount of experience in all facets of computer training, including document management systems, word processing conversions, spreadsheet software, presentation software, database products and other law firm software applications.

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Montgomery County	Kitty Malcolm	215-540-2627 or kmalcolm@timoneyknox.com

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, THURSDAY, JULY 21, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, AUGUST 22, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK, OR MONEY ORDER MADE PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 11-7-455

Writ of Execution No. 10-14215

DEBT \$161,394.17

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Borough of Downingtown, County of Chester, State of Pennsylvania, bounded and described according to an as-built Plan for S&S Development Co., Inc. of "Main Street Village" made by Edward B. Walsh & Associates, Inc., Downingtown, PA dated 7/18/2000, last revised 3/26/2002 as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot #118 (as shown on said Plan); thence from said point of beginning extending the 6 following courses and distances: 1) north 74 degrees 06 minutes 00 seconds east 15.40 feet to a point, thence 2) south 15 degrees 54 minutes

00 seconds east 2.20 feet to a point, thence 3) north 74 degrees 06 minutes 00 seconds east 6.60 feet to a point, thence 4) south 15 degrees 54 minutes 00 seconds east 35.50 feet to a point, thence 5) south 74 degrees 06 minutes 00 seconds west 22.00 feet to a point, 6) north 15 degrees 54 minutes 00 seconds west 37.70 feet to the first mentioned point and place of beginning.

BEING Lot #119 on the above mentioned Plan.

BEING UPI #11-8-396.

AS described in mortgage book 5438

Page 426

BEING known as: 252 Roosevelt Avenue, Downingtown, PA 19335

PROPERTY ID No.: 11-08-0396

TITLE to said premises is vested in Susan J. Petrisko, unmarried, as sole owner by Deed from Main Street Village, Inc., a PA Corporation dated 10/08/2002 recorded 10/30/2002 in Deed Book 5438 Page 423.

PLAINTIFF: American Home Mortgage Servicing, Inc.

VS

DEFENDANT: **SUSAN J. PETRISKO**

SALE ADDRESS: 252 Roosevelt Avenue, Downingtown, Pa. 19335

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

SALE NO. 11-7-456

Writ of Execution No. 10-14117

DEBT \$216,188.77

ALL THAT CERTAIN lot of land, situated on the west side of Park Avenue (formerly Race Street) being Lot #56 South View Development in the Borough Kennett Square, County of Chester and the State of Pennsylvania being bounded and described according to a survey made by George E. Regester, Jr., Registered Surveyor, as follows;

BEGINNING at a stake in the west street line of Park Avenue (formerly Race Street) as the same is now laid out 47 feet wide, and said point of beginning being south 02 degrees 06 minutes west 175 feet from an iron pin set in the south street line of Chestnut Street, 50 feet wide, measured, along the west street line of Park Avenue; thence along the west street line of Park Avenue, south 02 degrees 06 minutes west 55 feet to a stake; a corner of Lot #55, thence along Lot 55 north 88 degrees 45 minutes west 137.98 feet to a stake in a line of land of Kennett Consolidated School; thence along land of said school, north 06

degrees 09 minutes west 58.48 feet to a stake, a corner of Lot #57, thence along Lot #57 south 88 degrees 45 minutes east 145.84 feet to the first mentioned point and place of beginning.

CONTAINING 7806.3 square feet of land, be the same more or less

PARCEL No.: 3-5-190

BEING known as: 818 Park Avenue, Kennett Square, PA 19348.

BEING the same premises which John B. Morton, by Deed dated March 30, 2007 and recorded June 13, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7184, Page 1666, granted and conveyed unto Clarence Stevens, sole owner.

PLAINTIFF: US Bank National Association, as Trustee for CMLTI-2007-WFHE3

VS

DEFENDANT: **CLARENCE STEVENS**

SALE ADDRESS: 818 Park Avenue, Kennett Square, Pa. 19348

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

SALE NO. 11-7-457

Writ of Execution No. 07-02551

DEBT \$346,375.91

ALL THAT CERTAIN message and tract of land in Honey Brook Township, Chester County, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone in a public road, thence along the same by David White's land and others, south 14.5 degrees east 36 perches to a stone; thence by the white school house lot, south 67.5 degrees west, 7 perches to a stone and south 14.5 degrees east to a stone in public road; thence along the same south 67.5 degrees west, 22.3 perches to a stone; thence by JNO. Graham's land, north 14.25 degrees west, 47.5 perches to a stone and north 67 degrees east, 29 perches to place of beginning.

TAX Parcel #22-04-0051

PROPERTY address: 913 White School Road, Honey Brook, PA 19344

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Marjorie A. Sly and Kenneth W. Sly

BY Deed from: Melissa Miller, unmarried

DATED: 09/20/2006 and recorded: 02/15/2007

BOOK: 7083

PAGE: 1631

PLAINTIFF: JPMorgan Chase Bank, National Association, as Purchaser of the Loans and Other Assets of Washington Mutual Bank, F/K/A Washington Mutual Bank, FA

VS

DEFENDANT: **MARJORIE A. SLY and KENNETH W. SLY**

SALE ADDRESS: 913 White School Road, Honey Brook, Pa. 19344

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

SALE NO. 11-7-459

Writ of Execution No. 10-14506

DEBT \$173,455.17

ALL THOSE 3 certain lots or tracts of land situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described as follows:

TRACT No. 1

BEGINNING at a stone, a corner of land of Hayes Hope and Dr. T.A. Taylor and thence by Taylor's land, north 71 degrees 8 minutes east 437.25 feet to a stake; thence by lands of James Johnson, such 17 degrees 1 minute east 330.37 feet to a stake in a 24 feet wide street; thence along said street or private road, south 68 degrees 42 minutes west 161.66 feet to a stake and south 77 degrees 5 minutes west about 569.1 feet to a stake; thence by lands of Helen M. Smith north 18 degrees 33 minutes west 82.12 feet to a stake; thence by lands of Hayes Hope, north 73 degrees 7 minutes east about 279.22 feet to a stake; thence by same north 17 degrees 1 minute west about 195.75 feet to the place of beginning.

CONTAINING by estimation, four and seventy for thousandths acres, be the same more or less.

TRACT No. 2

BEGINNING at a stake in the north line of Pennsylvania Railroad Company's right of way and on the south side of a private road running westward from the property herein conveyed and along the north line of said Railroad's right of way and extending thence by land of Walter J. Harvey north 10 degrees west 365.82 feet to a stone in the line of Thomas A. Taylor's land; thence along the line of land of Taylor's land north 78 degrees 11 minutes east 358.15 feet to a stone in line of land now or late of R. Hayes Hope; thence along said last mentioned land south 1 degree and 11 minutes west 403.4 feet to a stone in line of the Pennsylvania Railroad Company's right of way aforesaid; thence along the line of said Railroad

Company's right of way south 83 degrees 13 minutes west 281.2 feet to the place of beginning.

CONTAINING 2 acres and seven hundred and sixty two one thousandths of an acre of land.

TRACT No. 3

ALL THAT CERTAIN strip or parcel of land, situate in Sadsbury Township, Chester County, Commonwealth of Pennsylvania, being and comprising a 24 feet wide private road easement and described according to a survey of land belonging to Jonathan & Diane M. Bermon bounded and described according to a survey made by Roland A. Dunlap, Registered Surveyor, Honey Brook PA dated October 24, 2001, as more fully described as follows, to wit:

BEGINNING at a point on the title line in bed of Stove Pipe Hill Road, which point of beginning is common to this point and the northwesterly railroad right of way line of The National Railroad Passenger Corporation (90.6 feet wide); thence extending from said point of beginning, north 45 degrees 21 minutes 31 seconds west along the title line in bed of Stove Pipe Hill Road 24.10 feet to a point a corner of land now or late of Linda Lou Hilton; thence extending along the same north 76 degrees 17 minutes 04 seconds east crossing the northeasterly side of Stove Pipe Hill Road 241.98 feet to a point in line of Tract #1 as shown on said Plan; thence extending along the same the 3 following courses and distances: (1) south 18 degrees 43 minutes 21 seconds east 6.12 feet to a point; (2) north 76 degrees 17 minutes 04 seconds east 569.10 feet to a point and (3) north 72 degrees 11 minutes 28 seconds east 134.21 feet to a point in line of Tract #2 shown on said Plan; thence extending along same south 16 degrees 22 seconds east 24.02 feet to a point on the said northwesterly railroad right of way line of The National Railroad Passenger Corporation; thence extending along the same south 76 degrees 17 minutes 04 seconds west recrossing the northeasterly side of Stove Pipe Hill Road 933.87 feet to the first mentioned point and place of beginning.

TRACT NOS. 1 and 2:

BEING Chester County Tax Parcel 37-4-63.

TRACT NO. 3

BEING the same premises which Chester County Court of Common Pleas awarded fee simple to Jonathan Bermon and Diane M. Bermon pursuant to an Order dated July 14, 2004, entered as a judgment on August 18, 2004, and a certified copy thereof recorded in Chester County in Deed Book 6261 page 277.

BEING KNOWN AS: 48 Stone Pipe

Hill Road, Pomeroy, PA 19367

PROPERTY ID NO.: 37-4-63

TITLE TO SAID PREMISES is vested in Keith Walker by Deed from Jonathan Bermon and Diane M. Bermon dated 12/10/2004 recorded 01/04/2005 in Deed Book 6379 Page 2282.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2

VS

DEFENDANT: **KEITH WALKER**

SALE ADDRESS: 48 Stone Pipe Hill Road, Pomeroy, Pa. 19367

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

SALE NO. 11-7-460

Writ of Execution No. 09-13991

DEBT \$324,595.96

REMISES "A"

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

BEGINNING at a spike formed by the intersection of the northeasterly side of Dogwood Dell Drive (extended) (50 feet wide) with the title line in the bed of Manor Road (Pennsylvania Route 82) (as shown on said Plan) extending from said beginning point along lands now or late of Harold W. Kuchler, south 88 degrees 19 minutes 10 seconds east, 305.70 feet to a point; thence extending south 2 degrees 8 minutes 22 seconds east 71.82 feet to a point; thence extending south 44 degrees 32 minutes 57 seconds west 411.14 feet to a point on the northeasterly side of Dogwood Dell Drive, aforesaid; thence extending along the northeasterly, easterly and southeasterly sides of Dogwood Dell Drive, the four following courses and distances: (1) on the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 63.27 feet to a point of tangent; (2) north 11 degrees east, 155.30 feet to a point of curve; (3) on the arc of circle curving to the left having a radius of 180.38 feet, the arc distance of 15.94 feet to a point of tangent and (4) north 38 degrees 51 minutes 00 seconds west, 14.43 feet to the first mentioned point and place of beginning.

CONTAINING 1.377 acres of land be

the same more or less.

EXCEPTING thereout and therefrom

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

BEGINNING at an iron pin marking a corner of this about to be described tract, a corner of Lot "C" to be conveyed to Henry P. Huey, Jr., the northwesterly corner of Lot No. 3 owned by Joseph Simone and set in line of land of Harold W. Kuchler; thence leaving said iron pin of beginning and by said land of Lot "C" south 2 degrees 8 minutes 22 seconds east, 71.82 feet to a point marking a corner of this and a corner of Lot No. 2 on said Plan owned by Henry P. Huey, Jr., grantee herein; thence by said land of Lot No. 2, south 44 degrees 32 minutes 57 seconds west, 143.90 feet to an iron pin marking a corner of this, a corner of Lot "A" to be conveyed to Walter F. Griffith, Jr. and a corner of Lot No. 1 owned by Walter F. Griffith, Jr., grantor herein; thence by said land of Lot No. 1 the following two courses and distances to wit: (1) north 31 degrees 14 minutes 45 seconds east, 100 feet to a point and (2) north 22 degrees 29 minutes 42 seconds east, 96.44 feet to a point marking a corner of this and set in line of said land of Harold W. Kuchler; thence by said land. South 88 degrees 19 minutes 10 seconds east, 9.50 feet to an iron pin being the first mentioned point and place of beginning.

CONTAINING 3,867 square feet of land be the same more or less.

PREMISES "B"

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

BEGINNING at an iron pin set on the northeasterly side of "Dogwood Dell Drive" (50 feet wide) said iron pin marking the southeasterly corner of this about to be described tract and the southwesterly corner of Lot No. 2 on said plan owned by Henry P. Huey, Jr.; thence leaving said iron pin of beginning and by said northeasterly

side of "Dogwood Dell Drive" by a line curving to the right having a radius 125 feet and an arc length of 49.18 feet to a point marking a corner of this and the southwesterly corner of Lot No. 1 on said Plan owned by Walter F. Griffith, Jr., grantee herein; thence by said land of Lot No. 1, north 44 degrees 32 minutes 57 seconds east, 267.24 feet to a point marking a corner of this, a corner of Lot "B" to be conveyed to Henry P. Huey, Jr. and a corner of Lot No. 2 owned by Henry P. Huey, Jr., grantor herein; thence by said land of Lot No. 2 south 35 degrees 3 minutes 45 seconds west, 284.75 feet to an iron pin being the first mentioned point and place of beginning.

CONTAINING 6,349 square feet of land be the same more or less.

BEING UPI No. 29-7-136

TAX Parcel #29-7-136

PROPERTY address: 3 Dogwood Dell Drive, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Suzanne Renee Norman and John F. Watson

BY Deed from: Almar Group, LLC

DATED: 04/30/2007 and recorded: 05/04/2007

BOOK: 7151

PAGE: 199

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: SUZANNE RENEE NORMAN and JOHN F. WATSON

SALE ADDRESS: 3 Dogwood Dell Drive, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: MICHAEL McKEEVER, 215-627-1322

SALE NO. 11-7-461

Writ of Execution No. 09-11444

DEBT \$246,033.23

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements erected thereon, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, as shown on an As-Built Plan, prepared by Howard W. Doran, Registered Land Surveyor, Newton Square, Pennsylvania, dated September 25, 1979 and last revised February 22, 1980 being bounded and described as follows:

BEGINNING at an interior point, said point being measured by the 2 following courses and distances from a point situate in the title line of Westtown Road, said last mentioned point being a corner dividing lands now or late of C. Brown and

the herein described; (1) along said line of lands now or late of Brown, McLori, Webber and Caldwell, south 23 degrees 37 minutes east 573.75 feet to a point; and (2) south 66 degrees 23 minutes west 82.15 feet to a point; thence from said point of beginning, south 67 degrees 01 minutes 00 seconds west 34.04 feet to a point; thence passing through a party wall, north 22 degrees 59 minutes west, 55.24 feet to a point; thence north 67 degrees 01 minutes 00 seconds east 20 feet to a point; thence south 63 degrees 49 minutes 20 seconds east 21.47 feet to a point; thence 22 degrees 59 minutes east 39 feet to a point and place of beginning.

BEING known as C-5 on the above mentioned survey.

CONTAINING an area of 1,766 square feet be the same more or less.

TOGETHER with the free and common use, right, liberty, and privilege of ingress, egress, and regress over all streets, lands, and pathways now constructed or to be later constructed on ground of the grantor, herein at all times hereafter forever.

TOGETHER with a perpetual easement for parking in areas to be constructed. Reserving unto the grantee herein the right to amend this easement and designate a parking area for the use of grantees, their heirs, and assigns.

TITLE to said premises is vested in Amanda D'Amica by Deed from Janet Y. Dotson a/k/a Janet Y. Boyce dated July 12, 2002 and recorded July 17, 2002 in Deed Book 5331, Page 337 Instrument #10105630.

PREMISES being known as: 505 Westtown Circle, West Chester, Pennsylvania 19382.

TAX I.D. #: 53-6F-125

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH1, Asset Backed Pass-Through Certificates, Series 2006-CH1

VS

DEFENDANT: **AMANDA D'AMICO**

SALE ADDRESS: 505 Westtown Circle, West Chester, Pa. 19382

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

SALE NO. 11-7-462

Writ of Execution No. 11-00110

DEBT \$447,524.55

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

described according to a title and drainage plan of Sunset Hollow south made by Henry S. Conrey Inc., Division of Chester Valley Engineers, Paoli, PA, dated 7/17/1976, last revised 2/7/1977 and recorded on 4/4/1977, as Plan #959, as follows, to wit:

BEGINNING at a point on the north-easterly side of Greene Countrie Drive (50 feet wide), which point is measured along the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 42.30 feet from a point on the westerly side of Mimosa Tree Lane (50 feet wide); thence along the said northeasterly side of Greene Countrie Drive, the 4 following courses and distances: (1) north 58 degrees 22 minutes 20 seconds west, 96.79 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 375.00 feet, the arc distance of 215.34 feet to a point of tangent; (3) north, 52 degrees 28 minutes 16 seconds west, 50.00 feet to a point of curve and (4) along the arc of a circle curving to the left having a radius of 775.00 feet, the arc distance of 51.24 feet to a point, a corner of Lot #2; thence along Lot #2, north 64 degrees 22 minutes 57 seconds east, 276.88 feet to a point on the westerly side of Mimosa Tree Lane; thence along the same, the 2 following courses and distances: (1) south 25 degrees 37 minutes 03 seconds east, 122.86 feet to a point of curve and (2) along the arc of a circle curving to the right having a radius of 350.00 feet, the arc distance of 307.30 feet to a point of compound curve; thence leaving the westerly side of Mimosa Tree Lane, along the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 42.30 feet to a point on the northeasterly side of Greene Countrie Drive, being the first mentioned point and place of beginning.

TAX Parcel #51-03-0040

PROPERTY address: 911 Greene Countrie Drive, West Chester, PA 19380

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: James H. Pearson and Lisa H. Pearson

BY Deed from: William L. Tenaglia and Aida C. Tenaglia

DATED and recorded: 10/27/1999

BOOK: 4658, PAGE: 757

PLAINTIFF: Deutsche Bank Trust Company Americas as Trustee

VS

DEFENDANT: **JAMES H. PEARSON and LISA H. PEARSON**

SALE ADDRESS: 911 Greene Countrie Drive, West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **MICHAEL**

McKEEVER, 215-627-1322**SALE NO. 11-7-463****Writ of Execution No. 10-06878****DEBT \$137,327.34**

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

TAX Parcel #20-4-19.1

PROPERTY address: 1425 Old Ridge Road, Pottstown, PA 19465

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Peter Davis
BY Deed from: James L. Crothers, as
Executor of the Estate of James C. CrothersDATED: 10/21/2003 and recorded:
10/22/2003

BOOK: 6947

PAGE: 2123

PLAINTIFF: Deutsche Bank Trust
Company Americas as Trustee for Novastar
Mortgage Funding Trust, Series 2006-4

VS

DEFENDANT: **PETER DAVIS**SALE ADDRESS: 1425 Old Ridge
Road, Pottstown, Pa. 19465PLAINTIFF ATTORNEY: **MICHAEL
McKEEVER, 215-627-1322****SALE NO. 11-7-464****Writ of Execution No. 10-14430****DEBT \$330,042.34**

ALL THAT CERTAIN lot or piece of ground situate in the Township of London Grove, County of Chester, State of Pennsylvania, bounded and described according to a final major subdivision plan for London Croft, formerly Webb Subdivision, dated 4/22/2002, last revised 6/18/2002 and recorded in Chester County as Plan #16324, as follows, to wit; beginning at a point on the westerly side of Lakenheath Court a corner of Lot 45 on said Plan, thence extending along Lakenheath Court the two following courses and distances, (1) south 00 degrees 44 minutes 10 seconds west 27.59 feet to a point of curve, and (2) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 46.63 feet to a point a corner of open space thence extending along same the three following courses and distances, (1) south 46 degrees 44 minutes 58 seconds west 66.47 feet to a point, (2) north 78 degrees 52 minutes 52 seconds west 90.33 feet to a point, and (3) north 00 degrees 44 minutes 10 seconds east 99.77 feet to a point a corner of Lot 45, thence extending along same, south 89 degrees 15 minutes 50 seconds east 120.00 feet to the first mentioned point and place of beginning. Containing 13.084 square feet or 0.300 acres more or less. Being Lot 46 on said Plan.

PARCEL No.: 59-9-1.34

BEING known as: 1011 Lakenheath
Court, Avondale, PA 19311-1363.

BEING the same premises which

Heritage London Croft, L.P., by Deed dated November 19, 2004 and recorded December 8, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6354, Page 1512, granted and conveyed unto Thomas Bianco and Kara Bianco, as tenants by the entirety.

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2005-AP1

VS

DEFENDANT: **THOMAS V. BIANCO and KARA M. BIANCO**

SALE ADDRESS: 1011 Lakenheath Court, Avondale, Pa. 19311-1363

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

SALE NO. 11-7-465

Writ of Execution No. 09-05490

DEBT \$151,857.76

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

BEGINNING at a point in the centerline of Ridge Road (Rte. No. 23, 33 feet wide) a corner of Tract No. 1; thence along the centerline of said road north 41 degrees 26 minutes west 20.50 feet to a corner of lands of One Miller; thence along the same crossing an iron pin on line, 30 feet distant, north 61 degrees 17 minutes east 263.03 feet to an iron pipe in line of lands now or late of One Minniah; thence along the same the two following courses and distances: (1) south 27 degrees 45 minutes east 247.20 feet to an iron pin; (2) north 58 degrees 27 minutes east 21.65 feet to an iron pipe, a corner of lands late of Earl S. Ash; thence along the same the two following courses and distances, (1) south 33 degrees 48 minutes east 75.09 feet to an iron pipe; (2) south 54 degrees 30 minutes west 105.21 feet to an iron pin, a corner of aforementioned Tract #1; thence along the same the five following courses and distances: (1) north 31 degrees 27 minutes west 166.39 feet; (2) south 89 degrees 13 minutes west 20.53 feet; (3) north 32 degrees 53 minutes west 52.32 feet; (4) thence passing through a shed, north 31 degrees 11 minutes west 85.47 feet to an iron pin; (5) south 61 degrees 17 minutes west 144.00 feet to the place of beginning, having crossed an iron pin on line, 25.45 feet from said place of beginning.

TITLE to said premises is vested in Joseph M Yosua, Kimberly A Yosua and Paul

Smith, wife and husband, by Deed from Joseph M. Yosua and Kimberly A Yosua nka Kimberly A Smith, and Paul Smith, wife and husband, dated February 6, 2008 and recorded March 10, 2008 in Deed Book 7382, Page 1301.

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

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

PLAINTIFF: JPMC Specialty Mortgage LLC

VS

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

SALE ADDRESS: 31 Ridge Road, Phoenixville, Pa. 19460

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

SALE NO. 11-7-466

Writ of Execution No. 10-00549

DEBT \$217,763.87

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, situate in the Township of West Pikeland, County of Chester, and State of Pennsylvania, bounded and described according to a Site Plan for Twin Hills of Chester Springs by Bursich Associates, Inc. Consulting Engineers, Pottstown, Pennsylvania dated 6/17/1988, last revised 12/7/1988 and recorded 8/3/1989 as Plan No. 9559-9567 as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Todd Lane (24 feet wide) said point being a corner of Lot 24 (as shown on said Plan); thence from said point of beginning extending along Todd Lane on a line curving to the left having a radius of 185.48 feet an arc distance of 51.27 feet to a point, said point being a corner of Open Space; thence leaving Todd Lane extending along said Open Space the 2 following courses and distances: (1) south 33 degrees 19 minutes 58 seconds west 150.76 feet to a point; thence (2) north 56 degrees 40 minutes 2 seconds west 50.00 feet to a point; said point being another corner of Lot 24 aforesaid; thence leaving said Open Space extending along Lot 24 and passing through a partition wall north 33 degrees 19 minutes 58 seconds east 140.20 feet to the first mentioned point and place of beginning.

CONTAINING 7,214 square feet of land more or less.

BEING Lot 23 Todd Lane (E) on the above mentioned Plan.

UNDER and subject to a 15 feet wide

drainage, grading, utility and maintenance easement along front of premises, said easement extending along Todd Lane the entire width of said Lot.

UNDER and subject to the declaration of Restrictions, Covenants and Easements for Twin Hills at Chester Springs.

TITLE to said premises is vested in Melinda Schroeder by Deed from Elizabeth A. Pruitt dated October 8, 2003 and recorded October 30, 2003 in Deed Book 5959, Page 2272.

PREMISES being known as: 1607 Todd Lane, Chester Springs, Pennsylvania 19425.

TAX I.D. #: 34-3H-23

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **MELINDA SCHROEDER**

SALE ADDRESS: 1607 Todd Ln., Chester Springs, PA 19425

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

SALE NO. 11-7-467

Writ of Execution No. 09-15221

DEBT \$503,623.6

1

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Record Plan of Coventry Greene, prepared by Gilmore and Associates, Inc., Consulting Engineers and Land Surveyors, dated 7/27/2000, last revised 10/12/2001 and recorded in Chester County as Plan #16071 as follows, to wit:

BEGINNING at a point on the north-westerly side of Coventry Greene Lane, a corner of Lot #12 as shown on said Plan; thence from said point of beginning, along the said side of Coventry Greene Lane south 35 degrees 26 minutes 35 seconds west 150.00 feet to a corner of Lot #10; thence along Lot #10 north 54 degrees 33 minutes 25 seconds west 473.15 feet to a point; thence extending along Lot #10 and also lands of Donald H. Shaner north 35 degrees 26 minutes 35 seconds east 141.85 to a corner of Lot #12; thence along Lot #12 south 54 degrees 33 minutes 25 seconds east 473.15 feet to the first mentioned point and place of beginning.

BEING Lot #11 as shown on said Plan

BEING UPI 18-4-103.2K

BEING part of the same premises which Elsie Carlier by Indenture bearing date 11/22/2000 and recorded 11/30/2000 in the Office

of the Recorder of Deeds, in and for the County of Chester in Record Book 4859 Page 734 etc., granted and conveyed unto Heritage-Coventry Greene, LP, in fee.

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **KRISTIE TRICE**

SALE ADDRESS: 9 Coventry Green Ln., Pottstown, PA 19465

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

SALE NO. 11-7-468

Writ of Execution No. 10-13644

DEBT \$368,653.88

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and State of Pennsylvania, described according to a Survey thereof made by Alva L. Rogers, Civil Engineer, Ardmore, PA, dated January 12, 1957, as follows, to wit:

BEGINNING at a point on the southerly side of Conestoga Road, as shown on said Plan, which point is measured the two following courses and distances from the point formed by the intersection of the center line of said Conestoga Road with the center line of Woodside Avenue; (1) extending from said point of intersection in a westerly direction along the said center line of Conestoga Road, seven hundred forty and ninety-five one-hundredths feet to a point; and (2) south four degrees, twenty minutes east, thirty feet and thirteen one-hundredths of a foot to the point and place of beginning; thence extending from said beginning point south four degrees, twenty minutes east, two hundred seven and seventy-two one-hundredths feet to a point; thence extending south eighty-five degrees, forty-four minutes west, one hundred feet to a point; thence extending north four degrees, twenty minutes west, two hundred twenty and eighty-four one-hundredths feet to a point on the southerly side of Conestoga Road, aforesaid; thence extending along the same, the two following courses and distances: (1) south eighty degrees east, sixty-six and eighty-nine one-hundredths feet to a point; and (2) north eighty degrees, nineteen minutes east, thirty-five and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Francis D. Broderick and Virginia L. Broderick, h/w by Deed dated January 30, 1958 and recorded

in Chester County in Deed Book X-29 Page 227 conveyed unto Charles M.W. Russell and Frances M. Russell, h/w, in fee.

BEING Chester County Parcel #55-2H-134

UNDER and subject to certain restrictions and covenants as now appear of record.

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **KAREN J. GROZIN-SKI**

SALE ADDRESS: 328 W. Conestoga Rd., Devon, PA 19333

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

SALE NO. 11-7-469

Writ of Execution No. 10-11547

DEBT \$134,978.85

ALL THAT CERTAIN message and lot of land, with the hereditaments and appurtenances, thereon, situate in Paoli, in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the West Chester and Paoli Road opposite the middle of the division wall dividing the message erected on the herein described premises from that on the west, formerly of Josephine Dubosq, now one Brackbill; thence leaving the road aforesaid and passing through the middle of the said division wall and by land formerly of the said Josephine Dubosq now of said Brackbill, south 21 degrees, 48 minutes east, 130 feet to an iron pin; thence by other land of Walter R. Ferra, north 66 degrees, 57 minutes east, 30 feet; thence still by Farra's other land, north 21 degrees, 48 minutes west, 136.7 feet to the middle of the West Chester and Paoli Road aforesaid; thence along the same south 69 degrees, 20 minutes west, 30 feet to the first mentioned point and place of beginning.

CONTAINING four thousand one hundred twenty and one half square feet of land, more or less.

SAID premises known as and numbered 10 West Chester State Road.

BEING UPI #43-9L-233

BEING the same premises which Francis J. Chrupcala by Deed dated 12/5/2006 and recorded 12/19/2006 in Chester County in Record Book 7036 Page 833 conveyed unto Francis J. Chrupcala and Jada Mae Chrupcala, as joint tenants in common (with rights of survivorship).

PLAINTIFF: Deutsche Bank National

Trust Co as Trustee

VS

DEFENDANT: **FRANK CHRUPCALA a/k/a FRANK J. CHRUPCALA & JADA CHRUPCALA a/k/a JADA MAE CHRUPCALA**

SALE ADDRESS: 10 State Rd., a/k/a, 10 West Chester Rd., Paoli, PA 19301

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

SALE NO. 11-7-470

Writ of Execution No. 10-13408

DEBT \$254,382.92

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan for David J. Carr, Sr., made by Berger & Hayes, 11/27/00 revised 06/29/01 recorded in Chester County #15917, as follows to wit:

BEGINNING at a point in the southeast side of Julie Drive a corner of a Lot 3 on said Plan; thence from said point of beginning along Julie Drive the 2 following courses: (1) north 51 degrees 24 minutes east 77.48 feet to a point of curve; (2) on the arc of a circle curving to the right of a radius of 25.00 feet the arc distance of 39.27 feet to a point on the southwest side of Culvert Street; thence along same the 2 following courses and distances: (1) south 60 degrees 08 minutes 36 seconds east 55.53 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 37.18 feet to a point a corner of Lot 1; thence along Lot 1 south 39 degrees 44 minutes 56 seconds west 100.00 feet to a point a corner of Lot 3; thence along Lot 3 north 59 degrees 16 minutes 18 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 2

TAX ID #37-03-0023.0200

TAX Parcel #37-03-0023.020

PROPERTY address: 610 North Culvert Street, Parkesburg, PA 19365

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Renee A. Dennis and Edward P. Dennis

BY deed from: Gail L. Court

DATED: 04/27/2006 and recorded: 05/04/2006

BOOK: 6833

PAGE: 2065

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **RENEE A. & EDWARD P. DENNIS**

SALE ADDRESS: 610 N. Culvert St., Parkesburg, PA 19365

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

SALE NO. 11-7-471

Writ of Execution No. 09-08230

DEBT \$415,033.09

BY virtue of a Writ of Execution No. 09-08230

OWNER(S) of property situate in New Garden Township, Chester County, Pennsylvania, being 118 Minikahda Circle a/k/a Lot 818, Avondale, PA 19311

UPI No. 60-4-265

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$415,033.09

PLAINTIFF: US Bank National

Association

VS

DEFENDANT: **KECIA S. BLACKSON, MICHELE & R. LAFENUS BILLUPS**

SALE ADDRESS: 118 Minikahda

Circle a/k/a Lot 818, Avondale, PA 19311

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

SALE NO. 11-7-472

Writ of Execution No. 11-01247

DEBT \$194,774.83

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Map made for Exton Woods Partnership known as part of Phase III, as built plan, made by Yerkes Associates, Inc., dated 3/2/79 as follows, to wit:

BEGINNING at an interior point a corner No. 322 Bala Terrace West, said point being located the two following courses and distances from a point of curve on the southeast side of East Belvidere Circle: (1) south 68 degrees 21 minutes 10 seconds west 168.20 feet measured along the said side of East Belvidere Circle to a point and (2) south 39 degrees 02 minutes 36 seconds west 40.67 feet; thence extending from said point of beginning and along No. 322 Bala Terrace west, south 50 degrees 57 minutes 24 seconds east crossing the northwesterly side of a 20 feet wide easement; thence extending south 39 degrees 02 minutes 36 seconds west re-crossing the westerly

side of the said easement 20.00 feet to a corner of No. 324 Bala Terrace West; thence extending along the same north 50 degrees 57 minutes 24 seconds west 100.00 feet to a point; thence extending north 39 degrees 02 minutes 36 seconds east 20.00 feet to the first mentioned point and place of beginning.

BEING No. 323 Bala Terrace West, Building Group C, Unit 18.

CONTAINING 2,000.00 square feet.

TAX Parcel #41-5Q-183

MORE commonly known as: 323 Bala Terrace W, West Chester, PA 19380

PLAINTIFF: DJL Mortgage Capital, Inc

VS

DEFENDANT: **ANDREW L. & NICOLE L. POWELL**

SALE ADDRESS: 323 Bala Terrace W., West Chester, PA 19380

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

SALE NO. 11-7-473

Writ of Execution No. 10-00934

DEBT \$269,853.11

BY virtue of a Writ of Execution No. 10-00934

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 8 Rampart Drive, Chesterbrook, PA 19087-5842

UPI No. 43-5-3085

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$269,853.11

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **ROBERT G. MARSHALL**

SALE ADDRESS: 8 Rampart Dr., Chesterbrook, PA 19087

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

SALE NO. 11-7-474

Writ of Execution No. 08-01594

DEBT \$204,833.83

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

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

UPI No. 3-6-47
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$204,833.83
PLAINTIFF: Wells Fargo Bank.,
S/B/M Wells Fargo Home Mortgage, Inc
VS
DEFENDANT: **EDWARD
WUCHTER & NICOLE WUCHTER a/k/a
NICOLE GUCCIO WUCHTER**
SALE ADDRESS: 804 S. Washington
St., Kennett Sq., PA 19348
PLAINTIFF ATTORNEY: **ALLISON
WELLS, 215-563-7000**

SALE NO. 11-7-475
Writ of Execution No. 09-09944
DEBT \$215,325.77

BY virtue of a Writ of Execution No.
09-09944

OWNER(S) of property situate in the
Borough of Malvern, Chester County,
Pennsylvania, being 218 Channing Avenue,
Malvern, PA 19355-2749

UPI No. 2-7-37
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$215,325.77
PLAINTIFF: JP Morgan Chase Bank,
NA

VS
DEFENDANT: **ROBERT H. &
MARGARETTA K. BLACKBURN**
SALE ADDRESS: 218 Channing Ave.,
Malvern, PA 19355
PLAINTIFF ATTORNEY: **DANIEL
SCHMIEG, 215-563-7000**

SALE NO. 11-7-476
Writ of Execution No. 11-00549
DEBT \$105,351.19

ALL THAT CERTAIN tract or piece of
land with the buildings and improvements thereon
erected, hereditaments and appurtenances, situate
in the Township of West Sadsbury, County of
Chester, State of Pennsylvania, being bounded and
described according to a Final Subdivision Plan
made for John G. Davis, Jr. by McChesney
Gallagher & Associates dated 4/27/1977, as fol-
lows, to wit:

BEGINNING at a point on intersection
of the center line of Lenover Hill Road (T-346) and
the center line of Upper Valley Road (LR 15063)
as shown on said Plan; thence extending from said

beginning point and along the center line of
Lenover Hill Road (T-346) north 01 degree 03
minutes 15 seconds west, 206.19 feet to a point a
corner of Lot No. 2; thence extending north 86
degrees 06 minutes 15 second east crossing the
easterly side of Lenover Hill Road (T-346), 276.22
feet to a point; thence extending south 14 degrees
01 minutes 50 seconds west, 73.75 feet to a point a
corner of land now or late of Orpha Wetzler;
thence extending along same, south 01 degree 15
minutes east, 144.44 feet to a point in the center
line of Upper Valley Road (LR 15063); thence
extending along the same south 88 degrees 10 min-
utes west, 257.17 feet to the first mentioned point
and place of beginning.

BEING Lot No. 1 as shown on said
Plan.

IMPROVEMENTS: residential
dwelling

TAX ID #36-05-0072.010 / UPI #36-5-
72.1

TITLE to said premises is vested in
Michael E. Nelson and Laurie L. Nelson, husband
and wife, as tenants by the entirety, their assigns,
the survivor of them and the survivor's personal
representatives and assigns, by reason of the fol-
lowing:

BEING the same premises which Barry
L. McCrery and Joanne L. McCrery by Deed dated
9/2/1988 and recorded 9/6/1988 in the County of
Chester in Record Book 1272, Page 503 conveyed
unto Michael E. Nelson, his heirs and assigns, in
fee.

AND also being the same premises
which Michael E. Nelson by Deed dated 3/24/2004
and recorded 4/7/2004 in the County of Chester in
Record Book 6113, Page 132 conveyed unto
Michael E. Nelson and Laurie L. Nelson, husband
and wife, as tenants by the entirety, their heirs, the
survivor of them and the survivor's personal repre-
sentatives and assigns, in fee.

PLAINTIFF: Fannie Mae
VS
DEFENDANT: **LAURIE L. &
MICHAEL E. NELSON**

SALE ADDRESS: 201 Lenover Hill
Rd., Parkesburg, PA 19365

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

SALE NO. 11-7-477
Writ of Execution No. 10-01126
DEBT \$361,182.70

ALL THAT CERTAIN tract or parcel
of land with the buildings and improvements there-

on erected, hereditaments and appurtenances, situate in the North Coventry Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared for Daniel F. and Shirley DeCaro dated September 23, 1975 as prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, PA, as follows, to wit:

BEGINNING at the northeasterly corner of Lot No. 9, said point being in the middle of Cherry Lane (legal width of 33 feet and given width by Lot Plan of 50 feet) and being distant along said Cherry Lane from a point marking the center line intersection of the terminus of the same with the middle of another public road known as Chestnut Hill Road (legal width of 33 feet and given width by Lot Plan of 50 feet) south 42 degrees 30 minutes east, 430.42 feet; thence from said point of beginning continuing in and along said Cherry Lane, south 42 degrees 30 minutes east 403.74 feet to a corner of Lot No. 1; thence along Lot No. 1, south 47 degrees 30 minutes west 460.60 feet to a corner on line of other lands of the grantors Daniel F. and Shirley DeCaro (Tract No. 10); thence along the latter lands, north 42 degrees 30 minutes west 454.23 feet to a corner on line of Lot No. 9 (now or about to be conveyed to Howard J. Bennet, Jr. and Suzanne M. Pence); thence along Lot No. 9 north 47 degrees 39 minutes east 154.43 feet and north 84 degrees 45 minutes east, 80.25 feet and north 50 degrees 17 minutes east 98.32 feet and north 46 degrees 22 minutes east, 144.11 feet to a corner in the middle of the aforesaid Cherry Lane and place of beginning.

CONTAINING 4.4807 acres of lands.

BEING Lot No. 8 on said Plan of Lots.

TITLE to said premises is vested in Thomas F. Nelson Jr. and Kathleen R. Nelson, husband and wife, by Deed from Roland J. Scarinci and Nancy M. Scarinci dated May 3, 2002 and recorded May 9, 2002 in Deed Book 5277, Page 2047.

PREMISES being known as: 998 Cherry Hill Lane, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-7-5-9

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **THOMAS F. NELSON, JR. & KATHLEEN R. NELSON**

SALE ADDRESS: 998 Cheery Hill Ln., Pottstown, PA 19465

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

SALE NO. 11-7-478

**Writ of Execution No. 10-07501
DEBT \$108,794.02**

ALL THAT CERTAIN tract, lot or piece of land with the buildings and improvements thereon erected, situate, in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Record Subdivision Plan of West Meadows made by Kiddie Consultants, Inc., E.P.S dated 2/24/1987 as last revised 4/1/1987 which Plan is recorded in the Office of the Recorder of Deeds as Plan No. 7312, as follows, to wit:

BEGINNING at a point on the easterly side of West Meadow Court, which point marks a common corner of this premises and Lot No. 8; thence extending from said point along the said easterly side of West Meadow Court, north 07 degrees 12 minutes 24 seconds west 107.00 feet to a point a corner of this premises and Lot No. 10; thence extending along the same north 82 degrees 47 minutes 36 seconds east 150.00 feet to a point a corner of this premises on line of land now or late of Lawrence E. Chambers; thence extending partly along the same and partly along land nor or late of Joseph V. Hood, Jr., south 07 degrees 12 minutes 24 seconds east 107.00 feet to a point a corner of this premises and Lot No. 8 aforesaid; thence extending along the same south 82 degrees 47 minutes 36 seconds west 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on the above mentioned Plan

TITLE to said premises is vested in William T. Eichelberger by Deed from Charles L. Raday and Margaret Raday, and Carol A. Haaf dated August 23, 2007 and recorded August 28, 2007 in Deed Book 7275, Page 592.

PREMISES being known as: 1 West Meadow Court, West Grove, Pennsylvania 19390.

TAX I.D. #: 5-7-44

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **WILLIAM T. EICHELBERGER**

SALE ADDRESS: 1 West Meadow Ct., West Grove, PA 19390

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

**SALE NO. 11-7-479
Writ of Execution No. 10-00654
DEBT \$335,852.63**

ALL THAT CERTAIN lot or parcel of land situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Lot Conveyance Plan for O'Smead Farms by Howard W. Doran, Inc., Newtown Sq., PA dated 2/10/1995 last revised 5/17/1995 and recorded 8/14/1995 as Plan No. 13513 as follows, to wit:

BEGINNING at a point of curve on the westerly side of Gregory Lane (50 feet wide), said point being a corner of Lot 9, as shown on said Plan; thence from said point of beginning leaving said cul-de-sac extending along Lot 9 south 75° 30' 00" east, 207.51 feet to a point in line of lands now or formerly of Lynch, being a corner of Lot 9; thence extending along lands now or formerly of Lynch, north 12° 03' 42" east 19.57 feet to a point in line of lands now or formerly of Gilbert and Agnes A. Cruz, being a corner of lands now or formerly of Lynch; thence extending partially along lands now or formerly of Cruz the 3 following courses and distances: (1) south 77° 56' 18" east, 150.00 feet to a point of curve, (2) on a line curving to the right having a radius of 50.00 feet an arc distance of 32.91 feet to a point; thence (3) north 49° 46' 29" east 70.71 feet to a point of curve on the northwesterly side of Gregory Lane aforesaid; thence leaving lands now or formerly of Cruz extending along said road on a line curving to the left having a radius of 175.00 feet an arc distance of 196.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

BEING Known as 488 Gregory Lane, West Chester, PA 19380

BEING the same premises which Timothy R. Brewer and Christine Brewer, husband and wife, by Indenture dated July 29, 1999 and recorded December 1, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4676, Page 356, granted and conveyed unto Gary W. Acers and Sharon J. Acers.

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

PARCEL No. 51-5-57.1J

IMPROVEMENTS: Residential property.

PLAINTIFF: US Bank, NA

VS

DEFENDANT: **GARY W. & SHARON J. ACERS**

SALE ADDRESS: 488 Gregory Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GREGO-**

RY JAVARDIAN, 215-942-2090

SALE NO. 11-7-480

Writ of Execution No. 11-00551

DEBT \$205,618.54

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, described according to a Plan made for Exton Woods Partnership "Phase II" made by Yerkes Associates, Inc. dated 10/5/77 and last revised 9/8/78 as follows, to wit:

BEGINNING at a point, a corner of #243 on said Plan, said point being measured the 2 following courses and distances from a point on the title line in the bed of West Belvidere Circle: 1) crossing the easterly side of West Belvidere Circle, south 89 degrees 20 minutes 01 seconds east 108.15 feet to a point and 2) north 65 degrees 08 minutes 09 seconds east 80.34 feet to the beginning; thence from the beginning extending north 65 degrees 08 minutes 09 seconds east 20 feet to a point a corner of #245 on said Plan; thence extending along same south 24 degrees 51 minutes 51 seconds east 92.22 feet to a point; thence extending along same north 24 degrees 51 minutes 51 seconds west 92.22 feet to the first mentioned point and place of beginning.

BEING Group "B" Unit #9.

PARCEL No.: 41-5Q-151

BEING known as: 244 Corwen Terrace, West Chester, PA 19380.

BEING the same premises which Mark A. Rayshul, by Deed dated August 30, 2007 and recorded September 4, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7255, Page 1862, granted and conveyed unto David Fay and Elysia Fay.

PLAINTIFF: Wachovia Mortgage Corporation

VS

DEFENDANT: **DAVID B. FAY a/k/a DAVID FAY & ELYSIA E. FAY a/k/a ELYSIA FAY**

SALE ADDRESS: 244 Corwen Terrace, West Chester, PA 19380

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

SALE NO. 11-7-481

Writ of Execution No. 11-00389

DEBT \$188,001.74

ALL THAT CERTAIN parcel of ground with the dwelling unit erected thereon, sit-

uate on the north side of Onward Avenue (private street) and south of Vanderslice Street (public street) being shown as Unit 143 on a Plan titled "French Creek Townhouses, French Creek Project, French Creek Center", being drawing No. D7703202, originally prepared by Ludgate Engineering Corporation February 27, 2003 and last revised December 19, 2003, said Unit being known as No. 529 Onward Avenue and being situated in the Borough of Phoenixville, Chester County, Pennsylvania and being more particularly bounded and described as follows, to wit:

COMMENCING at a point being the tract boundary corner in the centerline of Vanderslice Street; thence leaving said intersection south 77 degrees 25 minutes 23 seconds east 181.84 feet to a point a corner of Unit 143 the place of beginning thence along Unit 143 the 6 following courses and distances: (1) by forming an interior angle to the left by 108 degrees 21 minute 51 seconds with the last described line, a distance of 35.50 feet to a point; (2) by forming an interior angle to the left by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 7.25 feet to a point; (3) by forming an interior angle to the right by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 12.75 feet to a point; (4) by forming an interior angle to the left by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 12.75 feet to a point; (5) by forming an interior angle to the left by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 37.67 feet to a point; (6) by forming an interior angle to the left by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 20.00 feet to a point the place of beginning.

CONTAINING 737 square feet more or less.

BEING also subject to rights and duties attributed to unit ownership as described in the French Creek Townhomes Homeowners' Association Agreement.

PARCEL No.: 15-9-884

BEING known as: 529 Onward Avenue, Phoenixville, PA 19460.

BEING the same premises which the Townhomes at French Creek, LLC., by Deed dated October 26, 2005 and recorded November 7, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6675, Page 944, granted and conveyed unto Gail P. Chiarella.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: GAIL P. CHIAREL-

LA

SALE ADDRESS: 529 Onward Ave., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: JOEL ACKERMAN, 908-233-8500

SALE NO. 11-7-482

Writ of Execution No. 11-00561

DEBT \$162,288.54

ALL THAT CERTAIN message and easterly one-half of a double frame dwelling, situated in the southerly side of Nutt Road in the 6th Ward of the Borough of Phoenixville, County of Chester and State of PA, and being bounded and described as follows:

BEGINNING at a corner, 30 feet from the center line of Nutt Road and 105 feet from the center line of Sherman Street (described to former Deeds as Grant Street) thence on a line parallel with and 30 feet from the center of Nutt Road and passing through the middle of said double frame message 200 feet to a corner 20 feet from the center line of Ridge Avenue 45 feet to a corner of lands now or late of Katherine Brenuan; thence at right angles to Ridge avenue and alongside of Brennon's land 200 feet to a corner 30 feet from the center line of Nutt Road, aforesaid to the first mentioned point and place of beginning.

BEING UPI No.: 15-12-150

BEING known as: 546 Nutt Road, Phoenixville, PA 19460.

BEING the same premises which William R. Baird and Kimberly A. Baird, husband and wife., by Deed dated December 19, 2003 and recorded January 8, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6034, Page 367, granted and conveyed unto Michael John Murray, Sr and D. Diane Murray, husband and wife, as tenants by the entirety.

PLAINTIFF: Wells Fargo Bank, NA
VS

DEFENDANT: D. DIANE MURRAY & MICHAEL JOHN MURRAY, SR., DECEASED

SALE ADDRESS: 546 Nutt Rd., Phoenixville, PA 19460

PLAINTIFF ATTORNEY: JOEL ACKERMAN, 908-233-8500

SALE NO. 11-7-483

Writ of Execution No. 10-13997

DEBT \$142,332.34

ALL THAT CERTAIN east side of a double frame dwelling and lot or tract of land, said

dwelling being designated as No. 117 Webster Avenue, in the West Ward of Downingtown Borough, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Webster Avenue, at a corner of land of Mary Cassell; thence along said land passing through the middle of a party wall separating the house herein conveyed from the house adjoining on the west, north 21 degrees west, 190 feet to a point in the south line of a 20 feet wide alley; thence along the south line thereof, north 69 degrees east, 25 feet to a corner of land now or late of Warren G. Chrisman; thence along said Chrisman's land, south 21 degrees east, 190 feet to a point in the middle of said Webster Avenue; thence along the middle thereof south 69 degrees west 25 feet to the place of beginning.

PARCEL Identification No: 11-7-93

BEING the same premises which Dennis R. King, Jr. by Deed bearing date June 20, 2003 and recorded in the Office of the Recorder of Deeds in and for the County of Chester, State of Pennsylvania in Deed Book 5780 Page 334 granted and conveyed unto Tim Swisher and Amanda Swisher, also known as Amanda Fraterman, husband and wife, in fee.

TITLE to said premises is vested in Ashir Karim, by Deed from Tim Swisher and Amanda Swisher, aka Amanda Fraterman, h/w, dated 10/14/2005, recorded 10/25/2005 in Book 6661, Page 1028.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **ASHIR KARIM**

SALE ADDRESS: 117 Webster Ave., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHRISTINE PINTO, 856-596-8900**

SALE NO. 11-7-484

Writ of Execution No. 10-13643

DEBT \$92,292.48

ALL THAT CERTAIN lot or tract of land upon which is erected a brick dwelling house, designated as No. 231 Charles Street, situate in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described according to a new survey thereof, made by D. Edward Antes, Civil Engineer as follows:

BEGINNING at a point, being a cut in the concrete curb line in the north curb line of

Charles Street, distant 291.075 feet westwardly from the west curb line of Church Street; thence along the north curb line of Charles Street, south 76 degrees 55 minutes west 15.625 feet to a point, being another cut in the concrete curb line, a corner of land now or late of Lee Esworthy; thence along the same and passing through the center of the middle dividing partition between the house erected on the Lot herein conveyed and the house erected on the land immediately adjoining it on the west, north 13 degrees 5 minutes west 160.56 feet to a stone marker in the south line of Harmony Street; thence along the south line of Harmony Street, north 76 degrees 55 minutes east 15.625 feet to another stone marker a corner of land now or late of Susan M. Peters; thence along the same and passing through the center of the middle dividing partition between the house erected on the lands herein and the house erected on the lands immediately adjoining it on east, south 13 degrees 5 minutes east 160.56 feet to the place of beginning.

CONTAINING 2,508.75 square feet of land, be the same more or less.

TAX ID No: 16-4-171 for information purposes only – Property also known as: 231 Charles St., Coatesville, PA 19320-3006

TITLE is vested in Teresa L. Heath and Betty June Heath by Deed dated 1/28/2004 and recorded on 3/11/2004 in the Chester County Recorder of Deeds under Book 6088, Page 1184.

PLAINTIFF: Bank of America, NA
VS

DEFENDANT: **TERESA L. HEATH & BETTY JUNE HEATH**

SALE ADDRESS: 231 Charles St., Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTINE PINTO, 856-596-8900**

SALE NO. 11-7-485

Writ of Execution No. 10-06113

DEBT \$,075,976.79

ALL THAT CERTAIN tract or parcel of land situate in Penn Township, Chester County, PA, described according to a Plan prepared by Regester Associates, Inc., dated January 6, 2004, being Drawing Number M-867, to wit:

BEGINNING at a point in the title line of Public Road S.R. 3026 known as Baltimore Pike and being in the bed of Public Road S.R. 0796 known as Jennersville Road; thence leaving the said point of beginning and along the title line of Baltimore Pike, north 86 degrees 26 minutes 10 seconds west 151.67 feet to a point marking a cor-

ner of lands of Anna S. & Benjamin L. Rubincan, Jr.; thence along the same and leaving Baltimore Pike, north 01 degrees 05 minutes 30 seconds west 145.02 feet to an iron pin; thence continuing partly along the same, partly along lands of Olen B. & Faith C. Holcomb and partly along lands of Richard M. & Felicia Covatta, north 85 degrees 55 minutes 00 seconds west 274.90 feet to an iron pin in line of lands of RE at Jennersville, LP; thence along the same the following two courses and distances to wit: 1) north 00 degrees 10 minutes 30 seconds west 433.31 feet to a point; 2) south 66 degrees 00 minutes 00 seconds east 496.66 feet to a point on the westerly side of Jennersville Road, aforementioned; thence along the same, north 01 degrees 53 minutes 00 seconds west 22.23 feet to an iron pin; thence crossing the bed of Jennersville Road, south 66 degrees 00 minutes 00 seconds east 88.92 feet to a point on the easterly side of Jennersville Road, being in line of lands of John F. & Doris L. Heher; thence along the same, south 01 degrees 53 minutes 00 seconds east 62.26 feet to a point; thence leaving Jennersville Road and continuing along lands of John F. & Doris L. Heher, north 88 degrees 07 minutes 00 seconds east 40.54 feet to a point in the title line of Old Jennersville Road; thence partly along the same and partly through the bed of Jennersville Road, aforementioned, south 24 degrees 00 minutes 00 seconds west 361.73 feet to the first mentioned point and place of beginning.

CONTAINING: 4.729 acres of land be the same more or less.

BEING UPI #58-4-1.1

BEING the same premises which Red Rose Partnership, a PA, L.P. by Deed dated 1/27/2004 and recorded 2/2/2004 in Chester County in Record Book 6054 Page 1073 conveyed unto Mustascio Concepts RRI, LLC, in fee

PLAINTIFF: Penn Business Credit, LLC

VS

DEFENDANT: **MUTASCIO CONCEPTS, RRI, LLC T/A THE RED ROSE INN & UNITED STATES OF AMERICA**

SALE ADDRESS: 804 W. Baltimore Pk, West Grove, PA 19390

PLAINTIFF ATTORNEY: **JANET GOLD, 856-330-6200**

SALE NO. 11-7-486

Writ of Execution No. 08-00562

DEBT \$544,061.30

BY virtue of a Writ of Execution No. 08-00562

OWNER(S) of property situate in the Township of Franklin, Chester County, Pennsylvania, being 11 Quail Drive, Landenberg, PA 19350

UPI No. 72-01-0009.07

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$544,061.30

PLAINTIFF: Consumer Solutions REO, LLC

VS

DEFENDANT: **ADAEZE & IKEM OKOYE**

SALE ADDRESS: 11 Quail Dr., Landenberg, PA 19350

PLAINTIFF ATTORNEY: **VIVEK SRIVASTAVA, 215-563-7000**

SALE NO. 11-7-487**Writ of Execution No. 10-15332****DEBT \$170,498.50**

BY virtue of a Writ of Execution No. 10-15332

OWNER(S) of property situate in the Borough of Malvern, Chester County, Pennsylvania, being 278 Valley View Road, Malvern, PA 19355-2537

UPI No. 2-1-15

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$170,498.50

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **ROBERT DIXEY**

SALE ADDRESS: 278 Valley View Rd., Malvern, PA 19355

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

SALE NO. 11-7-488**Writ of Execution No. 10-14276****DEBT \$338,000.94**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc., dated 12-12-2003 last revised 12-14-2004 and recorded as Plan File No. 17297, bounded and described as follows to wit:

BEGINNING at a point on the northerly side of Road B (Watch Hill Road), a corner of Lot 133 on said Plan, thence extending along said Lot, north 23 degrees 32 minutes 07 seconds west 119.94 feet to a point a corner of Open Space, thence extending along same the two following courses and distances, (1) north 66 degrees 27 minutes 53 seconds east 44.98 feet to a point, and (2) north 75 degrees 24 minutes 49 seconds east 44.23 feet to a point a corner of Lot 135, thence extending along said Lot, south 14 degrees 35 minutes 11 seconds east 120.00 feet to a point on the northerly side of Road B (Watch Hill Road), thence extending along same on the arc of a circle curving to the left having a radius of 450.00 feet the arc distance of 70.29 feet to the first mentioned point and place of beginning.

CONTAINING 9,608 square feet more or less.

BEING Lot 134 on said Plan.

BEING UPI #47-5-263

AS described in Mortgage Book 6771

Page 217

BEING known as: 105 Watch Hill Road, East Fallowfield, PA 19320

PROPERTY ID No.: 47-05-0263

TITLE to said premises is vested in Roger Wilson III and Nina T. Wilson, husband and wife, as tenants by the entirety by Deed from Rouse/Chamberlin, Ltd., a Pennsylvania Limited Partnership dated 02/16/2006 recorded 02/22/2006 in Deed Book 6771 Page 213.

PLAINTIFF: American Home Mortgage Servicing, Inc

VS

DEFENDANT: **ROGER WILSON III & NINA T. WILSON**

SALE ADDRESS: 105 Watch Hill Rd., East Fallowfield, PA 19320

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

SALE NO. 11-7-489**Writ of Execution No. 07-08588****DEBT \$356,523.10**

BY virtue of a Writ of Execution No. 07-08588

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 1045 South Caln Road, Coatesville, PA 19320

UPI No. 47-6-25.11

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$356,523.10

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **THOMAS M. & JOAN E. HEWCZUK**

SALE ADDRESS: 1045 S. Caln Rd., Coatesville, PA 19320

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

SALE NO. 11-7-491**Writ of Execution No. 10-15320****DEBT \$131,394.12**

ALL THOSE TWO CERTAIN LOTS or piece of ground with the buildings and improvements thereon erected, situated in the Borough of Phoenixville, County of Chester, State of Pennsylvania, and described according to a survey of properties for McClusky-Davis Corporation, said Plan made by Roeder and Magarity, Professional Engineers, dated April 10, 1963, as follows to wit:

ONE thereof:

BEGINNING at a point on the north-westerly side of Franklin Street (46 feet wide) at the distance of one hundred and seventeen one thirty-seven one-hundredths feet measured on the bearing of north four degrees fifty-nine minutes east, along the said side of Franklin Street, from its point of intersection with the northwesterly side of Vanderstice Street (50 feet wide); thence extending from said point of beginning, along Lot No. 6, south eighty-eight degrees five minutes west, partly through the party wall, eighty-nine and forty-six one-hundredths feet to a point on the northeasterly said of a twenty feet wide alley, said twenty foot wide alley extending northwestwardly from Vanderslice Street and communicating with another twelve foot alley leading northeastwardly into Franklin Street; thence extending along the said side of the twenty foot wide alley north two degrees five minutes west sixteen and no one-hundredths feet to a point a corner of Lot No. 8; thence extending along Lot No. 6; thence extending along Lot No. 8 north eighty-eight degrees five minutes east, partly through the party wall, ninety-one and forty-four one-hundredths feet to a point on the northwesterly side of Franklin Street aforesaid; thence extending along the said side of Franklin Street south four degrees fifty-nine minutes west sixteen and twelve one-hundredths feet to the first mentioned point and place of beginning.

AND the other one thereof:

BEGINNING at a point on the south-westerly side of twenty foot wide alley, said twenty foot wide alley extending northwestwardly from Vanderslice Street and communicating with another twelve feet wide alley leading northeastwardly into Franklin Street, said point being measured by the two following courses and distances from the point forming the intersection of the northwesterly side of Vanderslice Street (50 feet wide) with the northwesterly side of Franklin Street (46 foot wide) (1) south eighty-eight degrees five minutes west, along the said side of Vanderslice Street, ninety-five and no one-hundredths feet to the point forming the intersection of the northwesterly side of Vanderslice Street with the southwesterly side of the aforesaid twenty foot wide alley and (2) north two degrees five minutes west, along the same side of the aforesaid twenty foot wide alley, one hundred and sixteen and fifty one-hundredths foot to the point of beginning; thence extending from said point of beginning, thence extending from said point of beginning, along the rear portion of Lot No. 6, south eighty-eight degrees five minutes west five and no one-hundredths foot to a point in line of land now or

late of Michael E. Mo'undo thence extending along last mentioned land north two degrees five minutes west sixteen and no one-hundredths feet to a point a corner of the rear portion of Lot No. 8; thence extending along the rear portion of Lot No. 8 north eighty-eight degrees five minutes east five and no one-hundredths feet to a point on the south-westerly side of the aforesaid twenty feet wide alley; thence extending along the said side of the aforesaid alley south two degrees five minutes east sixteen one-hundred feet to the first mentioned point and place of beginning.

PARCEL #15-9-74.6

PROPERTY address: 14 Franklin Avenue, Phoenixville, PA 19460

PLAINTIFF: Reverse Mortgage Solutions, Inc

VS

DEFENDANT: **THE UNKNOWN HEIRS OF MARY M. BALOG, DECEASED**

SALE ADDRESS: 14 Franklin Ave., Phoenixville, PA 19460

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

SALE NO. 11-7-492

Writ of Execution No. 09-04373

DEBT \$256,924.91

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, described according to a subdivision plan of Highland Crest Homes, made by Chester Valley Engineers, Inc., on 1/28/1961 and last revised 4/03/1963 as follows, to wit:

BEGINNING at a point on the northerly side of Highland Avenue (50 feet wide), which point is measured the three (3) following courses and distances from the point formed by the intersection of the center line of Highland Avenue, with the extended westerly curb line of Rock Raymond Road, (50) feet wide) (as shown on said Plan): (1) extending from said point of intersection, south 89 degrees 38 minutes west, 76.78 feet to a point; (2) north 00 degree 22 minutes west, 25 feet to a point; and (3) south 89 degrees 38 minutes west, 190.60 feet to the point and place of beginning; thence extending from said beginning point along the northerly side of Highland Avenue, south 89 degrees 38 minutes west, 65.20 feet to a point; thence extending north 00 degrees 22 minutes west, 128.14 feet to a point; thence extending north 89 degrees 38 minutes east, 65.20 feet to a point;

thence extending south 00 degree 22 minutes east, 128.14 feet to the first mentioned point and place of beginning.

PREMISES being: 611 Highland Avenue

PARCEL No: 11-6-82.1

TAX Parcel #11-6-82.1

PROPERTY address: 611 Highland Avenue, Downingtown, PA 19335

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Gail Hess

BY Deed from: Gail M. Anderson, single woman

DATED: 10/04/2005 and Recorded: 11/17/2005

BOOK: 6686

PAGE: 443

INSTRUMENT # 10597384

PLAINTIFF: FV-1, Inc

VS

DEFENDANT: **GAIL M. HESS**

SALE ADDRESS: 611 Highland Ave., Downingtown, PA 19335

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

SALE NO. 11-7-493

Writ of Execution No. 11-00053

DEBT \$291,162.40

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in London Britain Township, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point formed by the Intersection of the northwesterly side of County Route 292 and the center line of County Route 305; thence by the various courses and distances thereof in a westerly direction, 4,534.19 feet to an iron pin, the point and place of beginning; thence from said place of beginning, north 18 degrees west, 210 feet to a pipe, a point in line of lands now or late of Stella Olkowski; thence thereby south 56 degrees 30 minutes west, 210 feet to a maple tree, another point in line of lands now or late of Stella Olkowski; thence still thereby, south 18 degrees east, 210 feet to a pipe in the center line of said Route 305; thence thereby, north 56 degrees 30 minutes east, 210 feet to the point and place of beginning.

BEING known as 1272 Corner Ketch Road, Landenberg, PA 19350

TAX Parcel Number: 73-4-72.1

RESIDENTIAL dwelling

PLAINTIFF: Wilmington Trust
VS

DEFENDANT: **STEPHEN & JACQUELYN PRETTYMAN**

SALE ADDRESS: 1272 Corner Ketch Rd., Landenberg, PA 19350

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

SALE NO. 11-7-494

Writ of Execution No. 11-00400

DEBT \$1,177,798.00

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Land Development Plan for What a Good Dog, Inc., made by Edward B. Walsh & Associates, Inc., dated 1/31/2007, last revised 9/19/2007 and recorded as Plan #18412, as follows to wit:

BEGINNING at a point on the northerly side of Three Tun Road (60 feet wide) at a corner of Lot #16 on said Plan; thence extending from said beginning point, along the easterly line of said Lot #16, north 11 degrees 47 minutes west, 400.60 feet to a point in line of lands now or late of Pennsylvania Lines, LLC; thence extending along the same north 78 degrees 13 minutes east, 599.77 feet to a point, a corner of Lot #11 on said Plan; thence extending along same the two (2) following courses and distances: (1) south 11 degrees 47 minutes east, 217.36 feet to a point, and (2) south 22 degrees 26 minutes east, 75.00 feet to a point on the northwesterly side of Three Tun Road cul-de-sac; thence extending along the same the two (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 60 feet, the arc distance of 71.15 feet to a point of reverse curve, and (2) on the arc of a circle curving to the right having a radius of 30 feet, the arc distance of 26.90 feet to a point of compound curve on the northerly side of Three Tun Road, aforesaid; thence extending along the same the two (2) following courses and distances: (1) on the arc of a circle curving to the right having a radius of 620 feet, the arc distance of 366.91 feet to a point of tangent, and (2) south 84 degrees 54 minutes west, 195.77 feet to the first mentioned point and place of beginning.

CONTAINING 199,652 square feet of land, more or less.

BEING Lots No. 12 to 15, inclusive, as shown on said Plan.

BEING UPI No/Tax ID/Parcel Nos.:
42-4-296.11, 42-4-296.12, 42-4-296.13, 42-4-296.14

IMPROVEMENTS: commercial building

PLAINTIFF: Wilmington Trust FSB,
Successor by Merger to Wilmington Trust of
Pennsylvania

VS

DEFENDANT: **WHAT A GOOD
DOG! LLC**

SALE ADDRESS: 155-375 a/k/a Lots
12-15 Three Tun Rd, Malvern, PA 19355

PLAINTIFF ATTORNEY: **CHARLES
SHURR, JR, 610-779-0772**

SALE NO. 11-7-495

Writ of Execution No. 10-03823

DEBT \$229,735.09

“A”

ALL THAT CERTAIN tract or parcel
of ground, with the buildings and improvements
thereon erected, situate in the Township of West
Fallowfield, County of Chester, State of
Pennsylvania, bounded and described according to
a map and plan made for Winfield W. Piper, by
Edgar Laub, dated March 2, 1970, as follows, to
wit:

BEGINNING at a spike in a public
macadam road T-342 leading from traffic Route
#10 to Cochranville, said spike being the northeast
corner of lands of Robert Prouse; thence by said R.
Prouse, north 81 degrees 41 minutes west (passing
over an iron pin on the west side of said road), 200
feet to an pin in line of lands of Richard Davies;
thence by said Richard Davies north 05 degrees 15
minutes east 337.85 feet to an iron pipe and south-
west corner of lands of W. W. Piper; thence by said
W. W. Piper land south 81 degrees 41 minutes east
(passing over an iron pin on the west side of next
mentioned road) 200 feet to a point in a public
macadam road T-342; thence by said road south 05
degrees 15 minutes west 337.85 feet to the point of
beginning.

CONTAINING 1.548 acres of land, be
the same more or less.

EXCEPTING therefrom and thereout

ALL THAT CERTAIN tract or parcel
of ground, with the buildings and improvements
thereon erected, situate in the Township of West
Fallowfield, County of Chester and State of
Pennsylvania, bounded and described according to
a map and plan made for Robert Prouse by Edgar
Lamb, dated December 1, 1975, as follows, to wit:

BEGINNING at a spike in a public

macadam road T-342 leading from traffic Route
#10 Cochranville, said spike being the northeast
corner of land of Robert Prouse; thence by said R.
Prouse, north 81 degrees 41 minutes west (passing
over an iron pin on the west side of said road), 200
feet to an iron pin in line of lands of Richard
Davies; thence by said Richard Davies north 05
degrees 15 minutes east 237.80 feet to an iron pipe,
thence extending south 81 degrees 41 minutes east
(passing over an iron pin on the west side of next
mentioned road) 200 feet to a point in a public
macadam road T-342; thence by said road south 05
degrees 15 minutes west 237.80 feet to the point of
beginning.

CONTAINING 1.09 acres of land, be
the same more or less.

BEING Chester County Tax Parcel
Number – 44-7-87-.2.

“B”

ALL THAT CERTAIN message, tene-
ment and lot of land situate southwest of the
Village of Cochranville, West Fallowfield
Township, Chester County, Pennsylvania, bounded
and described as follows, to wit:

BEGINNING at a corner in the public
road Township Route 342, a corner of land this day
conveyed to Ivan S. and Hazel T. Bittle; thence
along said road, south 05 degrees 15 minutes west,
200 feet to a corner, thence by remaining land of
the grantors, of which this is a part, north 80
degrees 30 minutes west, 200 feet to a corner,
thence north 05 degrees 15 minutes east, 200 feet
to an iron pin; thence by land owned by William
Bittle, south 05 degrees 30 minutes east, 200 feet
to the place of beginning.

CONTAINING 40,000 square feet of
land, be the same more or less, by a survey of June
24, 1958 by S. Pusey Morrison.

BEING Chester County Tax Parcel
Number – 44-7-87-.3.

BEING known as: 750 Althouse Road,
Cochranville, PA 19330

PROPERTY ID No.: 44-07-0087.030
& 44-07-0087.020

TITLE to said premises is vested in
Dennis S. Russell by Deed from Dennis S. Russell
and Marianne T. Russell, his wife dated
04/11/2003 recorded 04/11/2003 in Deed Book
5649 Page 657.

PLAINTIFF: Deutsche Bank National
Trust Co

VS

DEFENDANT: **DENNIS S. RUS-
SELL**

SALE ADDRESS: 750 Althouse Rd.,
Cochranville, PA 19335

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

SALE NO. 11-7-496
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 ninetyeight 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 twentytwo feet and seventy-nine one hundredths of a foot; thence south nine degrees thirty-seven minutes east eight-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.

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-0105

PLAINTIFF: Bank of America,

National Association, et al
 VS

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

SALE ADDRESS: 23 Orchard Ln., Berwyn, PA 19312

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

SALE NO. 11-7-497
Writ of Execution No. 11-03537
DEBT \$1,048,031.10

ALL THAT CERTAIN tract, piece or parcel of land with the building and improvements thereon erected, situate in South Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road leading from Pottstown to Coventryville distant north 50 ¼ degrees east, 12.3 perches the center line intersection of Coventryville to Pottstown Road and a public road leading to Bucktown said point of beginning being in line of land of Nesley; thence along said land of Nesley north 62 degrees west 36.9 perches of land to a point a corner of land now or late of Mary Yergey; thence along same north 6 degrees east 25.6 perches to a point a corner of lands now or late of Clifton Haws; thence along the same south 75 degrees east 47.91 perches more or less to a point in line of land conveyed by Rosbong to Milton Stetler, et ux; thence along the same and other land of Milton Stetler, et ux south 40 ¾ degrees west 11.34 perches to a point a corner; thence still along land of Milton Stetler, et ux south 52 ¾ degrees east 1.2 perches to a point a corner of land now or late of Joseph Boder; thence along the same south 40 ¾ degrees west 12.12 perches to a point a corner; thence still along land of Joseph Boder south 52 ¾ degrees east 10 perches to a point in public road leading from Pottstown to Coventryville thence along the same south 40 ¾ degrees west 12.33 perches to the point or place of beginning.

UPI 20-2-45

PLAINTIFF: Plansee Holding AG
 VS

DEFENDANT: **GUNTHER VOLGGER aka GUENTER G. VOLGGER aka GUNTER G. VOLGGER, WIGPOL VERSICHERUNGS-UND, RUCKERVERSICHERUNGSMAKLER GMBH, and AUSTRO AMERICAN GLOBAL SERVICES AG**

SALE ADDRESS: 3081 Coventryville Road, Pottstown, Pa. 19464

PLAINTIFF ATTORNEY: **ANDREW D. KLEIN, 215-988-2632**

SALE NO. 11-7-498
Writ of Execution No. 11-00890
DEBT \$127,428.42

ALL THAT CERTAIN lot or piece of ground situate in West Brandywine Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of "The Hills Over Pratts Dan", made by John E. Levitt Engineers, Inc. dated 6/12/1987 and filed in Plan #7484 as follows, to wit:

BEGINNING at a point on the westerly right of way line of Freedom Valley Circle (58 feet wide) said point being mutual corner of Lot 22 and Lot 21 (the herein described lot); thence leaving Freedom Valley Circle and along Lot 22 and crossing over a 15 feet wide sanitary sewer easement the two following courses and distances: (1) south 69 degrees 22 minutes 37 seconds west 322.00 feet and (2) south 89 degrees 07 minutes 34 seconds west 107.75 feet to a point in the West Branch Brandywine Creek; thence continuing in and along said creek north 02 degrees 54 minutes 20 seconds east 242.74 feet to a point a corner of Lot 20.; thence along Lot 20 north 87 degrees 02 minutes 54 seconds east 366.76 feet and crossing into a sanitary sewer easement to a point on the westerly right of way line of Freedom Valley Circle; thence along said right of way line of Freedom Valley Circle; thence along said right of way on the arc of a circle curving to the left having a radius of 436.35 feet the arc distance of 150.00 feet to the first mentioned point and place of beginning.

BEING Lot 21 on said Plan.

TITLE to said premises is vested in Karl F. Schneider by Deed from John R. Newswanger and Anna Marie Newswanger dated January 15, 1993 and recorded January 19, 1993 in Deed Book 3466, Page 014, Instrument No. 004364.

PREMISES being known as: 127 Freedom Valley Circle, Coatesville, Pennsylvania 19320.

TAX I.D. #: 29-06-0059-210

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **JOYCE SCHNEIDER and KARL F. SCHNEIDER**

SALE ADDRESS: 127 Freedom Valley Circle, Coatesville, Pa. 19320

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

SALE NO. 11-7-499

Writ of Execution No. 11-01224
DEBT \$252,066.38

ALL THAT CERTAIN lot or piece of ground situate in the Township of HoneyBrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan for Fox Brooke" Phase 2, made by Howard W. Doran, Inc. Professional Engineers, Land Surveyors, P.O. Box 296 Newtown Square, PA 19073 (610)356-6306, dated 6/21/93, last revised 12/14/95. and recorded as Plan 14383, as follows, to wit:

BEGINNING at a point on the westerly side of Caitlin Court a corner of Lot 37, thence extending along same, south 65 degrees 14 minutes 00 seconds west 211.63 feet to a point in the line of Lot 39, thence extending along same, north 76 degrees 22 minutes 00 seconds west 17.48 feet to a point in the line of Lot 35, thence extending along same, north 16 degrees east 212.53 feet to a point on the southerly side of Caitlin Court, thence extending along same, south 74 degrees 00 minutes 00 seconds east 25.13 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 195.00 feet, the arc distance of 175.28 feet to the point of beginning.

BEING Lot 36 on said map.

CONTAINING 23,172 square feet.

TITLE to said premises is vested in Christopher Vandergeest and Cynthia Vandergeest, husband and wife by Deed from Christopher L. Herbst and Katherine A. Herbst dated June 28, 2002 and recorded July 5, 2002 in Deed Book 5322, Page 1954.

THE said Christopher Vandergeest has since departed this life on January 19, 2010 leaving the title vested in Cynthia Vandergeest.

PREMISES being known as: 215 Caitlin Court, Honey Brook, Pennsylvania 19344.

TAX I.D. #: 22-8-197

PLAINTIFF: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1

VS

DEFENDANT: **CYNTHIA VANDERGEEST**

SALE ADDRESS: 215 Caitlin Court, Honey Brook, Pa. 19344

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

SALE NO. 11-7-501

Writ of Execution No. 09-10919
DEBT \$94,868.41

BY virtue of a Writ of Execution No. 09-10919

OWNER(S) of property situate in the Borough of Avondale, Chester County, Pennsylvania, being 120 East 2nd Street a/k/a 120 Second Street, Avondale, PA 19311-1190

UPI No. 4-1-152

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$94,868.41

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **CASEY J. ESKRIDGE**

SALE ADDRESS: 120 East 2nd. Street a/k/a 120 Second Street, Avondale, Pa. 19311-1190

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

SALE NO. 11-7-502

Writ of Execution No. 10-07765
DEBT \$198,921.81

ALL THAT CERTAIN message and lot or tract of land, situate in the Village of Toughkenamon, in the Township of New Garden, County of Chester, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of the Newark Road, Thence along the middle of the said road, north 6-1/2 degrees west, 74 feet 4 inches to an iron pin; thence by land of Morris and Clara M. Wilson north 83-1/2 degrees east 90 feet 3 inches to a stake and south 19-1/4 degrees east 51 feet to an iron pin in the middle of Temperance Street; thence along the middle of said Temperance Street, south 74 3/4 degrees west 113 feet 9 inches to the place of beginning.

CONTAINING 6,680 of land, be the same more or less.

EXCEPTING thereout and therefrom all that certain parcel of land which William H. Smith, widower, by Deed dated April 27, 1965 and recorded in the Office for the Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book L-36 Page 717, granted and conveyed unto the Township of New Garden, its successors and assigns, as follows, to wit:

ALL THAT CERTAIN parcel of land, situate in the village of Toughkenamon, New Garden Township, Chester County, Pennsylvania, as shown on the construction plans for the recon-

struction of Newark Road, dated March 16, 1965, and being more fully described as follows:

BEGINNING at a point of intersection of the east legal right of way line of Newark Road (LR 15036) with the north legal right of way line of Main Street; thence from said point of beginning and along the north legal right of way line of Main Street north 67 degrees 22 minutes 00 seconds east to a point of 16.5 feet of baseline station 0+27; thence along and through land of the grantor, of which this was a part, along a curve to the right having a radius of 14.25 feet, to a point in the east legal right of way line of Newark Road, said point being 16.5 feet right of Centerline Station 13+48.5; thence along the east legal right of way line of Newark Road south 09 degrees 40 minutes 40 seconds east to the point of beginning.

CONTAINING 19 square feet of land be the same more or less.

UPI # 60-1Q-22

TITLE to said premises is vested in Jose R. Rodriguez, Sr. and J. Bertha Rodriguez, h/w, by Deed from Jose R. Rodriguez and J. Bertha Rodriguez, n/k/a J. Bertha Rodriguez, h/w, dated 04/26/2006, recorded 05/01/2006 in Book 6828, Page 1647.

BEING known as the premises of 1150 Newark Road, Toughkenamon, PA 19374-1032

RESIDENTIAL property

SEIZED in execution as the property of J. Bertha Rodriguez and Jose R. Rodriguez, Sr on No.: 10-07765

PLAINTIFF: US Bank, N.A., as Trustee for RASC 2006-EMX8

VS

DEFENDANT: **J. BERTHA RODRIGUEZ a/k/a BERTHA RODRIGUEZ and JOSE R. RODRIGUEZ, SR.**

SALE ADDRESS: 1150 Newark Road, Toughkenamon, Pa. 19374-1032

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

SALE NO. 11-7-503

Writ of Execution No. 10-12063
DEBT \$160,620.04

BY virtue of a Writ of Execution No. 10-12063

OWNER(S) of property situate in Sadsbury Township, Chester County, Pennsylvania, being 46 West Maple Avenue, Coatesville, PA 19320-1613

UPI No. 37-2-18.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$160,620.04

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **KRISTOPHER W. MASTRIANIA and ERICA E. MASTRIANIA**

SALE ADDRESS: 46 West Maple Avenue, Coatesville, Pa. 19320-1613

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

SALE NO. 11-7-504

Writ of Execution No. 10-15026

DEBT \$307,364.10

BY virtue of a Writ of Execution No. 2010-15026

OWNER(S) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 1659 Sawmill Road, Spring City, PA 19475-9527

UPI No. 25-3-80

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$307,364.10

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **MELISSA YOVANOV a/k/a MILISSA S. YOVANOV**

SALE ADDRESS: 1650 Sawmill Road, Spring City, Pa. 19475-9527

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

SALE NO. 11-7-505

Writ of Execution No. 10-15667

DEBT \$269,488.06

BY virtue of a Writ of Execution No. 10-15667

OWNER(S) of property situate in the Easttown Township, Chester County, Pennsylvania, being 48 Knox Avenue, Berwyn, PA 19312-1765

UPI No. 55-2L-120

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$269,488.06

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **CARLTON SMITH and SANDRA SMITH**

SALE ADDRESS: 48 Knox Avenue, Berwyn, Pa. 19312-1765

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

SALE NO. 11-7-506

Writ of Execution No. 10-12282

DEBT \$562,293.74

BY virtue of a Writ of Execution No. 10-12282

OWNER(S) of property situate in the Township of Westtown, Chester County, Pennsylvania, being 1016 Robin Drive, West Chester, PA 19382-7620

UPI No. 67-2R-34

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$562,293.74

PLAINTIFF: GMAC Mortgage LLC, S/I/I to GMAC Mortgage Corporation

VS

DEFENDANT: **DAVID MORGAN a/k/a DAVID M. MORGAN and LAUREN MORGAN**

SALE ADDRESS: 1016 Robin Drive, West Chester, PA 19382

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

SALE NO. 11-7-507

Writ of Execution No. 10-07911

DEBT \$113,533.60

BY virtue of a Writ of Execution No. 10-07911

OWNER(S) of property situate in the Borough of West Grove, Chester County, Pennsylvania, being 117 Railroad Avenue Unit A-3, West Grove, PA 19390-1238

UPI No. 5-4-602

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$113,533.60

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **ANTHONY RODRIGUEZ**

SALE ADDRESS: 117 Railroad Avenue, Unit A-3, West Grove, Pa. 19390-1238

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

SALE NO. 11-7-508

Writ of Execution No. 10-15444

DEBT \$338,677.65

BY virtue of a Writ of Execution No. 10-15444

OWNER(S) of property situate in the

Township of East Caln, Chester County, Pennsylvania, being 287 South Woodmont Drive, Downingtown, PA 19335-5318

UPI No. 40-2E-13

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$338,677.65

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **RYAN B. BENNETT**
and JOY R. BENNETT

SALE ADDRESS: 287 South Woodmont Drive, Downingtown, Pa. 19335

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

SALE NO. 11-7-509

Writ of Execution No. 11-00145

DEBT \$235,418.69

BY virtue of a Writ of Execution No. 11-00145

OWNER(S) of property situate in the Township of East Brandywine, Chester County, Pennsylvania, being 316 Jefferies Road, a/k/a 316 Jefferis Road, Downingtown, PA 19335-1035

UPI No. 30-2-27.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$235,418.69

PLAINTIFF: Wells Fargo Bank, N.A.,
S/B/M Wells Fargo Home Mortgage, Inc.

VS

DEFENDANT: **MARY ELLEN GARDNER**

SALE ADDRESS: 316 Jefferies Road, Downingtown, Pa. 19335-1035

PLAINTIFF ATTORNEY: **WILLIAM E. MILLER, 215-563-7000**

SALE NO. 11-7-510

Writ of Execution No. 08-07315

DEBT \$329,141.10

ALL THAT CERTAIN lot or piece of ground located in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a preliminary subdivision Plan of Briar Knoll, made by Stapelton and Leisey, Professional Land Surveyors, Coatesville, PA as follows, to wit:

BEGINNING at a point on the northerly right of way line of Telegraph Road (T-435) said point being a mutual corner of lands now or late of Maria Elena Teresa Wingo Vandunk and Lot 1 (the herein described Lot); thence along said right of

way south eighty nine degrees thirty three minutes forty seconds west 201.03 feet to a point a corner of Lot 2; thence along Lot 2 north zero degrees thirty three minutes sixteen seconds west 302.49 feet to a point in line of Lot 4; thence along Lot 4 north eighty nine degrees twenty six minutes forty four seconds east 200.00 feet to a point in line of land of Maria Elena Teresa Wingo Vandunk; thence along said lands south zero degrees forty five minutes zero seconds east 302.89 feet to the first mentioned point and place of beginning.

BEING Lot 1 on said Plan.

CONTAINING 1.393 acres.

BEING known as: 689 Telegraph Road, Coatesville, PA 19320

PROPERTY ID No.: 28-03-0024.080

TITLE to said premises is vested in Christine Andrulonis by Deed from Stephen E. Miller dated 06/09/2006 recorded 06/27/2006 in Deed Book 6882 Page 526.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee and Custodian for Soundview Home Loan Trust 2006-EQ1 by: Saxon Mortgage Services, Inc. as its attorney-in-fact

VS

DEFENDANT: **CHRISTINE ANDRULONIS**

SALE ADDRESS: 689 Telegraph Road, Coatesville, Pa. 19320

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

SALE NO. 11-7-512
Writ of Execution No. 09-04642
DEBT \$225,214.67

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in Caln Township, Chester County, Pennsylvania as shown on Plan of Subdivision for Hidden Forrest made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated July 6, 1986 and last revised December 7, 1984 and recorded as Plan No. 5391 and 5392 as more fully described, as follows, to wit:

BEGINNING at a point on the southerly side of Morgan Drive East (50 feet wide), said point also marking a corner of Lot No. 78 on said Plan; thence

1. FROM said beginning point along the southerly side of Morgan Drive East, south 85 degrees 14 minutes 49 seconds east, 75 feet to a point, thence

2. ALONG Lot No. 76 on said Plan, south 04 degrees 45 minutes 11 seconds west 106.67 feet to a point; thence

3. NORTH 85 degrees 14 minutes 49 seconds west, 75 feet to a point; thence

4. ALONG Lot 78 on said Plan, north 04 degrees 45 minutes 11 seconds east, 106.67 feet to the first mentioned point and place of beginning
BEING Lot 77 on said Plan.

BEING known as 619 Morgan Drive East, Coatesville, PA 19320

TAX Parcel Number: 39-04E-0332

RESIDENTIAL dwelling

PLAINTIFF: U.S. Bank National Association as Trustee under Pooling and Servicing Agreement dated as of September 1, 2005 Wachovia Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1

VS

DEFENDANT: **JOSEPH CARBONI**
and **CHRISTINE A. CARBONI**

SALE ADDRESS: 619 Morgan Drive East, Coatesville, Pa. 19320

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

SALE NO. 11-7-513
Writ of Execution No. 10-05716
DEBT \$257,160.84

ALL THAT CERTAIN unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of

Chester and Commonwealth of Pennsylvania, described and shown on title Plan of Liongate, Bridgewater Court, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, PA, dated 6/07/1983 and recorded 6/15/1983 in Chester County as Plan No. 4416 and designated as Unit No. 2203.

UNDER and subject to Declaration of Covenants and Easements of Liongate as set forth in Deed recorded in Miscellaneous Deed Book 504 Page 445; Amendment to Declaration of Covenants and Easements as record in Miscellaneous Deed Book 515 Page 315.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, playground areas and streets or avenues, as shown on Plan of Liongate recorded in Chester County as Plan No. 4416, as a means of ingress, egress and regress from the property herein described, to the said playground areas, parking areas, streets or avenues, in common with the other owners, tenants and occupiers of other lots or tract of ground in the said plan of Liongate.

BEING Tax ID #33-2-276

BEING the same premises which Bryan R. Williams and Carol A. Magagna, by her attorney-in-fact David Charles Magagna, by Deed dated December 23, 1991 and recorded in the Officer of the Recorder of Deeds of Chester County on January 21, 1992 in Deed Book Volume 2755, Page 320, granted and conveyed unto Valerie L. Earll.

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4

VS

DEFENDANT: **VALERIE L. EARLL**
SALE ADDRESS: 2203 Bridgewater Court, Chester Springs, Pa. 19425

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

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