

McHugh v. Stimson

Easement by implication

1. An easement created by implication arises as an inference of the intention of the parties to a conveyance of land. The inference is drawn from the circumstances under which the conveyance was made rather than from the language of the conveyance.
2. Following a non-jury trial, the Court found in favor of plaintiffs and against defendants and that plaintiffs have a utility easement and a right of ingress and egress across the lands of the defendants.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 12-00770; Blaise McHugh, et al vs. James Stimson, et al

Gregory W. Phillips for plaintiffs

John Shniper for defendants

Shenkin, J., May 29, 2013:-

BLAISE McHUGH, et al., : IN THE COURT OF COMMON PLEAS
 Plaintiffs : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 12-00770

JAMES STIMSON, et al., :
 Defendants : CIVIL ACTION

Gregory W. Phillips, Esquire, Attorney for Plaintiffs
 John Shniper, Esquire, Attorney for Defendants

DECISION

AND NOW, this 29th day of May, 2013, following trial of the above captioned matter by the undersigned, sitting without a jury, we hereby find in favor of the plaintiffs, Blaise McHugh and Lorinda McHugh, and against the defendants, James Stimson, Sharan Sands, Sandra D. Vosler, Rachel Stimson and William Stimson, as follows: plaintiffs and their heirs and assigns have a utility easement over and across the lands of defendants running along the existing gravel driveway and a utility easement and right of ingress and egress across the lands of defendants as shown on exhibits A and C to plaintiffs' complaint and, therefore, plaintiffs, their heirs, assigns, servants, agents, workmen and employees have the right and the duty to maintain the existing utility lines and the private drive including the right and the duty to remove trees and vegetation impairing the said easement and to maintain, repair, and replace the said utility lines and easement as necessary and appropriate for the intended use thereof AND FURTHER defendants are hereby permanently enjoined from interfering with the use of the said easement and the other rights and privileges set forth above.¹ Further, we hereby find in favor of the plaintiffs, Blaise McHugh and Lorinda McHugh, and against the defendants, James Stimson, Sharan Sands, Sandra D. Vosler, Rachel Stimson and William Stimson, in no amount on defendants' counterclaims.

BY THE COURT:

/s/ Robert J. Shenkin, J.

¹Based on the evidence presented, we find that plaintiffs have an implied easement with respect to the provision of electric service to their property. "The traditional test for implied easement at severance of title is set out in *Burns Manufacturing v. Boehm*, 467 Pa. 307, 313-14, 356 A.2d 763, 767 (1976): 'It has long been held in this Commonwealth that although the language of a granting clause does not contain an express reservation of an

easement in favor of the grantor, such an interest may be reserved by implication, and this is so notwithstanding that the easement is not essential for the beneficial use of the property.... The circumstances which will give rise to an impliedly reserved easement have been concisely put by Chief Justice Horace Stern speaking for the Court in *Tosh v. Witts* [381 Pa. 255, 113 A.2d 226 (1955)]: “[W]here an owner of land subjects part of it to an open, visible, permanent and continuous servitude or easement in favor of another part and then aliens either, the purchaser takes subject to the burden or the benefit as the case may be, and this irrespective of whether or not the easement constituted a necessary right of way.” *Tosh v. Witts*, *supra*, 381 Pa. at 258, 113 A.2d at 228. (Citations omitted.)’ The *Boehm* court further stated: ‘Easements by implied reservation ... are based on the theory that continuous use of a permanent right-of-way gives rise to the implication that the parties intended that such use would continue, notwithstanding the absence of necessity for the use.’ 467 Pa. at 314 n. 4, 356 A.2d at 767 n. 4. [Accord, RESTATEMENT OF PROPERTY, § 476, Comment a: a. Rationale. An easement created by implication arises as an inference of the intention of the parties to a conveyance of land. The inference is drawn from the circumstances under which the conveyance was made rather than from the language of the conveyance. To draw an inference of intention from such circumstances, they must be or must be assumed to be within the knowledge of the parties. The inference drawn represents an attempt to ascribe an intention to parties who had not thought or had not bothered to put the intention into words....]” *Bucciarelli v. DeLisa*, 547 Pa. 431, 437-38, 691 A.2d 446, 448-49 (1997). Even though it would be sufficient to support plaintiffs’ case if the use were such as would be discovered upon reasonable inspection, in this case we find that the use in question was clearly apparent and plainly visible so that it is properly the subject of an implied easement on the severance of ownership. Defendants made no contention — much less provide evidence to prove — that the use was under license, indulgence or special contract inconsistent with the claimed right by the prescriptive user. We find that the circumstances of the conveyance to plaintiffs give rise to a presumption of an unqualified grant. See *Vanderwerff v. Consumers Gas Company*, 166 Pa.Super. 358, 71 A.2d 809, 811 (1950) and *Stiegelman v. Pennsylvania Yacht Club, Inc.*, 432 Pa. 111, 246 A.2d 116 (1968) and *Sobien v. Mullin*, 2001 PA Super 259, 783 A.2d 795 (2001). Defendants contend that plaintiffs have an alternate means of obtaining electric service and, therefore, the easement argued for by plaintiffs is not “necessary.” However, even if “necessity” were necessary, such necessity is not **absolute** necessity but only such necessity as is shown by a showing that the claimed easement is convenient or beneficial to the dominant estate. See *Hann v. Saylor*, 386 Pa.Super. 248, 562 A.2d 891 (1989) and *Daddona v. Thorpe*, 2000 PA Super 75, 749 A.2d 475 (2000).

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-01032**

NOTICE IS HEREBY GIVEN that the name change petition of Jordan H. White, father of minor child, Braxton Alexander Lassitter was filed in the above-named court and will be heard on July 8, 2013, at 9:30 AM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 1, 2013

Name to be changed from: Braxton Alexander Lassitter to: Braxton Alexander White

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-03582**

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

Date of filing the Petition: April 19, 2013

Name to be changed from: Carlos Ortega, Jr.
to: Carlos Baxter

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-02838**

NOTICE IS HEREBY GIVEN that the name change petition of Riley Morgan Eckert was filed in the above-named court and will be heard on June 24, 2013, at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: March 28, 2013

Name to be changed from: Riley Morgan Eckert to: Riley Morgan Duffy

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

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 MIX BERRY FROZEN YOGURT INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for PATRIOT 353 WEST LANCASTER GENERAL, INC., a business corporation, organized under the Pennsylvania Business Corporation Law of 1988.

KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors
910 Harvest Drive
Blue Bell, PA 19422

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN Articles of Incorporation were filed with the Pennsylvania Department of State on January 30, 2013 for KLN Fleet, Inc., a corporation organized under 15 Pa. C.S. §1306 of the Commonwealth of Pennsylvania Business Corporation Law of 1988, as amended. The corporation has been organized for the following purposes: for the providing chartered transportation services.

ANTHONY D. GIANNASCOLI, Solicitor
93 W. Devon Drive
Suite 102
Exton, PA 19341

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

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

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

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

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

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

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

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

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

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

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

atty.

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

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

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

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

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

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

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

SUTTON, John Lawrence, a/k/a John L. Sutton, late of East Cain Township. Evan John Lawrence Sutton, 100 Beechwood Lane, Chambersburg, PA 17201, Personal Representative. **NANCY H. MEYERS**, Esquire, Salzmann Hughes, P.C., 79 St. Paul Dr., Chambersburg, PA 17201, atty.

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

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

2nd Publication

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

COFFMAN, Francis T. Coffman, late of West Brandywine Township. Jeffrey R. Weinstein, care of **KENNETH R. WERNER**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3rd Publication

ALLOWAY, Jean E., late of East Goshen Township. Thomas E. Alloway, Jr., 1305 Sara Ct., Coraopolis, PA 15108, Executor.

BAKER, Alice D., late of Borough of West Chester. Robert Baker, 4001 Tall Oaks Lane, Newtown Square, PA 19073, Executor.

BANYACSKAY, Elizabeth M., late of Phoenixville. Nancy S. Buckman, 342 East 9th Avenue, Collegeville, PA 19426, Executrix. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

BARTH, Jennie F., late of West Brandywine Township. Patricia Hodge, care of RICHARD H. MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICHARD H. MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

BEEMAN, Amy Susan Calvarese, late of Upper Oxford Township. Johnathan M. Beeman, 1980 Ewing Road, Cochranville, PA 19330, Administrator. KENNETH R. PYLE, Esquire, The Law Office of Kenneth R. Pyle, P.C., P.O. Box 141, Lewisville, PA 19351-0141, atty.

BRIGGS, Mildred V., late of West Caln Township. Arlene E. Briggs, 300 Winding Way, Unit 24, Downingtown, PA 19335, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CREDE, Carl C., late of West Goshen Township. Gregory B. Crede, care of DUKE SCHNEIDER, Esquire, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executor. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

DAHLBERG, Marjorie M., late of East Caln Township. Linda H. Ward, 1518 Hillcrest Lane, Downingtown, PA 19335, Executrix.

FINCH, Gordon C., late of Coatesville. Kelly Finch, 443 Wadsworth Avenue, Philadelphia, PA 19119, Administrator. KAREN P. REYNOLDS, Esquire, 5 Great Valley Parkway, Malvern, PA 19355, atty.

GOLDEN, James J., late of Easttown Township. Timothy J. Golden and James J. Golden, II, c/o 506 Foxwood Lane, Paoli, PA 19301, Administrators. MARC H. JAFFE, Esquire, 789 E. Lancaster Avenue, Ste. 220, Villanova, PA 19085, atty.

LITTLE, Beverly A., late of West Sadsbury Township. Rebecca A. Porta, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

LOVE, Elizabeth I., a/k/a Margaret Elizabeth (Imes) Love, late of East Coventry Township. Mary L. Schlichter, care of ROBERT L. BRANT, Esquire, 572 W. Main Street, P.O. Box 26865, Trappe, PA 19426, Executrix. ROBERT L. BRANT, Esquire, Robert L. Brant & Associates, LLC, 572 W. Main Street, PO Box 26865, Trappe, PA 19426, atty.

MEING, Daisy, late of Elverson. Ms. Louise Menna, 1238 Longford Road, West Chester, PA 19380, Executrix. WARREN H. PRINCE, Esquire, Prince Law Offices, P.C., 646 Lenape Road, Bechtelsville, PA 19505-9135, atty.

ROEHRS, D. Gordon, a/k/a Douglas Gordon Roehrs, late of Oxford Borough. Johanna M. Myers, 1209 Chestnut Street, Narvon, PA 17555, Executor. KLING & FANNING, LLP, 131 West Main Street, New Holland, PA 17557, atty.

SHIELDS, Kathleen P., late of Phoenixville Borough. Joseph P. Shields, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street., P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

THOMPSON, James F., Jr., late of Spring City. Diane B. Murray, 464 North Penn Street, Spring City, PA 19475, Executrix. DOUGLAS B. BREIDENBACH, JR., Esquire, 1800 East High Street, Suite 250, Pottstown, PA 19464, atty.

WEISS, Florence Eloys, late of North Coventry Township. Robert Weiss, care of BETH R. SILVERMAN, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. BETH R. SILVERMAN, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

YOURGALITE, Richard Eric, late of London Grove Township. Carol Yourgalite, care of EUGENE A. STEGER, JR., Esquire, 411 Old Baltimore Pike, Suite 101, Chadds Ford, PA 19317, Administratrix. EUGENE A. STEGER, JR., Esquire, 411 Old Baltimore Pike, Suite 101, Chadds Ford, PA 19317, atty.

ZALESKI, Margaret V., late of East Vincent. Richard F. Stevens, 108 Raven Hill Road, Phoenixville, PA 19460 and Edward Stevens, 215 Bethel Road, Spring City, PA 19475, Executors. **SUZANNE BENDER**, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

FICTITIOUS NAME

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

Diaper Diva Designs, with its principal place of business at 120 Windemere Lane, Lincoln University, PA 19352.

The application has been (or will be) filed on: May 24, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Laura Toto, 120 Windemere Lane, Lincoln University, PA 19352. This was filed in accordance with 54 PaC.S. 311.

Heirloom Design Studio, with its principal place of business at 217 Meredith Street, Kennett Square, PA 19348.

The application has been (or will be) filed on: April 12, 2013.

The name and address of the individual interested in the business: Whitney J. Marsden, 217 Meredith Street, Kennett Square, PA 19348. This was filed in accordance with 54 PaC.S. 311.

DOMESTIC NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Gordon House Office Condominiums Association, Inc., Exton, PA has been organized under the Nonprofit Business Corporation Law of 1988, as amended, and has filed its Articles of Incorporation for a nonprofit business corporation with the Pennsylvania Department of State on May 28, 2013.

G. ALAN BAILEY, Solicitor
120 East Uwchlan Ave.
Suite 101
Exton, PA 19341

1st Publication

NOTICE

Notice is hereby given Articles of Amendment-Domestic Corporation were filed with the Pennsylvania Department of State on May 17, 2013, for Giannascoli & Kent, P.C., a corporation organized under 15 Pa. C.S. §1306 of the Commonwealth of Pennsylvania Business Corporation Law of 1988, as amended. The Corporation has been organized for the following purposes: for the providing of legal services.

ANTHONY D. GIANNASCOLI, Solicitor
Giannascoli & Associates, PC
93 Devon Drive
Suite 102
Exton, PA 19341

3rd Publication**NOTICE OF HEARING**

TO: D. L. M.

RE: Adoption of M. D.
Luzerne County Court of Common Pleas
Wilkes-Barre, Pennsylvania

A petition has been filed asking the Court to put an end to all rights you have to your child, M. D. . The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Court House
Bernard C. Brominski Building
Orphans' Courtroom, 3rd Floor
113 West North Street
Wilkes-Barre, Pennsylvania

DATE: July 18, 2013

TIME: 9:30 AM.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child (ren) may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO, OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
410 BiCentennial Building
15 Public Square
Wilkes-Barre, Pennsylvania 18701
(570) 825-8567

Luzerne County Public
Defender's Office
Luzerne County Courthouse
Wilkes-Barre, Pennsylvania 18711
(570) 825-1754

BY: Nicole F. Bednarek, Esquire
Luzerne County Children and Youth Services
111 North Pennsylvania Avenue
Wilkes-Barre, Pennsylvania 18701
Telephone No. : (570) 826-8710

TRUST NOTICE**JOSEPH L. NOVELLO, late of East Goshen Township, Chester County, PA, Deceased:****JOSEPH L. NOVELLO LIVING TRUST****Chester Co. # 1513-0957**

Notice is hereby given of the existence of a Trust of the deceased settlor set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said Trust are requested to make known the same, and all persons indebted to said Trust are requested make payment, without delay, to the Trustee or to her attorney named below.

Trustee: Mary E. Novello
265 Paris Avenue SE
Grand Rapids, MI 49503

Attorney: Cynthia A. McNicholas, Esquire
225 N. Olive Street
PO Box 1065
Media, PA 19063
610- 892-0461

SHERIFF SALE OF REAL ESTATE

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

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

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 13-7-538

Writ of Execution No. 08-14417

DEBT \$283,872.61

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

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

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

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

BEING known as 6019 West Chester Pike.

PARCEL No 54-8-52

WILLISTOWN Township

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

PLAINTIFF: JP Morgan Chase Bank National Association

VS

DEFENDANT: **ABRAHAM KHOURY**

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

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

SALE NO. 13-7-540

Writ of Execution No. 12-04263

DEBT \$106,100.27

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

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

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

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

TAX Parcel #: 16-6-219

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

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

PLAINTIFF: Bank of America NA

VS

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

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

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

SALE NO. 13-7-541

Writ of Execution No. 08-10700

DEBT \$63,701.58

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

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

CONTAINING 4,328.989 square feet more or less.

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

PARCEL No.: 39-5E-1

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

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

PLAINTIFF: Washington Mutual Bank VS

DEFENDANT: **JOSE L. RAMIREZ**

SALE ADDRESS: 115 Argyll Court, Downingtown, PA 19335

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

SALE NO. 13-7-542

Writ of Execution No. 11-07727

DEBT \$192,323.09

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

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

CONTAINING 2.934 acres of land, more or less.

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

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

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

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

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

PLAINTIFF: Ameriquet Mortgage Securities Inc
VS

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

SALE ADDRESS: 416 Wagontown Rd, Wagontown, PA 19376

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

SALE NO. 13-7-543

Writ of Execution No. 12-02038

DEBT \$137,388.09

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

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

CONTAINING 1,300 square feet of land.

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

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

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

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

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

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

VS

DEFENDANT: **VICTORIA L. TOALTOAN**

SALE ADDRESS: 2523 DuPont Street, Coatesville, PA 19320

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

SALE NO. 13-7-544

Writ of Execution No. 11-00664

DEBT \$333,144.85

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

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

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

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

PARCEL #43-10K-105

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

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

PLAINTIFF: Bank of America

VS

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

SALE ADDRESS: 23 Orchard Lane, Berwyn, PA 19312

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

SALE NO. 13-7-545

Writ of Execution No. 12-10406

DEBT \$141,123.30

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

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

UPI No. 39-3G-16

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$141,123.30

PLAINTIFF: GMAC Mortgage LLC

VS

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

SALE ADDRESS: 1314 Blackhorse

Hill Rd, Coatesville, PA 19320

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

SALE NO. 13-7-546

Writ of Execution No. 13-00959

DEBT \$305,596.52

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

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

BEING known as Unit 103.

BEING Chester County UPI 54-8-1068

TAX Parcel #: 54-8-1068

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

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

PLAINTIFF: Bank of America NA

VS

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

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

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

SALE NO. 13-7-547

Writ of Execution No. 12-06466

DEBT \$200,623.62

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

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

BEING Unit 105, Building Unit Y,
Sadsbury Village

UPI No. 37-4-40.7

TAX Parcel #: 37-4-40.7

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

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

PLAINTIFF: Green Tree Consumer
Discount Company

VS

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

SALE ADDRESS: 202 Fox Trail,
Parkesburg, PA 19365

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

SALE NO. 13-7-548

Writ of Execution No. 11-11441

DEBT \$226,110.13

TRACT NO. 1

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

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

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

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

TRACT NO. 2

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

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

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

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

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

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

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

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

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

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

VS

DEFENDANT: **JOHN & MICHELE CAPIELLO**

SALE ADDRESS: 950 Cherry Street, Phoenixville, PA 19460

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

SALE NO. 13-7-549

Writ of Execution No. 12-04715

DEBT \$314,978.64

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

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

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

BEING Lot No. 2 on said Plan.

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

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

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

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **MARY BETH HEILMANN-FINN**

SALE ADDRESS: 2120 Howell Rd, Malvern, PA 19355

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

SALE NO. 13-7-550

Writ of Execution No. 10-01500

DEBT \$336,940.83

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

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

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

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

BEING Lot No.56 as shown on said Plan.

PARCEL No.: 53-6B-17

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

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

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

PLAINTIFF: Bank of America National Association
VS

DEFENDANT: MITCHELL S. & RICHARD S. JULIANA

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

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

SALE NO. 13-7-551

Writ of Execution No. 11-10901

DEBT \$331,877.27

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

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

UPI No. 47-5-195

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$331,877.27

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: THOMAS ALEXANDER & SHAWNA Y. BOYER

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

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

SALE NO. 13-7-552

Writ of Execution No. 12-02981

DEBT \$243,354.53

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

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

UPI No. 16-07-0076

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$243,354.53

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: NORMAN JOSEPH & GINA M. DYSON

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

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

SALE NO. 7-553

Writ of Execution No. 12-04275

DEBT \$99,933.21

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium, located in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Office for the Recorder of Deeds in and for the County of Chester of a Declaration, including the Plans attached thereto as an Exhibit, dated 6/17/1981 and recorded in Miscellaneous Deed Book 519 Page 423, and the Amendment to Declaration dated 7/21/1981 and recorded 7/22/1981 in Miscellaneous Deed Book 523 Page 114 and a Second Amendment thereof dated 10/19/1981 and recorded 11/17/1981 in Miscellaneous Deed Book 534 Page 307, and a Third Amendment thereof dated 6/10/1983 and recorded 7/14/1983 in Miscellaneous Deed Book 594 Page 486, being and designated as Unit #297, together with a proportionate undivided interest in the Common Elements.

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

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

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

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

IMPROVEMENTS to property: residential dwelling

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

VS

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

SALE ADDRESS: 933 Washington Place, Wayne, PA 19087

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

SALE NO. 13-7-554

Writ of Execution No. 11-13964

DEBT \$201,226.05

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

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

UPI No. 15-13-156

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$201,226.05

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

SALE NO. 13-7-555

Writ of Execution No. 09-13410

DEBT \$673,712.93

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

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

UPI No. 50-4-182

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$673,712.93

PLAINTIFF: Deutsche Bank Trust Company

VS

DEFENDANT: **KIERON MARKS & ROBERT PARNELL**

SALE ADDRESS: 1306 Brownsville Drive, Romansville, PA 19320

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

SALE NO. 13-7-556

Writ of Execution No. 13-02278

DEBT \$3,814,317.11

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

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

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

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

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

PLAINTIFF: Acquired Capital II LP
VS

DEFENDANT: **SUBDIVISION SERVICES CORPORATION**

SALE ADDRESS: 3017 Phoenixville Pk, Malvern, PA 19355

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

SALE NO. 13-7-557

Writ of Execution No. 12-06745

DEBT \$72,218.22

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

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

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

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

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

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

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

PLAINTIFF: JPMorgan Chase Bank National Association

VS

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

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

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

SALE NO. 13-7-558

Writ of Execution No. 09-13811

DEBT \$235,694.63

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

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

UPI No. 41-5-1271

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$235,694.63

PLAINTIFF: Chase Home Finance LLC

VS

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

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

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

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

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

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

UPI No. 37-1-19-2

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$124,302.62

PLAINTIFF: PHH Mortgage
Corporation

VS

DEFENDANT: **GODFREY &
TANETTE STEVENS**

SALE ADDRESS: 305 Compass Road,
Parkersburg, PA 19365

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

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

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

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

UPI No. 33-6D-95

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$354,397.39

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

VS

DEFENDANT: **EFREM & ALANDA
GIBBS**

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

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

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

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

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

UPI No. 6-5-219.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$146,856.45

PLAINTIFF: Sun East FCU
VS

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

SALE ADDRESS: 454 Broad Street,
Oxford, PA 19363

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

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

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

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

UPI No. 50-4P-25

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$212,397.95

PLAINTIFF: Wells Fargo Bank NA
VS

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

SALE ADDRESS: 2205 Cranberry Ln,
Coatesville, PA 19320

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

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

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

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

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

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

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

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

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

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

CONTAINING 21,386 square feet of land.

BEING Parcel No. 50-4-129

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

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

AS may be amended from time to time.

TAX Parcel #: 50-4-129

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

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

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **HENRY BUTLER**

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

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

SALE NO. 13-7-566

Writ of Execution No. 12-02622

DEBT \$131,091.05

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

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

UPI No. 2-4-50

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$131,091.05

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

VS

DEFENDANT: **STEPHAN A. STOECKL**

SALE ADDRESS: 11 High Street, Malvern, PA 19355

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

SALE NO. 13-7-567

Writ of Execution No. 12-00658

DEBT \$437,502.83

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

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

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

JUDGMENT amount: \$437,502.83

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PATRICK & AMY**

MITCHELL

SALE ADDRESS: 100 Cold Spring

Dr, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ALLISON**

F. ZUCKERMAN, 215-563-7000

SALE NO. 13-7-568

Writ of Execution No. 12-08235

DEBT \$234,615.78

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

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

UPI No. 32-3-62.7

Improvements thereon: Residential

Dwelling

Judgment Amount: \$234,615.78

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **TERRANCE A.**

FAVIER & DAWN M. SALVUCCI FAVIER

SALE ADDRESS: 116 Heather Hill

Dr., Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON**

F. ZUCKERMAN, 215-563-7000

SALE NO. 13-7-569

Writ of Execution No. 13-00185

DEBT \$154,592.17

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

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

UPI No. 1-9-630

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$154,592.17

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

Equity Trust

VS

DEFENDANT: **JAMES E. &**

DIANNE E. HORVATH

SALE ADDRESS: 201 W Union St,

West Chester, PA 19382

PLAINTIFF ATTORNEY: **BRIAN**

JONATHAN YODER, 215-563-7000

SALE NO. 13-7-570

Writ of Execution No. 12-07081

DEBT \$321,817.72

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

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

UPI No. 29-7-151.20

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$321,817.72

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **KAREN C. REISS**

and NICHOLAS J. (JR.) BRACCIA

SALE ADDRESS: 3 Kristin Drive
 a/k/a 3 Kristen Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M.**

KOLESNIK, 215-563-7000

SALE NO. 13-7-571

Writ of Execution No. 12-07750

DEBT \$213,746.06

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

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

UPI No. 26-3A-1

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$213,746.06

PLAINTIFF: JPMorgan Chase Bank

National Association

VS

DEFENDANT: **SAMUEL L. &**

KAREN M. FAIN

SALE ADDRESS: 57 Ridge Rd,
 Phoenixville, PA 19460

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

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

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

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

UPI No. 59-8-100.3

IMPROVEMENTS: residential dwelling

JUDGMENT amount: \$207,713.89

PLAINTIFF: Malvern Federal Savings

Bank

VS

DEFENDANT: **DANA L. TINNIN**

SALE ADDRESS: 219 State Road, Avondale, PA 19311

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

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

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

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

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

PARCEL No. 29-5-28

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

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

PLAINTIFF: PNC Bank

VS

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

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

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

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

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

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

UPI No. 62-4-745

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$471,071.30

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAVID J. CRANSTON**

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

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

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

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

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

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

BEING Lot A on said Plan.

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

UPI #34-3-2.5

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

RESIDENTIAL property

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

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **THEO & SUSAN**

NOTARAS

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

PLAINTIFF ATTORNEY: **ADAM C.**

DAVIS, 856-429-1700

SALE NO. 13-7-577

Writ of Execution No. 12-08488

DEBT \$159,793.44

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

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

UPI No. 41-5C-87

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$159,793.44

PLAINTIFF: Citimortgage Inc

VS

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

SALE ADDRESS: 512 Winding Way, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAUREN**

R. TABAS, 215-563-7000

SALE NO. 13-7-579

Writ of Execution No. 12-03455

DEBT \$295,856.23

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

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

UPI No. 20-1-20

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$295,856.23

PLAINTIFF: GMAC Mortgage LLC

VS

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

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

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

SALE NO. 13-7-580

Writ of Execution No. 12-02846

DEBT \$354,961.82

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

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

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

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

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

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL & TARA**

CAPUTO

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

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

SALE NO. 13-7-581

Writ of Execution No. 11-07197

DEBT \$193,861.56

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

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

PARCEL No.: 38-4-253

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

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

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

VS

DEFENDANT: **BEVERLY MIMS**

SALE ADDRESS: 209 Danielle Lane,
Coatesville, PA 19320

PLAINTIFF

ATTORNEY:

LEONARD J. MUCCI, 610-278-6800

SALE NO. 13-7-582

Writ of Execution No. 13-00790

DEBT \$261,899.27

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

CONTAINING .799 acres of land more
or less.

BEING UPI #5-4-86.1

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

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

Mortgage Loan Trust

VS

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

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

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

SALE NO. 13-7-583

Writ of Execution No. 12-01344

DEBT \$4,595,194.49

PARCEL A:

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

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

CONTAINING 3.000 acres.

BEING Parcel No. 25-6-59.2.

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

PARCEL B:

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

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

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

CONTAINING 10.000 acres.

BEING Tax Parcel #25-6-60.1.

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

PARCEL C:

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

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

CONTAINING 8.000 acres

BEING Parcel No. 25-6-60.2 (formerly

part of 25-6-60).

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

PLAINTIFF: Wilmington Savings Fund Society FSB
VS

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

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

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

SALE NO. 13-7-584

Writ of Execution No. 12-10409

DEBT \$221,779.95

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

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

UPI No. 59-11-12.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$221,779.95

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **GEORGE & PATRICIA BUSH**

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

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

SALE NO. 13-7-585

Writ of Execution No. 12-04088

DEBT \$247,694.93

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

OWNER(S) of property situate in the

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

UPI No. 41-6K-77

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$247,694.93

PLAINTIFF: Bank of America N.A.

VS

DEFENDANT: **PAUL MAYER**

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

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

SALE NO. 13-7-586

Writ of Execution No. 11-12825

DEBT \$450,437.75

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

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

UPI No. 33-3-222

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$450,437.75

PLAINTIFF: GMAC Mortgage LLC

VS

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

SALE ADDRESS: 212 Southside Circle, Downingtown, PA 19335

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

SALE NO. 13-7-587

Writ of Execution No. 09-05837

DEBT \$455,848.13

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

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

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

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

BEING Lot No. 5 on said Plan.

BLR No.: 18-6-60.4

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

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

PLAINTIFF: Deutsche Bank National Trust Company

VS

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

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

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

SALE NO. 13-7-588

Writ of Execution No. 11-13552

DEBT \$1,039,656.80

PARCEL 1

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

Chester County, Pennsylvania:

PARCEL 2

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

BLR No.: 25-3-70

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

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

VS

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

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

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

SALE NO. 13-7-589

Writ of Execution No.11-14101

DEBT \$204,168.53

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

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

CONTAINING 1.469 acres more or less.

BEING Lot 29 on said Plan.

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

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

4100, Page 0433.

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

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

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

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

VS

DEFENDANT: **DAISY & ALFRED JORGENSEN**

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

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

SALE NO. 13-7-590

Writ of Execution No. 11-05095

DEBT \$244,302.01

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

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

UPI No. 47-4-516

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$244,302.01

PLAINTIFF: Citimortgage Inc

VS

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

SALE ADDRESS: 101 Jasmine Way, Coatesville, PA 19320

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

SALE NO. 13-7-591

Writ of Execution No. 13-00323

DEBT \$268,803.09

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

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

UPI No. 61-8-18

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$268,803.09

PLAINTIFF: Wells Fargo Financial Pennsylvania Inc

VS

DEFENDANT: **RICHARD & ALIZ MENDEZ**

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

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

SALE NO. 13-7-592

Writ of Execution No. 12-02925

DEBT \$346,034.73

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

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

UPI No. 73-5-35.52

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$346,034.73

PLAINTIFF: PHH Mortgage Corporation

VS

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

SALE ADDRESS: 202 Foxbrook Dr, Landenberg, PA 19350

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

SALE NO. 13-7-593

Writ of Execution No. 11-00434

DEBT \$205,431.90

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

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

UPI No. 38-4-117

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$205,431.90

PLAINTIFF: GMAC Mortgage LLC

VS

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

SALE ADDRESS: 105 Peters Court, Coatesville, PA 19320

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

SALE NO. 13-7-594

Writ of Execution No. 12-05112

DEBT \$226,667.48

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

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

UPI No. 26-2-258

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$226,667.48

PLAINTIFF: JP Morgan Chase Bank VS

DEFENDANT: **VINCENT PALAZZOLO**

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

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

SALE NO. 13-7-595

Writ of Execution No. 12-10322

DEBT \$223,886.71

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

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

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

CONTAINING 1.098 acres of land, more or less.

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

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

PARCEL No.: 59-10-2.7

IMPROVEMENTS: residential property.

PLAINTIFF: RBS Citizens NA

VS

DEFENDANT: **FRANK I. & KATHLEEN A. PANNEBAKER**

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

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-9690**

SALE NO. 13-7-596

Writ of Execution No. 12-05862

DEBT \$286,854.31

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

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

UPI #46-2-78-.16

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$286,854.31

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **DAVID & ELLEN JACKSON**

SALE ADDRESS: 23 Harvest Drive,
Cochranville, PA 19330

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

SALE NO. 13-7-597

Writ of Execution No. 10-14195

DEBT \$237,530.06

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

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

UPI No. 33-5F-50

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$237,530.06

PLAINTIFF: GMAC Mortgage LLC

VS

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

SALE ADDRESS: 429 Carmarthen
Court, Exton, PA 19341

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

SALE NO. 13-7-598

Writ of Execution No. 12-13326

DEBT \$667,885.19

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

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

UPI No. 59-08-0100

UPI No. 04-03-0001

UPI No. 04-01-0002

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$667,855.19

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

DEFENDANT: **DANA L. TINNIN**

SALE ADDRESS: 41 Abby Road,
Avondale, PA 19311

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

SALE NO. 13-7-599

Writ of Execution No. 09-11320

DEBT \$119,904.81

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

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

UPI No. 53-4K-60

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$119,904.81

PLAINTIFF: JP Morgan Chase Bank

NA

VS

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

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

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

SALE NO. 13-7-600

Writ of Execution No. 12-06010

DEBT \$264,790.95

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

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

UPI No. 47-5-84

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$264,790.95

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

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

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

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

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

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

TAX PARCEL NO. 42-4-304

PROPERTY ADDRESS: 382

Lancaster Avenue Frazer, East Whiteland, Pennsylvania.

PLAINTIFF: DNB First National Association

VS

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

SALE ADDRESS: 384 Lancaster Avenue, Frazer, PA 19355

PLAINTIFF ATTORNEY: **GEORGE C. ZUMBANO, 610-696-8225****SALE NO. 13-7-602****Writ of Execution No. 11-14132****DEBT \$179,134.67**

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

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

UPI No. 3-5-256

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$179,134.67

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: PAUL S. & MELISSA L. MURPHY

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

PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000****SALE NO. 13-7-604****Writ of Execution No. 13-00639****DEBT \$172,652.92**

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

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

UPI No. 43-5-211

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$172,652.92

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: DEANNA CENTOFANTE

SALE ADDRESS: 1148 Bartlett Road, Chesterbrook, PA 19087

PLAINTIFF ATTORNEY: **MARIO J. HANYON, 215-563-7000****SALE NO. 13-7-605****Writ of Execution No. 12-08878****DEBT \$121,552.13**

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

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

UPI No. 15-11-84.31

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$121,552.13

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: HAMILTON PLESS
SALE ADDRESS: 106 Elton Drive, Phoenixville, PA 19460PLAINTIFF ATTORNEY: **LAUREN R. TABAS, 215-563-7000****SALE NO. 13-7-606****Writ of Execution No. 11-12009****DEBT \$278,423.84**

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

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

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

UPI No. 53-6A-56.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$278,423.84

PLAINTIFF: Citimortgage Inc

VS

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

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

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

SALE NO. 13-7-607

Writ of Execution No. 08-02789

DEBT \$435,808.10

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

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

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

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

TAX Parcel #25-7-314.20

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

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

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

VS

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

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

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

SALE NO. 13-7-608

Writ of Execution No. 11-02281

DEBT \$521,305.61

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

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

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

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

PROPERTY ID No.: 56-10-0009.01H

UPI No.: 56-10-9.1H

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

PLAINTIFF: BAC Home Loans Servicing LP

VS

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

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

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

SALE NO. 13-7-609

Writ of Execution No. 12-04791

DEBT \$284,460.89

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

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

PROPERTY ID No.: 56-9-25.3

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

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

PLAINTIFF: Bank of America NA

VS

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

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

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

SALE NO. 13-7-610

Writ of Execution No. 13-01060

DEBT \$226,297.15

ALL THAT CERTAIN lot of and situate in East Marlborough Township, Chester County, Pennsylvania:

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

PARCEL Number: 61-6Q-239

IMPROVEMENTS: residential property

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **NANCY MURPHY-RODGERS**

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

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

SALE NO. 13-7-611

Writ of Execution No. 10-03329

DEBT \$82,838.99

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

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

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

CONTAINING in area 6,084 square feet,

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

PROPERTY ID No.: 33-05E-0165

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

PLAINTIFF: One West Bank FSB

VS

DEFENDANT: **MIA T. CANCELMO**

SALE ADDRESS: 212 Towyn Ct, Exton, PA 19341

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

SALE NO. 13-7-612

Writ of Execution No. 12-04306

DEBT \$434,353.57

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

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

UPI No. 18-5-114

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$434,353.57

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

VS

DEFENDANT: **AMANDA MILLER**

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

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

SALE NO. 13-7-613

Writ of Execution No. 10-03781

DEBT \$216,979.01

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

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

UPI No. 1-4-35.1P

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$216,979.01

PLAINTIFF: BAC Home Loans Servicing LP

VS

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

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

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

SALE NO. 13-7-615

Writ of Execution No. 13-00324

DEBT \$205,112.47

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

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

PARCEL Number: 26-04-0001.070

IMPROVEMENTS: residential property

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **SANDRA H. JOHNSON**

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

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

SALE NO. 13-7-616

Writ of Execution No. 12-02642

DEBT \$792,601.54

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

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

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

BEING Lot #1 on said Plan.

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

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

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

PLAINTIFF: Waterfall Victoria Mortgage Trust 2011-SBC1

VS

DEFENDANT: **BRANDYWINE INDUSTRIAL PAPER CORPORATION**

SALE ADDRESS: 139 Wallace Avenue, Downingtown, PA 19335

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

SALE NO. 13-7-617

Writ of Execution No. 11-01363

DEBT \$111,307.75

PREMISES A:

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

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

CONTAINING 0.7282 acres of land, more or less.

PREMISES B:

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

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

CONTAINING 0.258 acres of land, more or less.

BEING Parcel No. 60-2-21

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

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

VS

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

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

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

SALE NO. 13-7-618

Writ of Execution No. 12-05157

DEBT \$764,116.19

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

PLAINTIFF: REO Asset Acquisition LLC

VS

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

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

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

SALE NO. 13-7-619

Writ of Execution No. 12-06750

DEBT \$82,364.72

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

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

UPI No. 71-2-63.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$82,364.72

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **GORDON F. WALLS**

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

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

SALE NO. 13-7-620

Writ of Execution No. 13-01090

DEBT \$238,638.84

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

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

UPI No. 1-9-838

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$238,683.84

PLAINTIFF: Wells Fargo Bank NA

VS

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

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

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

SALE NO. 13-7-621

Writ of Execution No. 08-10109

DEBT \$181,598.65

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

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

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

BLR No.: 14-4-467

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

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

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

VS

DEFENDANT: **MICHELLE T. WILSON**

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

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

SALE NO. 13-7-623

Writ of Execution No. 11-09695

DEBT \$376,255.04

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

BEING known a 16 Treemont Drive, Malvern, PA 19355

PARCEL Number: 53-02F-0002

IMPROVEMENTS: residential property

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

VS

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

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

SALE NO. 13-7-625

Writ of Execution No. 12-13071

DEBT \$334,600.95

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

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

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

UPI No. 59-8-133.40

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$334,600.95

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

VS

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

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

SALE NO. 13-7-626

Writ of Execution No. 12-07689

DEBT \$236,578.90

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

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

UPI No. 46-2-88.1B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$236,578.90

PLAINTIFF: Wells Fargo Bank

VS

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

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

SALE NO. 13-7-627

Writ of Execution No. 11-04391

DEBT \$252,136.60

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

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RENEE KAREN WASHINGTON**

SALE ADDRESS: 128 E. Miner

Street, West Chester, PA 19382

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

SALE NO. 13-7-628

Writ of Execution No. 13-01409

DEBT \$329,456.18

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

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

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

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

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

VS

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

SALE ADDRESS: 1412 Henry Drive,

Downingtown, PA 19335

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

SALE NO. 13-7-629

Writ of Execution No. 13-01604

DEBT \$177,157.54

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

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

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

BEING KNOWN as 517 Wilson Street, Phoenixville, PA.

PARCEL NO. 15-04-0668

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

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

VS

DEFENDANT: **DARYL B. MOATS**

SALE ADDRESS: 517 Wilson Street, Phoenixville, PA 19460

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

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

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

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

BEING 156 Strode Avenue
UPI No.16-9-319

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

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

PLAINTIFF: Sovereign Bank

VS

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

SALE ADDRESS: 156 Strode Ave,
Coatesville, PA 19320

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

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

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

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

UPI No. 8-3-61

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$92,422.97

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

VS

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

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

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

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

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

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

UPI No. 17-2-74.17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$353,211.22

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

VS

DEFENDANT: **JUAN & EVELYN RODRIGUEZ**

SALE ADDRESS: 1418 Unionville Road, Pottstown, PA 19465

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

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

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

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

9581, to wit:

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

BEING Lot 56 as shown on the aforementioned Plan.

TAX ID #32-3Q-56

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

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

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

VS

DEFENDANT: **FRANCES F. PHANEUF**

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

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

SALE NO. 13-7-634

Writ of Execution No. 12-13064

DEBT \$162,586.15

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

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

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

CONTAINING 64.2 perches of land, more or less.

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

BEING UPI #68-6-98

TO be sold as the premises of Robert L. McMullen

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Fulton Bank NA

VS

DEFENDANT: **ROBERT L. McMULLEN**

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

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

SALE NO. 13-7-635

Writ of Execution No. 10-00512

DEBT \$541,624.57

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

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

UPI No. 31-2-16.12

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$541,624.57

PLAINTIFF: Suntrust Mortgage Inc

VS

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

SALE ADDRESS: 10 Brookview Drive, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **ADAM H.**

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

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

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

UPI No. 60-6-676

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$539,334.73

PLAINTIFF: HSBC Bank USA NA

VS

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

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

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

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

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

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

UPI No. 56-4-54-.25

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$230,259.95

PLAINTIFF: JPMorgan Chase Bank

VS

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

SALE ADDRESS: 400 Township
Road, Oxford, PA 19363

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

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

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

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

UPI No. 55-2L-149

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$155,124.01

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

VS

DEFENDANT: **ANDREW J.
ANDERSON**

SALE ADDRESS: 700 Berwyn
Avenue, Berwyn, PA 19312

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

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

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

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

UPI No.41-5Q-101

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$88,564.31

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

DEFENDANT: **CHRISTINE M.
McLAUGHLIN**

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

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

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

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

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

BEING Lot 24 on said Plan.

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

BEING Tax Parcel #8-6-80.

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

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

PARCEL #: 8-6-80

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

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

PLAINTIFF: First Niagara Bank NA
VS

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

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

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

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

PREMISES "A"

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

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

PREMISES "B"

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

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

BEING UPI #69-5-40

TAX Parcel #: 69-5-40

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

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

PLAINTIFF: Reverse Mortgage
Solutions Inc

VS

DEFENDANT: **SHIRLEY M. JONES**

SALE ADDRESS: 2540 Forge Road,
Oxford, PA 19363

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

SALE NO. 13-7-642

Writ of Execution No. 12-08905

DEBT \$165,391.99

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

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

UPI No. 14-4-255

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$165,391.99

PLAINTIFF: Sovereign Bank NA

VS

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

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

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

SALE NO. 13-7-644

Writ of Execution No. 12-02188

DEBT \$439,366.99

BY virtue of a Writ of Execution
No. 2012-02188

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

UPI No. 32-4-397

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$439,366.99

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KRIS & WILLIAM
BLOCK**

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

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

SALE NO. 13-7-645

Writ of Execution No. 12-09947

DEBT \$259,183.46

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

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

UPI No. 3-4-161

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$259,183.46

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

VS

DEFENDANT: **BARRY RACAN**
SALE ADDRESS: 426 South Union
Street, Kennett Square, PA 19348

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

SALE NO. 13-7-646

Writ of Execution No. 13-01185

DEBT \$150,785.76

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

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

PARCEL No. 6-5-180

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$150,785.76

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

VS

DEFENDANT: **RUSSELL V.****McKINNON**SALE ADDRESS: 37 South 4th St,
Oxford, PA 19363PLAINTIFF ATTORNEY: **MERED-
ITH WOOTERS, 215-563-7000****SALE NO. 13-7-647****Writ of Execution No. 10-07568****DEBT \$242,862.52**BY virtue of a Writ of Execution No.
2010-07568OWNER(S) of property situate in the
Township of West Nantmeal, Chester County,
Pennsylvania, being 137 Pumpkin Hill Road,
Glenmoore, PA 19343-1516

PARCEL No.23-5-34.3

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$242,862.52

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DENNIS J. ALEN-
OVITZ a/k/a DENNIS ALENOVITZ**SALE ADDRESS: 137 Pumpkin Hill
Road, Glenmoore, PA 19343PLAINTIFF ATTORNEY: **ADAM H.
DAVIS, 215-563-7000****SALE NO. 13-7-648****Writ of Execution No. 12-09157****DEBT \$174,020.12**BY virtue of a Writ of Execution No.
12-09157OWNER(S) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 926 Woodlawn Avenue,
Phoenixville, PA 19460-1331

UPI No. 15-11-271

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$174,020.12

PLAINTIFF: US Bank National
Association

VS

DEFENDANT: **EDWARD &
RANANNA TAYLOR**SALE ADDRESS: 926 Woodlawn
Ave, Phoenixville, PA 19460PLAINTIFF ATTORNEY: **MELISSA****JUSTINE CANTWELL, 215-563-7000****SALE NO. 13-7-649****Writ of Execution No. 12-13110****DEBT \$180,037.50**BY virtue of a Writ of Execution No.
12-13110OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 500 North Sandy Hill Road,
Coatesville, PA 19320-1042

UPI No. 28-5-63.3A

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$180,037.50

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JESSICA & CLINT
MESSICK**SALE ADDRESS: 500 N Sandy Hill
Rd, Coatesville, PA 19320PLAINTIFF ATTORNEY: **MELISSA
JUSTINE CANTWELL, 215-563-7000****SALE NO. 13-7-650****Writ of Execution No. 12-04244****DEBT \$196,697.34**BY virtue of a Writ of Execution
No.12-04244OWNERS of property situate in the
Borough of Parkesburg, Chester County,
Pennsylvania, being 408 West First Avenue,
Parkesburg, PA 19365.

UPI No. 08-05-101

IMPROVEMENTS thereon: apart-
ments and commercial space

PLAINTIFF: Customer Bank

VS

DEFENDANT: **MILES K. &
SHARON W. REINHART**SALE ADDRESS: 408 W 1st Ave,
Parkesburg, PA 19365PLAINTIFF ATTORNEY: **J. TIMO-
THY ARNDT, 610-436-9300****SALE NO. 13-7-651****Writ of Execution No. 12-05798****DEBT \$1,034,774.77**ALL THAT CERTAIN lot or piece of
ground, hereditaments and appurtenances, situate

in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Stephen and Elizabeth Becker made by William L. Conner, Professional Land Surveyor, Spring City, Pa dated February 25, 1986 and last revised April 16, 1986 and recorded on October 17, 1986 in Plan Book 6668A as follows, to wit:

BEGINNING at a point on the easterly side of Schuylkill Road (various widths) a corner of land now or late Park Spring Associates; thence extending along said easterly side of Schuylkill Road the three following courses and distances, viz: (1) north 3 degrees 25 minutes 07 seconds west 203.23 feet to a point; (2) south 86 degrees 34 minutes 53 seconds west 30.00 feet to a point; and (3) north 3 degrees 25 minutes 07 seconds west, 187.89 feet to a point a corner of Tract #2 on said Plan; thence extending along said Tract #2 the two following courses and distances, viz: (1) south 87 degrees 06 minutes 55 seconds east 404.45 feet to a point (2) south 7 degrees 30 minutes west 521.55 feet to a point in line of land now or late Park Spring Associates; thence extending along said land north 62 degrees 00 minutes west 316.65 feet to the first mentioned point and place of beginning.

BEING Tract #3 on said Plan.

BEING Parcel Number 21-5-75.

TOGETHER with the use of Tract No. 2 as shown on the above-referenced plan as a means of ingress, egress and regress to and from Tract No. 3 in common with other lot owners.

SUBJECT, however, to a proportionate part of expense of maintaining same.

BEING the same premises which Frank B. Gunson and Laura J. Gunson, husband and wife, by Deed dated January 20, 2004 and recorded January 27, 2004 in Chester County in Record Book 6049, Page 1550, granted and conveyed unto Kenneth L. Fleck and Renee L. Fleck, in fee.

PLAINTIFF: Customers Bank

VS

DEFENDANT: **KENNETH L. & RENEE L. FLECK**

SALE ADDRESS: 3827 Schuylkill Rd, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JEFFREY W. SODERBERG, 610-584-0700**

SALE NO. 13-7-652

Writ of Execution No. 11-01646

DEBT \$323,167.66

ALL THAT CERTAIN lot or piece of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 3/4/2001 and recorded in Chester County as Plan File #90-15749 as follows, to wit:

BEGINNING at a point on the south-easterly side of Brittany Drive, a corner of Lot 42, thence extending along the line of same, south 37 degrees 39 minutes 37 seconds east, crossing the bed of a 20 feet wide access easement, 121.38 feet to a point in the line of Lot 17, thence extending along the line of same, and in the bed of a 20 feet wide access easement south 46 degrees 26 minutes 14 seconds west 3.77 feet to a point in the line of Lot 18, thence extending along the line of same, south 52 degrees 18 minutes 28 seconds west 45.25 feet to a point in the line of Lot 40, thence extending along the line of same, north 37 degrees 39 minutes 37 seconds west, leaving the bed of aforementioned 20 feet wide access easement, 119.88 feet to a point on the southeasterly side of Brittany Drive, aforementioned, thence extending along the line of same, north 52 degrees 20 minutes 23 seconds east 21.72 feet to a point of curve, thence extending along the line of same, along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 27.39 feet to the point of beginning.

CONTAINING 5,882 square feet of land, more or less.

BEING Lot No. 41 on said Plan.

BEING UPI # 60-4-337

TITLE to said premises is vested in Loretta H. Evans and Steven Evans, husband and wife, by Deed from Wilkinson Heritage, L.L.C., a Pennsylvania Limited Liability Company, dated December 13, 2004 and recorded December 23, 2004 in Deed Book 5370, Page 1256, Instrument No. 10491462.

PREMISES being known as: 218 Brittany Drive, Avondale, Pennsylvania 19311.

TAX I.D. #: 60 04 0337 00 00

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: **LORETTA H. &**

STEVEN EVANS

SALE ADDRESS: 218 Brittany Dr,
Avondale, PA 19311

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

SALE NO. 13-7-653

Writ of Execution No. 07-05680

DEBT \$140,040.16

ALL THAT CERTAIN lot or piece of ground situate in the Caln Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan for Tamara C. Cansler, made by John D. Stapleton, III, dated 12/9/1991 revised 9/22/1997 recorded in Chester County as Plan #14137, as follows, to wit:

BEGINNING at a point on the north-east side of Quarry Street a corner of No. 7 Quarry Street as shown on said Plan, thence from said point of beginning along Quarry Street north 70 degrees 28 minutes 46 seconds west 22.00 feet to a point a corner of Lot No. 3 Quarry Street, thence along the same north 19 degrees 26 minutes 00 seconds east crossing a sanitary sewer and utility easement, 100 feet to a point in line of lands now or late of Lipkins Appliance Corporation; thence along the same south 70 degrees 28 minutes 46 seconds east 22 feet to a point a corner of Lot No. 7 Quarry Street; thence along the same south 19 degrees 26 minutes 00 seconds west recrossing the said sanitary sewer and utility easement, 100.00 feet to the first mentioned point and place of beginning.

BEING No. 5 Quarry Street.

TITLE to said premises is vested in Tammy Parker by Deed from Tamara C. Cansler dated June 24, 2003 and recorded July 22, 2003 in Deed Book 5798, Page 2056.

PREMISES being known as: 5 Quarry Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3M-102

PLAINTIFF: US Bank National Association (Trustee) aka Lehman Sail 2005-10 VS

DEFENDANT: **TAMIL PARKER**

SALE ADDRESS: 5 Quarry Street,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRIS-
TINE L. GRAHAM, 215-790-1010**

SALE NO. 13-7-654

Writ of Execution No. 07-05584

DEBT \$464,019.61

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Birchlan", duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester on September 19, 1957 in Plan Book 7, Page 8, as follows to wit:

BEGINNING at the point in the center line of Windridge Drive (forty feet wide) at a corner of Lot No. 21 which point is at a distance of eight hundred thirty-three and one one-hundredths feet measured in a westerly direction from a point formed by the intersection of the same with the title line in the bed of Green Hill Avenue or Township Road (as shown on said Plan); thence extending from said beginning point along Lot No. 21 south zero degrees, fifty minutes east, one hundred seventy-five (175) feet to a point; thence extending in a westerly direction one hundred twenty-five (125) feet to a point a corner of Lot #23; thence extending along the same north zero degrees fifty minutes west one hundred seventy-five (175) feet to a point in the center line of Windridge Drive aforesaid; thence extending along the same in an easterly direction one hundred twenty-five (125) feet to the first mentioned point and place of beginning.

CONTAINING 0.5022 of an acre of land, be the same more or less.

BEING Lot No. 22 as shown on said Plan.

BEING know as 106 Windridge Drive.

BEING UPI \$52-2-44.32

TITLE to said premises is vested in Robert J. Carey by Deed from David T. McMinn, Trustee of the David T. McMinn Revocable Living Trust dated October 8, 2002 F/B/O David T. McMinn individually, and L. Jane McMinn, Trustee of the L. Jane McMinn Revocable Living Trust dated October 8, 2002 F/B/O L. Jane McMinn individually dated April 21, 2006 and recorded May 4, 2006 in Deed Book 6832, Page 2337, Instrument No. 10646771.

PREMISES being known as: 106 Windridge Drive, West Chester, Pennsylvania 19380.

TAX I.D. #: 52-2-44.32

PLAINTIFF: US Bank National Association

VS
DEFENDANT: **ROBERT J. CAREY**
SALE ADDRESS: 106 Windridge Dr,
West Chester, PA 19380
PLAINTIFF ATTORNEY: **JOSEPH F.**
RIGA, 215-790-1010

SALE NO. 13-7-655
Writ of Execution No. 12-08499
DEBT \$1,087,706.73

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of property made for William M. Parks, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 01/31/1968 and last revised 07/09/1968 as follows, to wit:

BEGINNING at a point in the center line of Westtown Road, at the distance of 98.30 feet measured north 56 degrees, 46 minutes west, from its point of intersection with the center line of Shilo Road, extended; thence along the center line of Westtown Road, the three following courses and distances; (1) north 56 degrees, 46 minutes west, 115 feet to an angle point on said road; (2) north 87 degrees, 39 minutes west, 212.50 feet to another angle point in said road; (3) north 63 degrees, 44 minutes west, 118 feet to a point; thence leaving said road and extending along other land of 130 West Lancaster Corp., of which this was part, the five following courses and distances: (1) north 04 degrees, 25 minutes west, 730 feet to a point; (2) north 88 degrees, 38 minutes, 33 seconds east, 488.30 feet to a point; (3) south 29 degrees, 10 minutes east, 130 feet to a point; (4) south 09 degrees, 30 minutes west, 290 feet to a point; (5) south 04 degrees, 05 minutes west, 465 feet to the first mentioned point and place of beginning.

BEING UPI No. 52-6-16.2

TITLE to said premises is vested in Joseph Kravitz by Deed from Leo Colton Freeman and Elaine H. Freeman dated June 13, 2003 and recorded June 23, 2003 in Deed Book 5750, Page 1043.

PREMISES being known as: 905 Westtown Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 52-6-16.2

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **JOSEPH KRAVITZ**
SALE ADDRESS: 905 Westtown Rd,
West Chester, PA 19382
PLAINTIFF ATTORNEY: **JOSEPH F.**
RIGA, 215-790-1010

SALE NO. 13-7-656
Writ of Execution No. 11-06097
DEBT \$112,734.83

ALL THAT CERTAIN message or tract of land upon which is erected the west house of a block of two brick dwelling houses known and designated as No. 110 Walnut Street in the City of Coatesville, County of Chester and state of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the south curb line of Walnut Street at a point seventeen and seventy six one-hundredths feet west of the intersection of the south curb line of Walnut Street with the west line of Pine Street; thence leaving Walnut Street south nine degrees, fifteen minutes east and passing through the middle dividing partition between the house herein conveyed and the one adjoining on the east seventy five and fifty eight one-hundredths feet to an iron pin, a corner of land of Alexander Pulinka; thence by Alexander Pulinka's land south eighty degrees, eleven minutes west thirty two and nineteen one-hundredths feet to a corner of land now or late of Max Levithan; thence by said Levithan's land north nine degrees, fifteen minutes west seventy-five and ninety one-hundredths feet to a cut in the south curb line of Walnut Street; thence by the same north eighty degrees, forty-five minutes east thirty-two and nineteen one-hundredths feet to the place of beginning.

CONTAINING 2,438.21 square feet of land, be the same more or less.

UNDER AND SUBJECT to any easements along the westerly boundary line of the house which is approximately a 3 feet pavement going partly to the house on the rear of the entire property for the property in the rear to make necessary repairs whatsoever, Ingress and egress is expressly implied.

BEING No. 110 Walnut Street; Coatesville, Pennsylvania.

TITLE to said premises is vested in Anibal Calle a/k/a Annibal Calle and Leonida Calle a/k/a Leonida Perez a/k/a Leonida Perez Calle, husband and wife, by deed from The Administrator of Veterans Affairs, an office of the

United States of America dated September 29, 1987 and recorded October 27, 1987 in Deed Book 947, Page 497.

PREMISES being known as: 110 Walnut Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-10-0024

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **ANIBAL & LEONIDA CALLE**

SALE ADDRESS: 110 Walnut Street, Coatesville, PA 19320

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

SALE NO. 13-7-657

Writ of Execution No. 12-08173

DEBT \$131,004.33

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision of Land for John M. Illes, by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pennsylvania, dated 2/24/989 and recorded 4/5/1990 as Plan #10235, as follows, to wit:

BEGINNING at a point on the southerly side of Madison Street (proposed 50 feet wide), said point also being a corner of Lot No. 9; thence extending from said beginning point and along the southeasterly side of Madison Street, north 78° 11' 10" east, 35 feet to a point, a corner of Lot No. 11; thence extending along same, south 11° 46' 50" east, passing through a proposed 20 feet wide stormwater easement and also passing through a proposed 35 feet wide stormwater easement, 116.35 feet to a point on the northwesterly side of proposed Lemon Alley; extending along same south 78° 11' 10" west, 35 feet to a point, a corner of Lot No. 9; thence extending along same, north 11° 46' 50" west, recrossing aforesaid easement, 116.35 feet to a point on the southeasterly side of Madison Street, the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said Plan.

BEING known as 920 Madison Street, Coatesville, PA 19320

BEING the same premises which John

M. Illes and Jeanne M. Illes, husband and wife, by Deed dated 7/31/1992 and recorded 8/13/1992 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3140, Page 449, granted and conveyed unto Jerome S. McCoy.

PARCEL No.: 38-5C-99.1K

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JEROME S. MCCOY**

SALE ADDRESS: 920 Madison Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SEAN P. MAYS, 215-942-9690**

SALE NO. 13-7-658

Writ of Execution No. 09-04935

DEBT \$260,499.60

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Whiteland Township, County of Chester and State of Pennsylvania, bounded and described according to a Plan titled "Record Plan" Sheet 3 of 48 by McManee-King Associates dated April 19, 1989, last revised May 21, 1991, as follows, to wit:

BEGINNING at a point being the northernmost corner of said Unit, said point being the following seven courses and distances measured from the intersection of the centerline of N. Pullman Drive with the center line of the driveway serving Court 9: (1) crossing over the western right-of-way of N. Pullman Drive along the centerline of said driveway north 87 degrees 32 minutes 00 seconds west 194.36 feet to a point; (2) thence north 17 degrees 53 minutes 00 seconds west 55.00 feet to a point; (3) leaving said driveway centerline south 33 degrees 27 minutes 00 seconds west 50.00 feet to a point the northern most corner of building four; (4) thence along the front of Units 31 and 30 south 38 degrees 02 minutes 00 seconds east 44.00 feet to a point on the northwestern side of Unit 29; (5) thence north 51 degrees 58 minutes 00 seconds east 8.00 feet to a point; (6) thence along the front of Units 29 and 28 south 38 degrees 02 minutes 00 seconds east 36.00 feet to the beginning point; thence along the centerline of the common wall separating Units 27 and 28 south 51 degrees 58 minutes 00 seconds west 36.00 feet to a point; thence along the back area of Unit 27

south 38 degrees 02 minutes 00 seconds east 18.00 feet to a point; thence along the centerline of the common wall separating Units 27 and 26 north 51 degrees 58 minutes 00 seconds west 36.00 feet to a point; thence along the front area of Unit 27 north 38 degrees 02 minutes 00 seconds west 18.00 feet to the first mentioned point and place of beginning.

CONTAINING 648 square feet, more or less.

BEING Unit 27 Hartford Square.

BEING known as: 430 Hartford Square, West Chester, PA 19380

PROPERTY ID No.: 41-05-1361

TITLE to said premises is vested in Maryjo Anderson by Deed from John P. Rogal dated 11/08/2004 recorded 11/16/2004 in Deed Book 6335 Page 519.

PLAINTIFF: American Home Mortgage Servicing Inc

VS

DEFENDANT: **MARYJO ANDERSON**

SALE ADDRESS: 430 Hartford Square, West Chester, PA 19380

PLAINTIFF ATTORNEY: **HARRY B. REESE, 856-669-5400**

SALE NO. 13-7-659

Writ of Execution No. 12-04563

DEBT \$325,188.31

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, situate in the Township of Penn, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan made by the Grafton Associates and others, dated October 16, 2002 last revised February 11, 2003 and recorded in Plan File #16700, Instrument #10286187, in the land records of Chester County, being known as Lot #21, the estates at London Brook Subdivision, as follows to wit:

BEING Lot #21, as shown on said Plan BEING Parcel #58-3-392

BEGINNING at a point on the northerly side of Dartmouth Lane, said point being the southeast corner of Lot 20, adjoining Dartmouth Lane, on the Plan of the Estates at London Brook, as shown on the Plan File #16700, Instrument #10286187, thence running north 29 degrees 08 minutes 55 seconds east 135.00 feet, to a point

thence south 47 degrees 53 minutes 34 seconds east 142.53 feet to a point on the westerly side of Larchmont Lane, thence with a curve to the left, having a delta shown as 08 degrees 27 minutes 31 seconds and a radius of 250.00 feet with an arc of 36.91 feet, thence south 33 degrees 38 minutes 55 seconds west 43.69 feet to a point of a curve to the right having a delta shown as 85 degrees 30 minutes 00 seconds and a radius of 25.00 feet with an arc of 37.31 feet, thence north 60 degrees 51 minutes 05 seconds west 104.95 feet to the point and place of beginning.

AS described in Mortgage Book 8025 Page 1066

BEING known as: 226 Larchmont Lane, West Grove, PA 19390

PROPERTY ID No.: 58-3-392

TITLE to said premises is vested in Michael Scott Boyd by Deed from Michael Scott Boyd and Caryn Beth Boyd, husband and wife dated 09/13/2010 recorded 10/25/2010 in Deed Book 8025 Page 1062.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL SCOTT BOYD**

SALE ADDRESS: 226 Larchmont Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **HARRY B. REESE, 856-669-5400**

SALE NO. 13-7-660

Writ of Execution No. 10-05981

DEBT \$410,750.13

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

BEING known as 105 Houndstooth Circle, Chester Springs, PA 19425

PARCEL Number: 25-07-0138

IMPROVEMENTS: residential property

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **JOHN MICHAEL LOGUE, JR. Individually and Executor for the Estate of JOHN MICHAEL LOGUE, SR. a/k/a JOHN M. LOGUE, SR. and CHRISTINE G. LOGUE**

SALE ADDRESS: 105 Houndstooth Circle, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **KATHER-
INE E. KNOWLTON, 856-669-5400**

SALE NO. 13-7-000
Writ of Execution No. 13-02793
DEBT \$1,193,765.42

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

PARCEL Number: 42-4-304

PLAINTIFF: DNB FIRST NATIONAL
ASSOCIATION

VS

DEFENDANT: **NICHOLAS F
METER, EXEX OF THE ESTATE OF JEF-
FREY C. ROBERTSON**

SALE ADDRESS: 384 Lancaster
Avenue, Frazer, PA 19355

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